



BURGER KING

9668 E Riggs Rd | Sun Lakes, AZ 85248

Asking Price: \$2.025M | Cap Rate: 5.50%

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INVESTMENT HIGHLIGHTS

- Absolute NNN lease provides zero Landlord responsibilities
- Long-term stability with a lease expiration in May 2036
- Built-in growth with a 10% rent increase every five years
- Experienced franchisee who owns and operates 9 locations throughout Arizona
- Prime pad location at Ace Plaza, a highly trafficked retail center at Riggs & Dobson Roads
- Excellent visibility with over 26,369 VPD from Riggs Road



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