

FOR SALE

3 Hoop Drive Walton, KY 41094

NAIBergman



INVESTMENT NNN LEASED PROPERTY

Industrial | 26,600 SF

- New Construction 2022
- 11.5 AC +/- Lot with 26,600 SF +/- Facility
- Paved, Secure Lot with Outdoor Storage
- 14,800 SF Office & 11,800 SF Warehouse
- Global Credit Tenant An Energy, Communications, and Broadband Services Infrastructure Contractor
- 7% CAP Rate
- 7 Year Lease Commencing April 2022
- Annual 2.75% Rent Increases
- 3.70% Assumable Loan Available
- (2) Two 5-Year Renewal Options in Place
- Accepting Offers

Price: \$5,579,000



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Map data ©2024 Imagery ©2024 Airbus,
Maxar Technologies

Google

 **Laurence Bergman**
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No Warranty Or Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein, And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Prior Sale, Lease Or Financing, Or Withdrawal Without Notice, And Of Any Special Listing Conditions Imposed By Our Principals. No Warranties Or Representations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein Are Any To Be Implied.

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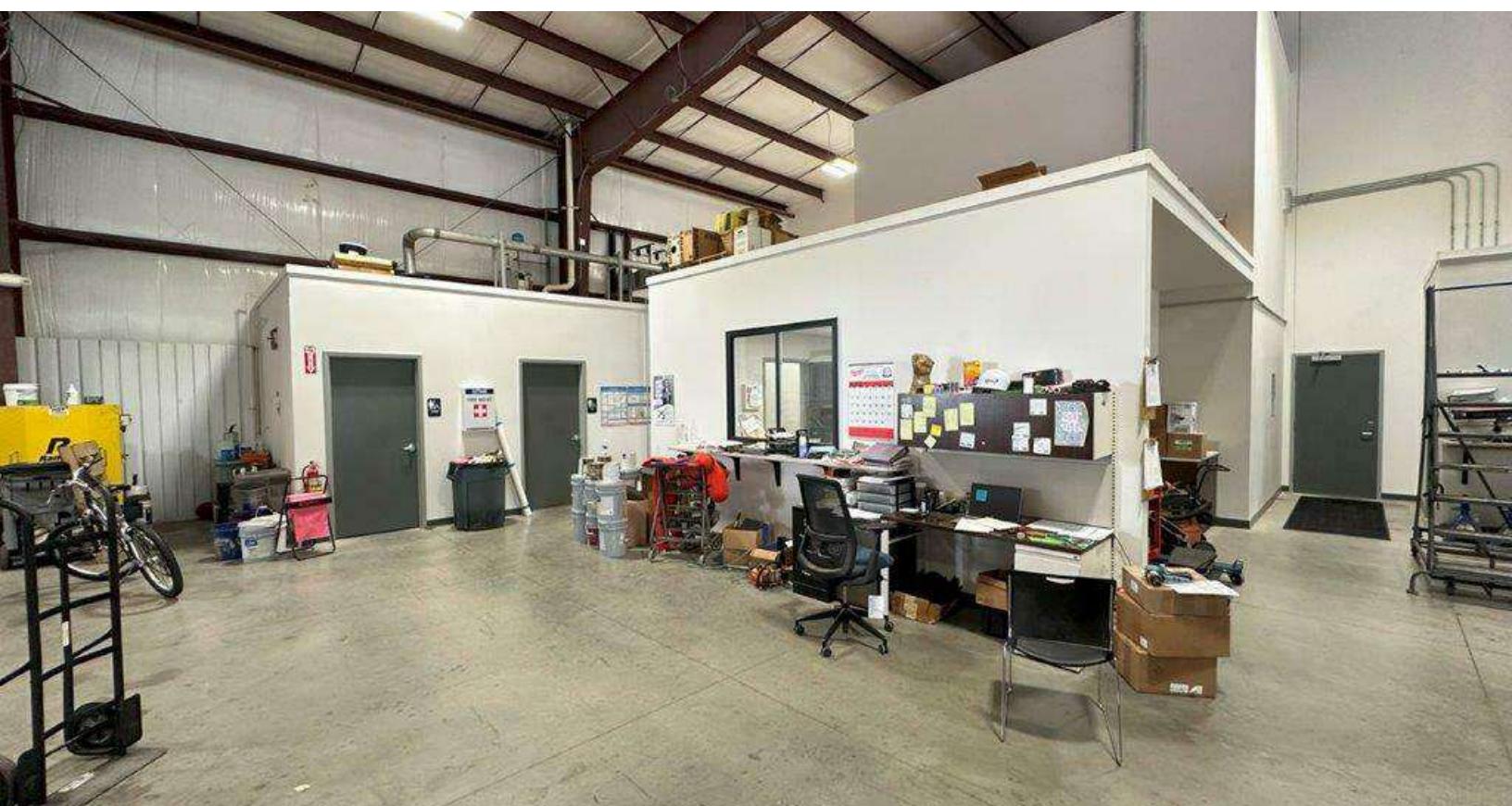
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Cincinnati, OH 45242
bergmancommercial.com

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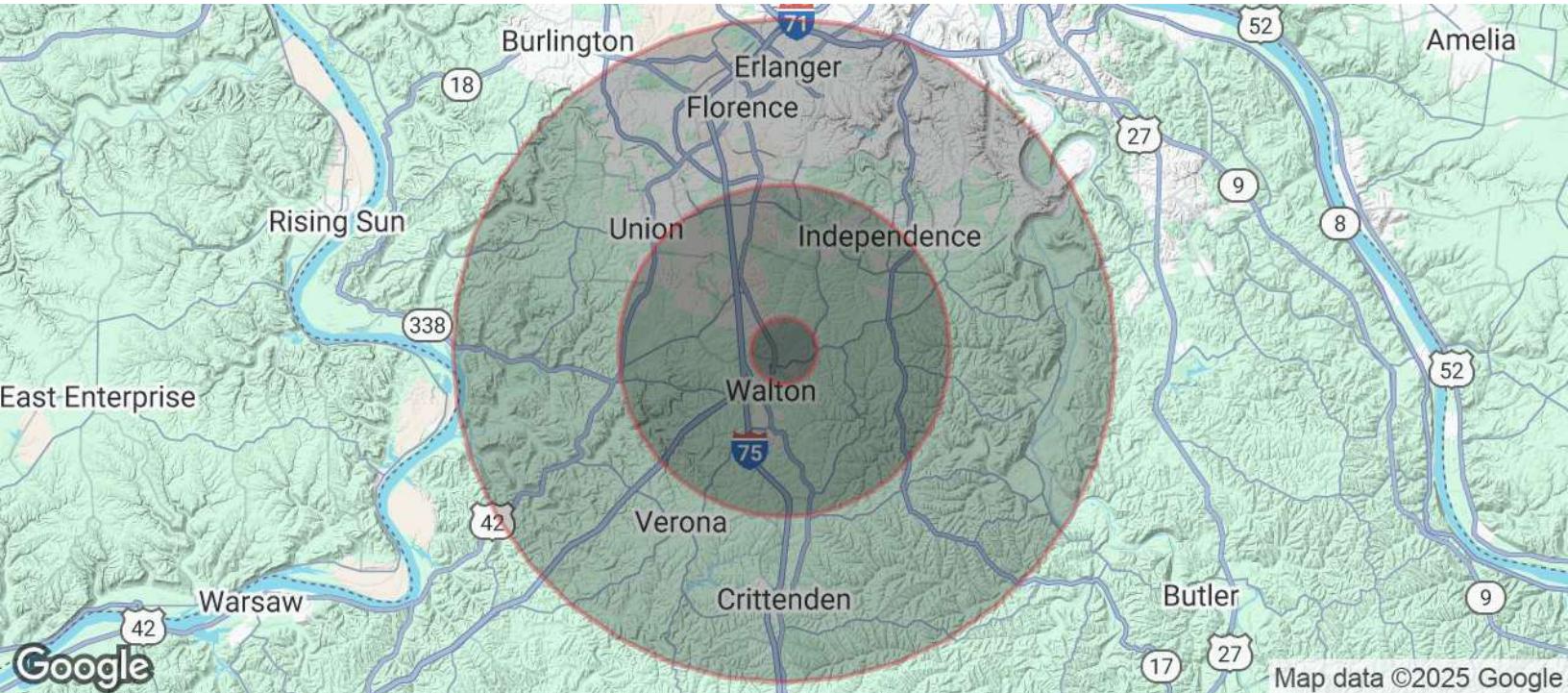
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POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	1,124	50,747	204,286
Average Age	36	37	39
Average Age (Male)	36	37	38
Average Age (Female)	37	38	40

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	386	17,320	74,906
# of Persons per HH	2.9	2.9	2.7
Average HH Income	\$106,268	\$121,374	\$111,321
Average House Value	\$363,167	\$313,612	\$285,471

Demographics data derived from AlphaMap