



NNN INVESTMENT OPPORTUNITY

Long Established Arby's Location

Great location at Hwy. Interchange

New 20 year Lease with 4 - 5 year Options



Busy Trade Area
Retail, Restaurants,
Business &
Residential
Located Off I 275

LOCATED AT
3393 Madison Pike.
Kenton County
Ft. Wright, KY. 41017

NOI: \$64,350.00
Cap Rate: 5.85%
Lease Type: NNN
Option: 4-5 year Bumps:
7.00% every 5 years

LIST PRICE



\$1,100,000

CAP RATE

5.85%

VEHICLES PER DAY

Madison Pike.

19,075 +





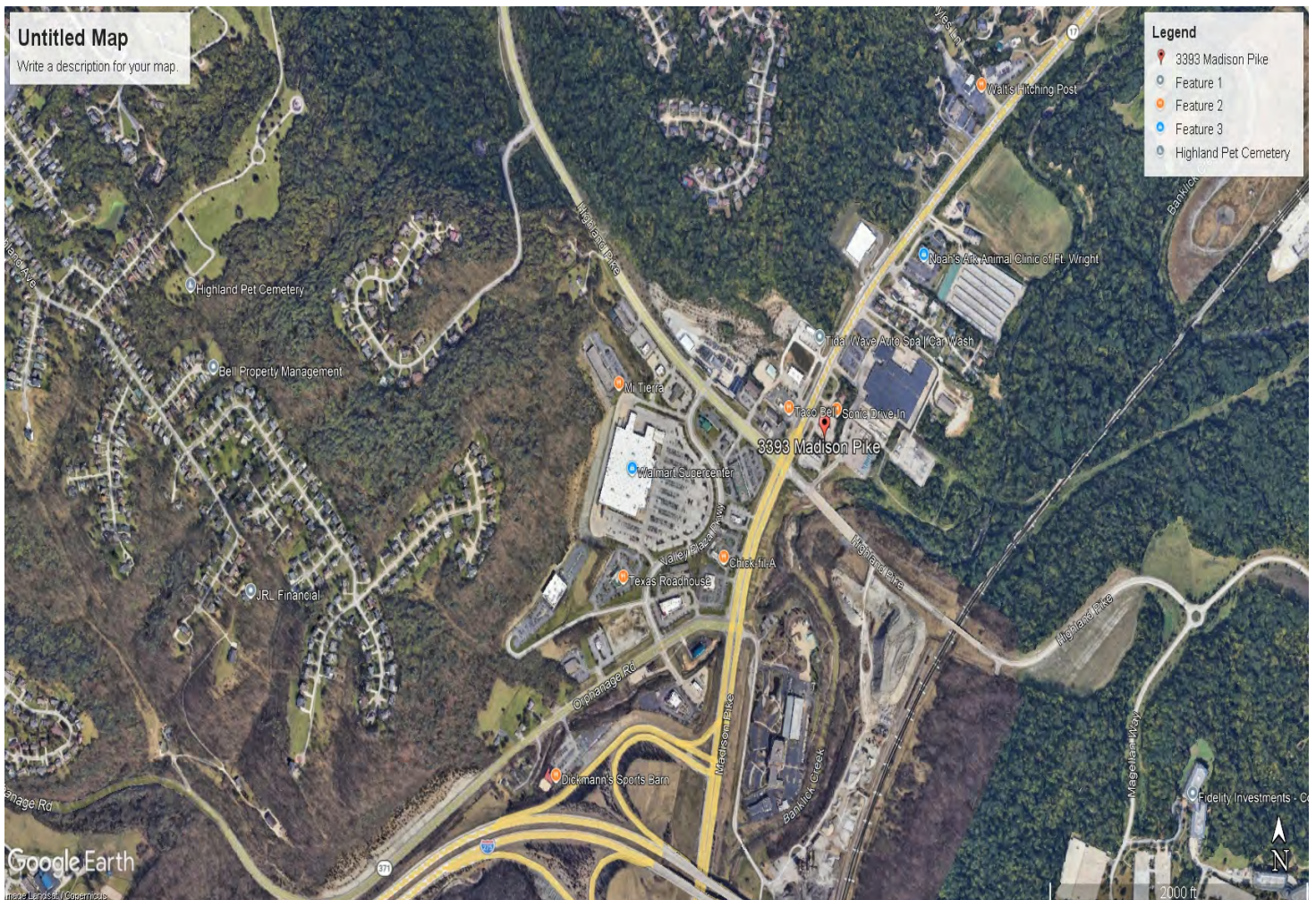
513-382-8717



www.SKCREs.com



chips@skcres.com



INVESTMENT FEATURES

- Great Location In Growing Northern KY.
- Trade area: Walmart, Retail, Banks, Restaurants, Gas, Auto, Residential and Businesses and Many More
- Long Established Arby's Location
- Located Off I - 275 Hwy. Interchange
- New 20 year lease with 20 year options
- Rental Increases of 7% Every 5 Years
- Across From Walmart on Busy State Hwy.
- Strong Arby's 50 Year Franchisee with 72+ Locations
- All 72 Stores are under 1 LLC

CONTACT

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