



LEGACY

COMMERCIAL REAL ESTATE ADVISORS

In Association with ParaSell, Inc.
| Costa Mesa, California | A
Licensed Illinois Broker
#478027307



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HARDEE'S

FOR SALE \$499,125 | 8% CAP

LEGACYCREA.COM

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Legacy Real Estate Advisors, LLC in compliance with all applicable fair housing and equal opportunity laws.

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MARION, IL

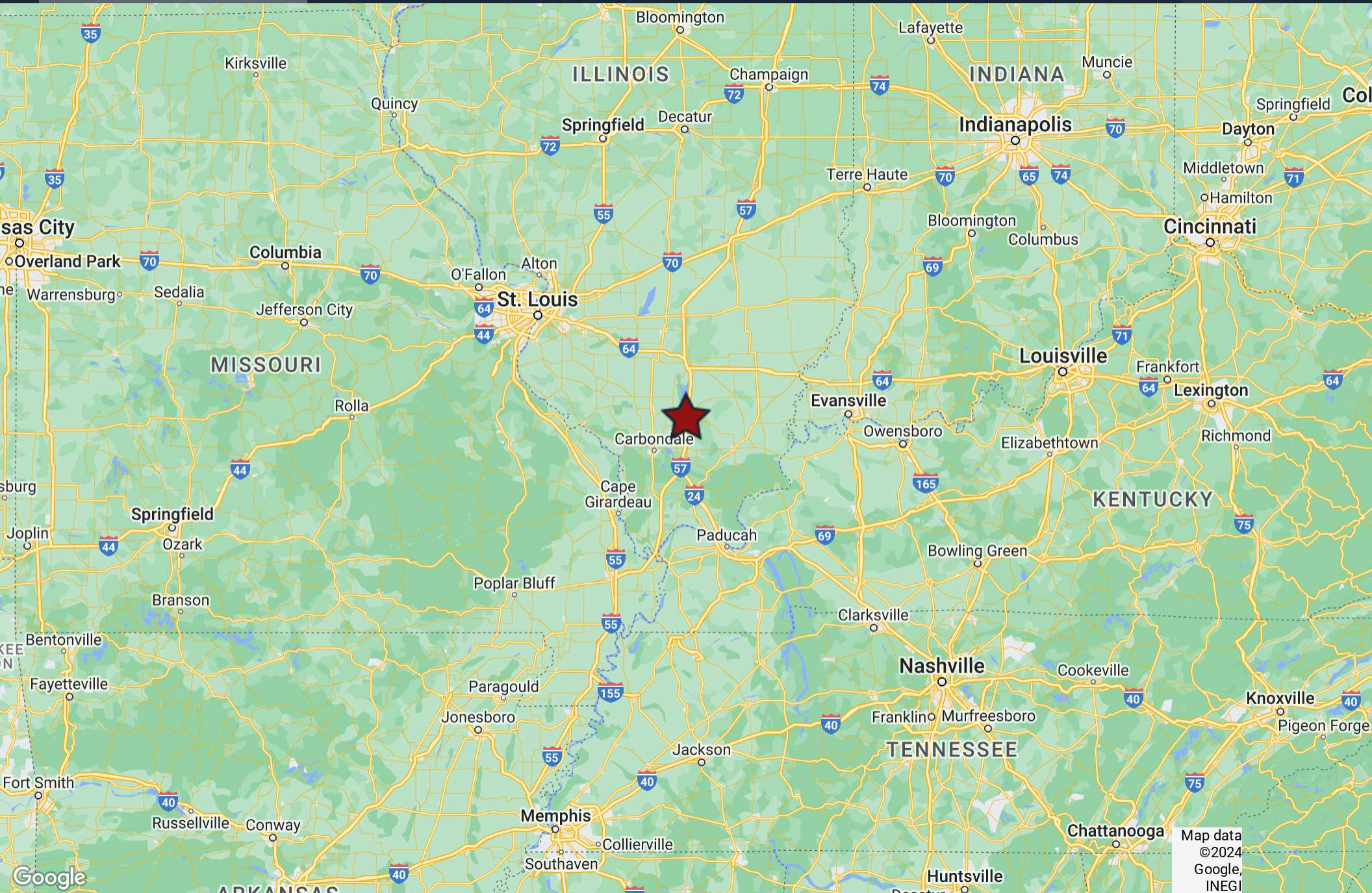
- Single Tenant Freestanding Hardee's
- Drive-Thru Equipped And Sits On .92 Acres
- Food and Alcohol Exceeds Over \$44 Million Within a 2 Mile Radius, Ranked 1st On Consumer Spending
- Absolute NNN Lease - 3.5+ Years Remaining with Zero (0) Landlord Responsibilities
- 17,700+ People Reside within 3 Mile Radius of Site
- Hardee's Is Paying a Low Rent of \$39,930
- 15,000+ Daytime Employees within 3 Mile Radius of Site

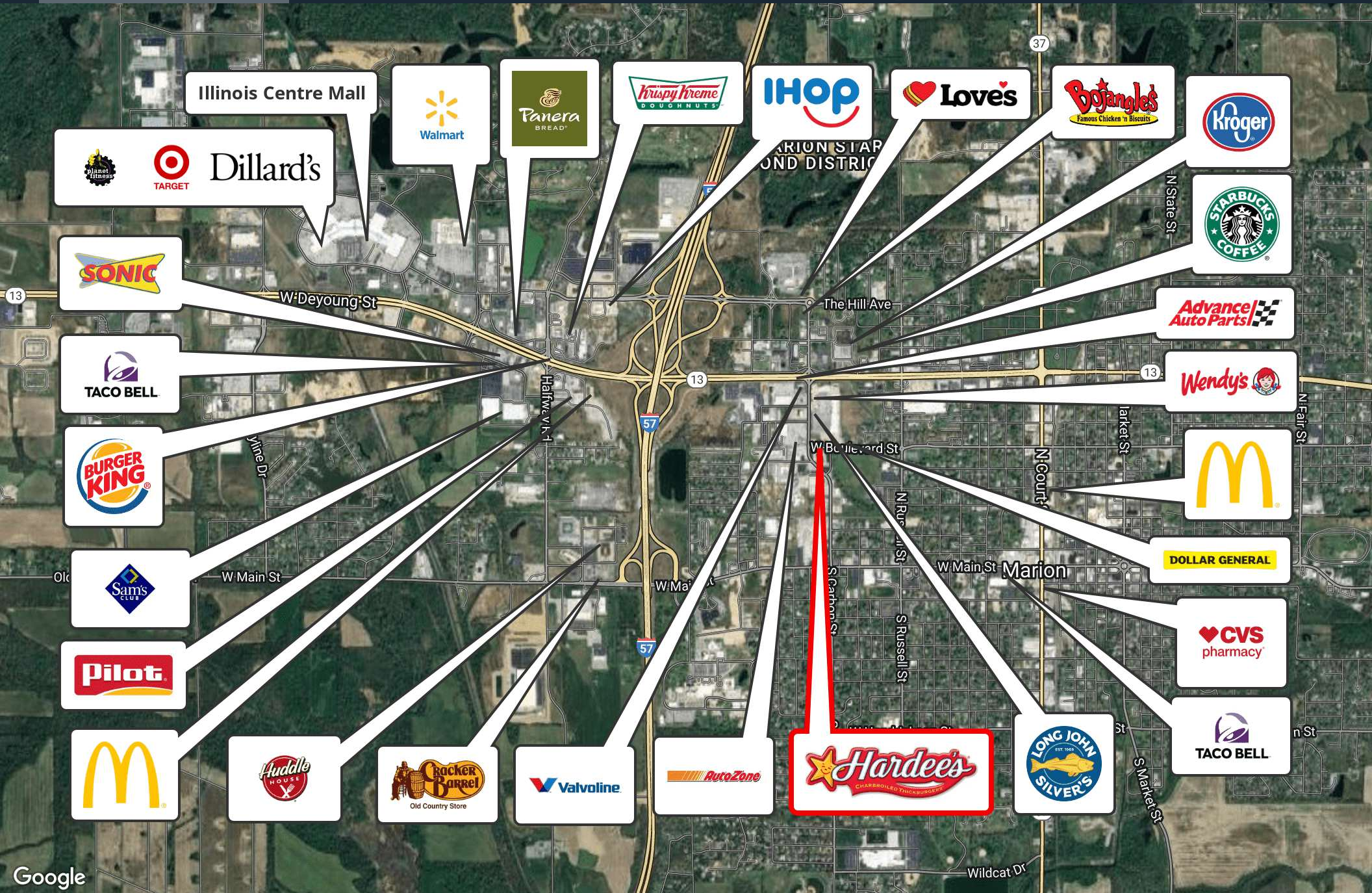
PROPERTY DETAILS

| | |
|----------------|------------------------------|
| Building Area: | 1,888 SF |
| Land Area: | 0.92 Acres |
| Price: | \$499,125 |
| Guarantor: | Corporate |
| Operator: | Superior Star LLC (93 Units) |
| Cap Rate: | 8% |
| Price (PSF): | \$264.36 |

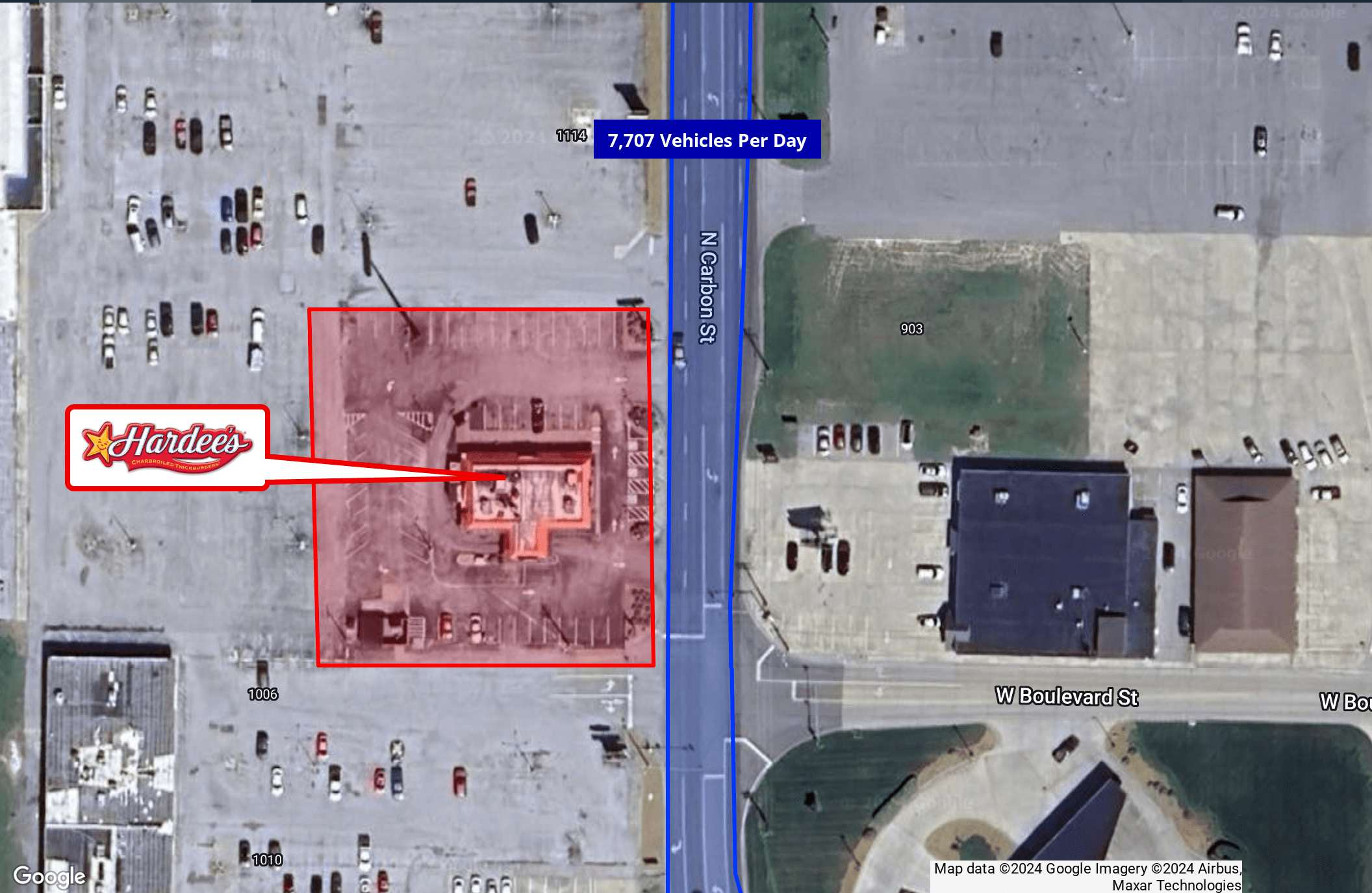
LEASE OVERVIEW

| | |
|--------------------------|--------------|
| Remaining Lease Term: | 3.5+ Years |
| Lease Expiration: | 4/30/2028 |
| NOI: | \$39,930 |
| Lease Type: | Ground Lease |
| Insurance: | Tenant |
| Parking Lot Maintenance: | Tenant |
| Property Taxes: | Tenant |
| Roof & Structure: | Tenant |
| HVAC: | Tenant |





Google



1114 7,707 Vehicles Per Day

N Carbon St

903

W Boulevard St

W Boulevard St

1006

1010

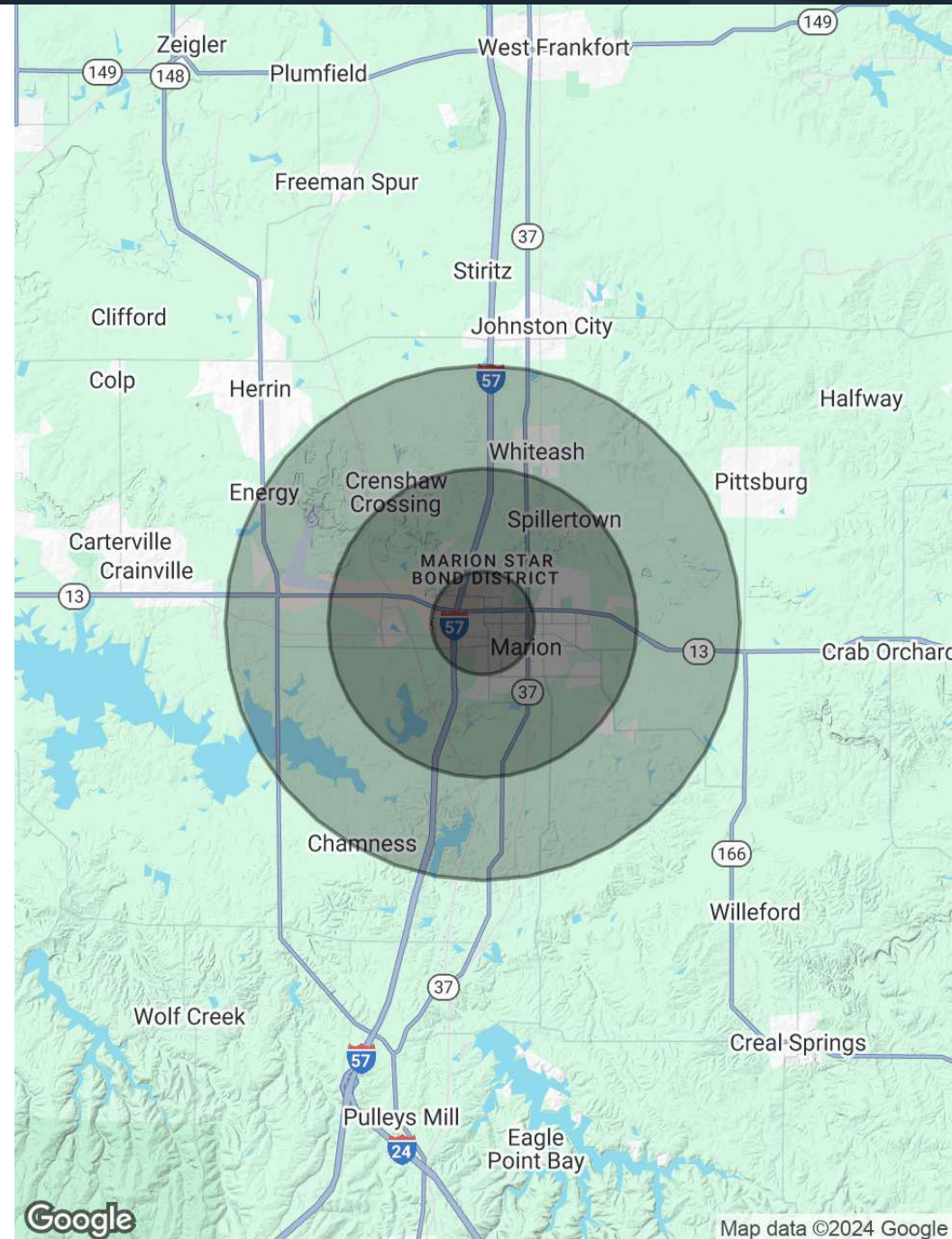
Map data ©2024 Google Imagery ©2024 Airbus, Maxar Technologies

Google

| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 4,727 | 17,763 | 23,419 |
| Average Age | 40.2 | 40.8 | 42.0 |
| Average Age (Male) | 40.5 | 38.9 | 40.9 |
| Average Age (Female) | 39.1 | 41.8 | 42.3 |

| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 2,165 | 7,656 | 9,901 |
| # of Persons per HH | 1.9 | 2.0 | 2.1 |
| Average HH Income | \$59,686 | \$68,271 | \$72,520 |
| Average House Value | \$101,912 | \$119,135 | \$132,532 |

2020 American Community Survey (ACS)





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