



For Sale: NNN 10 YR Tenant w/ Drive Thru



638 Chestnut Street

BEREA, KY 40403

PRESENTED BY:

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PROPERTY SUMMARY

10 YR LEASE - FAST CASUAL FOR SALE BEREKA KY

638 CHESTNUT STREET
BEREA, KY 40403

OFFERING SUMMARY

SALE PRICE:	\$1,279,000
BUILDING SIZE:	2,521 SF
LOT SIZE:	0.678 Acres
CAP RATE:	5.72%

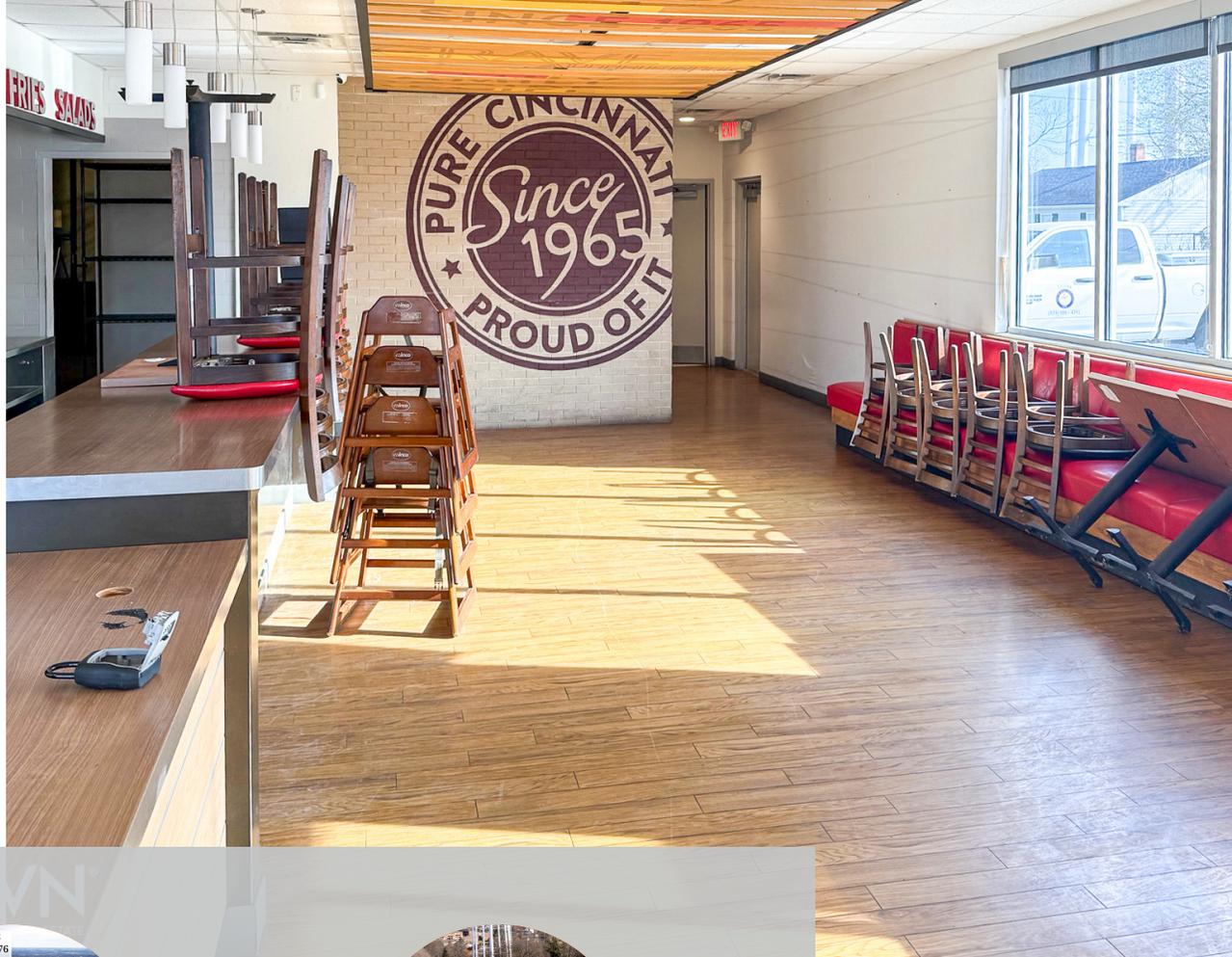


PROPERTY SUMMARY

SVN Stone is pleased to bring to market this property for an INVESTOR in Berea, KY at a signaled intersection with a Drive Thru that is occupied by a Regional, Fast casual. The group just began a 10 year NNN lease at this location in Summer of 2025! The tenant remodeled the former Gold Star Chili franchised space, in Summer of 2025, and began paying rent in the Fall of 2025 to start the initial term. The group has increases in rent every two years, and has two (6 year options). The group has several Central KY locations, and offers asian cuisine. The space is less than a 1/4 mile from exit 76 off I-75, with retailers like Walmart, Cracker Barrel, Popeye's Chicken, McDonalds, Starbucks and more! Contact Neal Metcalfe, Senior Advisor 859-312-8069, neal.metcalfe@svn.com or Matt Stone, Managing Director, CCIM, SIOR, MBA 859-351-5444, matt.stone@svn.com for more information.

PROPERTY HIGHLIGHTS

- Tenant occupied 2,521 SF Drive Thru - Fast Casual FOR SALE
- NEW 10 year NNN Lease just started in Summer of 2025 (Landlord only responsible for Roof and Structure)
- Increases in Rent every 2 years, and (2) 6 YEAR OPTIONS TO RENEW
- Tenant has multiple locations across the region in Kentucky including Berea, London, Frankfort, Somerset, Ashland, and Mount Sterling
- Less than 1/4 mile to Exit 76 in Berea - NEAR Walmart, Cracker Barrel, McDonalds, Starbucks, Popeyes, and more



**NEW 10 YEAR NNN
LEASE STARTED
SUMMER 2025**



**1/4 MILE TO I-75
EXIT 76 IN BEREA**



**\$1,279,000 PRICE
5.72% CAP RATE**

AERIAL

I-75
Exit 76



I-75 | 59,929+ VPD



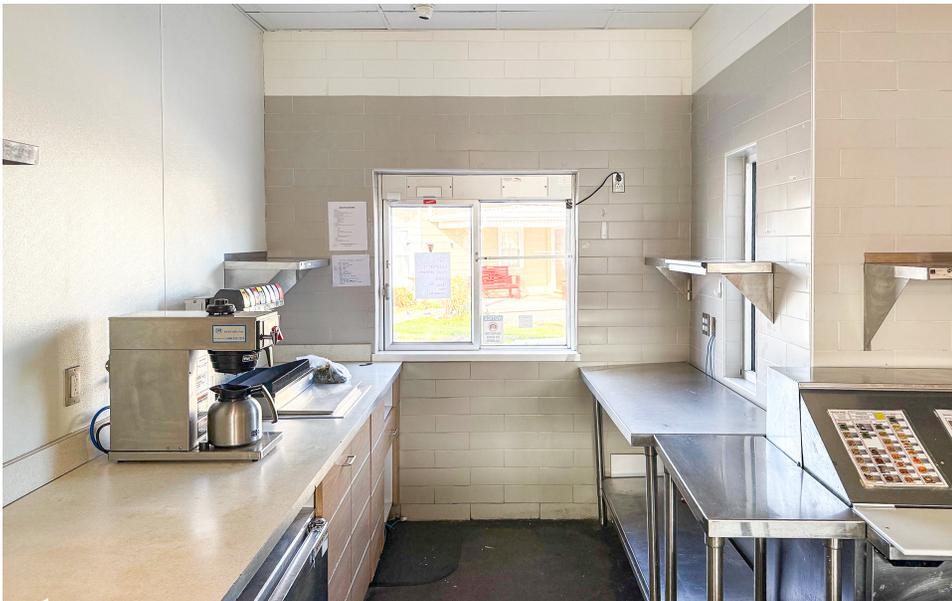
Chestnut Street | 13,303+ VPD



Chestnut Street Pavillion



PHOTOS



ADDITIONAL PHOTOS





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