2,179 SF



69 BROADWAY STREET

DRY RIDGE, KENTUCKY



69 BROADWAY ST | DRY RIDGE, KY

PROPERTY HIGHLIGHTS

This property is net leased to the Starbucks Corporation. This is a low rent for Starbucks. It is located just off of I-75 between Cincinnati, OH and Lexington, KY. The property sits in front of a WalMart and is surrounded by other retail. It is a quality building on a well-located retail site.

Building Size:	2,179 sf
Lot Size:	0.846 acres
Drive-Thru	1
Year Built:	2020
Current Lease Expiration	March 31, 2030
Renewal Options:	(4) Five-Year Options







Perhaps the most iconic of the American 'coffee shops', Starbucks began its phenomenal trajectory in 1971, opening its first store in Seattle, Washington. Offering fresh-roasted coffee beans, tea and spices from around the world, in addition to ready to consume beverages and snacks.

While never abandoning the philosophy of providing a neighborhood gathering place for meeting friends and family, Starbucks now has over 36,000 stores in 84 markets worldwide. This includes immersive Starbucks Reserve Roastery locations in Chicago, Milan, New York, Seattle, Shanghai and Tokyo.

Starbucks brand portfolio now also includes Teavana and Ethos Water. Additionally, Starbucks products are sold in numerous grocery and retailer chains throughout the world. Starbucks is listed on the NASDAQ and went public on June 26, 1992.



69 BROADWAY ST | DRY RIDGE, KY 69 BROADWAY ST | DRY RIDGE, KY

GROWING AREA

The Dry Ridge area benefits from its location between Cincinnati, Ohio and Lexington, Kentucky, as well as its proximity to the I-75 corridor with its significant commuter traffic. Additionally, population growth rates in Dry Ridge are more than double those of both Cincinnati and Lexington.



POPULATION

10,756 **POPULATION** Within 5 Miles

20,165 **POPULATION** Within 7 Miles



AVG. INCOME

\$76,690 **AVG. INCOME** Within 5 Miles

AVG. INCOME Within 7 Miles

\$79,293

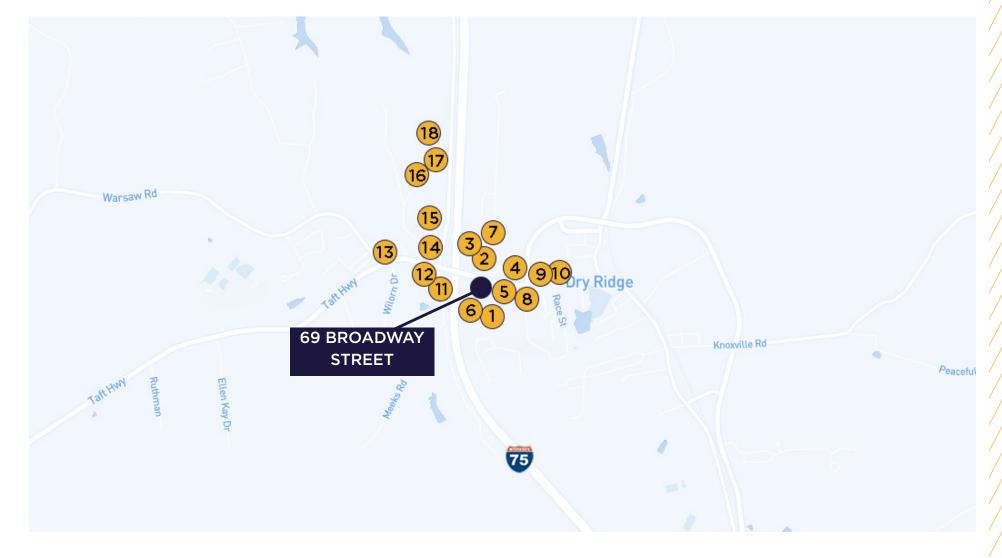
3.12%

YOY POPULATION **GROWTH RATE**

3.56% YOY POPULATION **GROWTH RATE**

YOY POPULATION **GROWTH RATE**





- Walmart
- 2. Waffle House
- McDonalds
- 4. Forcht Bank
- 5. Great Clips
- 6. Dry Ridge Self Storage

- 7. Microtel Inn & Suites by Wyndham 13. Dollar Tree
- 8. Subway
- 9. Heritage Bank
- 10. O'Reilly Auto Parts
- 11. Marshall Toyota
- 12. Tire Discounters

- 14. Hampton Inn
- 15. Quality Inn
- 16. Dry Ridge Outlet Mall
- 17. Cracker Barrel
- 18. Body Works Gym





CRAIG COLLINS

ccollins@commercialkentucky.com +1 502 719 3221

AUSTIN ENGLISH, MBA

aenglish@commercialkentucky.com +1 502 719 3258



©2024 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OF ESTIMATES ARE SUBJECT TO LINCEPTAINTY AND DO NOT SIGNIEY CURPENT OR FUTURE PROPERTY PERFORMANCE.