

4089
Lexington
Road
Nicholasville,
Ky. 40356

Presented By



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RARE OPORTUNITY! CRACK BARREL GROUND LEASE. Attention investors, don't miss this opportunity to acquire an extremely well located, absolute NNN ground leased property, consisting of 2.66 acres of prime commercial land, with 350 feet of road frontage. This Cracker Barrel restaurant is located on Nicholasville Rd., Traffic count in excess of 35,000 VPD, in the very active Brannon Crossing development. The lease began in 2009, and the current rent is \$195,700 per year. In addition to the remaining current lease term, the tenant has three options to renew the lease for five additional years each, and at 10% rental increase in each option period. Offers are subordinate to the tenants First Right of refusal.



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4089 Lexington Rd. Nicholasville, KY 40356

Property Features

Location Details

Address 4089 Lexington Rd, Nicholasville, KY. 40356
County Jessamine

Parcels 066-00-00-005.04
Name 4089 Lexington Rd.

Building Details

Sub Type Restaurant
Building Status Existing
Building Size 10,266 SF
Land Size 2.66 Acres
Number of Buildings 1
Number of Floors 1

Year Built 2009
Primary Constr. Type Framed
Occupancy Type Single Tenant

Listings

1 Listing | 115,869.60 SF | \$3,260,000

<u>Type</u>	<u>Condo</u>	<u>Space Use</u>	<u>Suite</u>	<u>Available Space</u>	<u>Rate</u>	<u>Available</u>
For Sale	No	Restaurant	----	2.66 Acre	\$3,260,000	Now

Lease Summary

<u>Tenant</u>	Cracker Barrel Old Country Store
<u>Lease Commencement</u>	September 01, 2009
<u>Lease Renewal Options</u>	Three @ Five Years Each

<u>Lease Type</u>	Absolute NNN
<u>Lease Expiration Date</u>	December 31, 2026
<u>Rent Increase</u>	10% in each option term

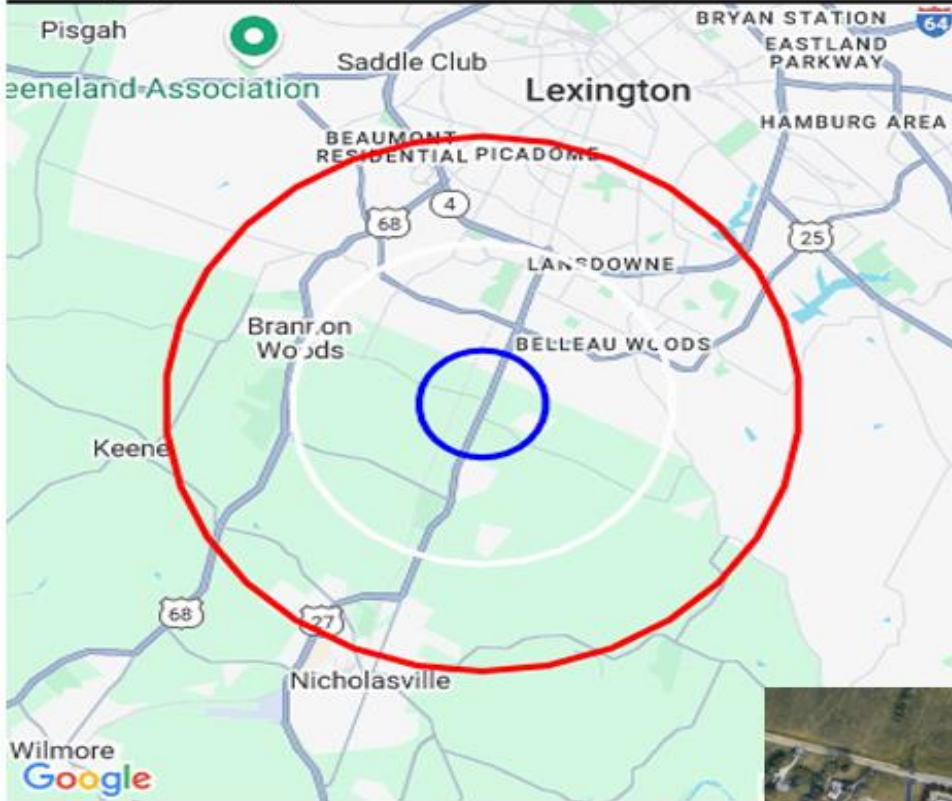
Annualized Operating Data

	<u>Lease Year</u>	<u>Monthly Rent</u>	<u>Annual Rent</u>	<u>Cap Rate</u>
	<u>Current-12/31/2026</u>	\$16,308.33	\$195,700.00	6.0
Option 1	<u>1/01/2027-12/31/2031</u>	\$17,998.75	\$215,985.00	6.62
Option 2	<u>1/01/2032-12/31/2036</u>	\$19,798.75	\$237,585.00	7.28
Option 3	<u>1/01/2037-12/31/2041</u>	\$21,778.75	\$261,345.00	8.01

Cracker Barrel Ground Lease Financial Overview

<u>Price</u>	<u>Cap Rate</u>	<u>Building Size</u>	<u>Lot Size</u>
<u>\$3,260,000</u>	<u>6.0%</u>	<u>10,266 SQ. FT.</u>	<u>2.66 Acres</u>

Demographic Report



4089 Lexington Rd.

Population

Distance	Male	Female	Total
1- Mile	412	422	834
3- Mile	15,642	16,352	31,993
5- Mile	49,620	52,877	102,497



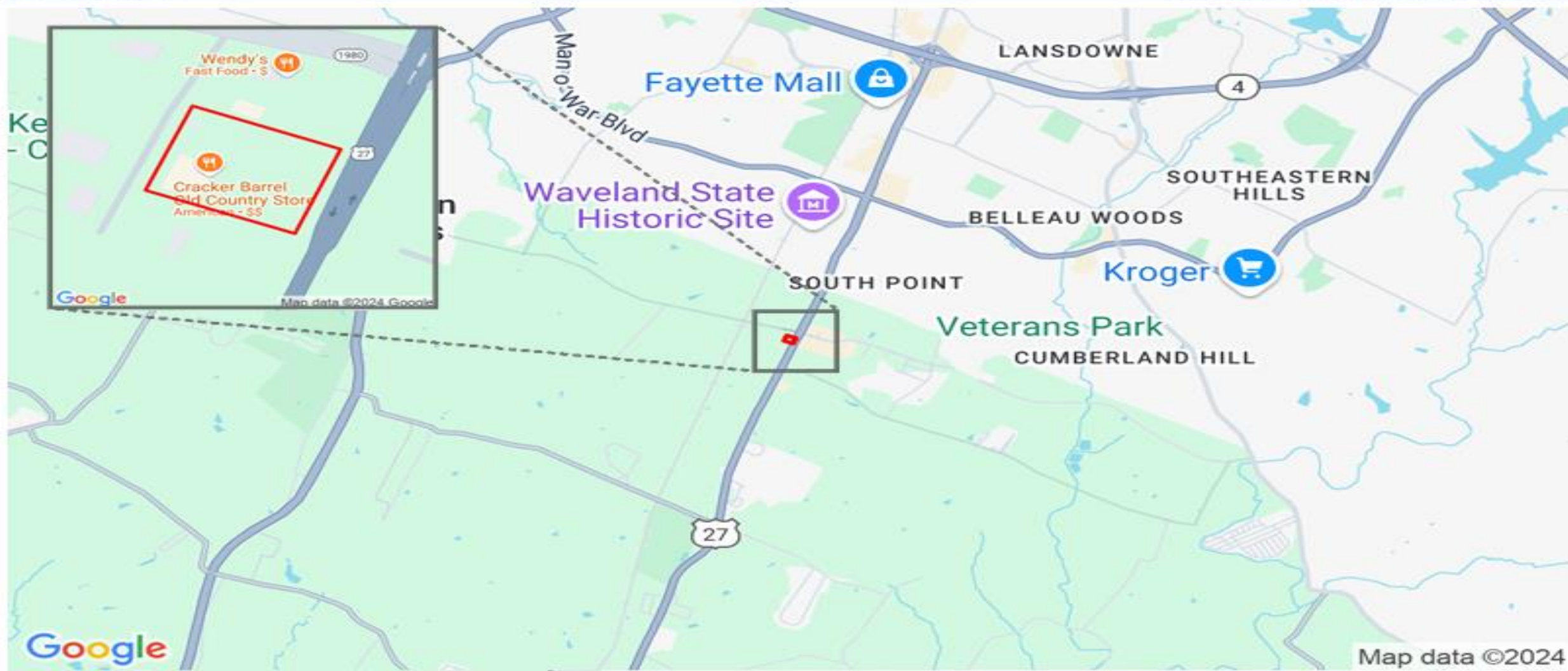
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4089 Lexington Rd.

MOODY'S

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MOODY'S ANALYTICS | Catylist

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