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*13429 Illinois Rte 59, Plainfield, IL 60585*



*Representative Photo*

# ZAXBY'S™

**OFFERING PRICE**

**\$2,492,308**

**CAP RATE**

**6.50%**

**NOI**

**\$162,000**



**NNN LEASE W/ LIMITED OBLIGATIONS**  
NEW 10-YEAR NNN LEASE. LANDLORD OBLIGATIONS LIMITED TO MAJOR STRUCTURAL REPAIRS AND SELECT HVAC COSTS ONLY.



**STRONG TENANT COVENANT**  
ESTABLISHED CHAIN ZAXBY'S EXPECTED TO SURPASS 1,000 LOCATIONS IN 2026, BACKED BY GOLDMAN SACHS INVESTMENT.



**STRONG DEMOS & HIGH INCOMES**  
POPULATION OF 146,008 WITHIN 5 MILES WITH HOUSEHOLD INCOMES EXCEEDING \$178,433 WITHIN A 3-MILE RADIUS.

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