

ABSOLUTE NNN INVESTMENT OPPORTUNITY



6793 Lima Street, Huntsville, OH 43324

Price: \$1,550,000 | 10 Years Remaining | 3 Five Year Options

- 2015 Build Ready to Cash Flow Immediately
- 5.629 Cap Rate with 10% Inflation Hedged Rental Increases at all Options
- Corporate Guarantor BBB Investment Grade
- Located on Main Traffic Artery | 8,386 Annual Average Daily Traffic Count
- Zero Landlord Responsibilities
- 10 Year Lease | Corporate Guaranteed
- Building Size 9,026 SF on 1.679 Acres
- High Visibility Location of Incredible Revenues Y-O-Y
- DG revenues reported to reach \$26 billion in 2019
- Average household income \$69,688 in 10 mile Radius Population 45,672
- Covid-Insulated Asset
- Rent Schedule thru 2040 at gcoughlin.com

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COLDWELL BANKER REALTY Owned & Operated by NRT, Inc.

