

Harbor Freight Tools

\$4,421,316

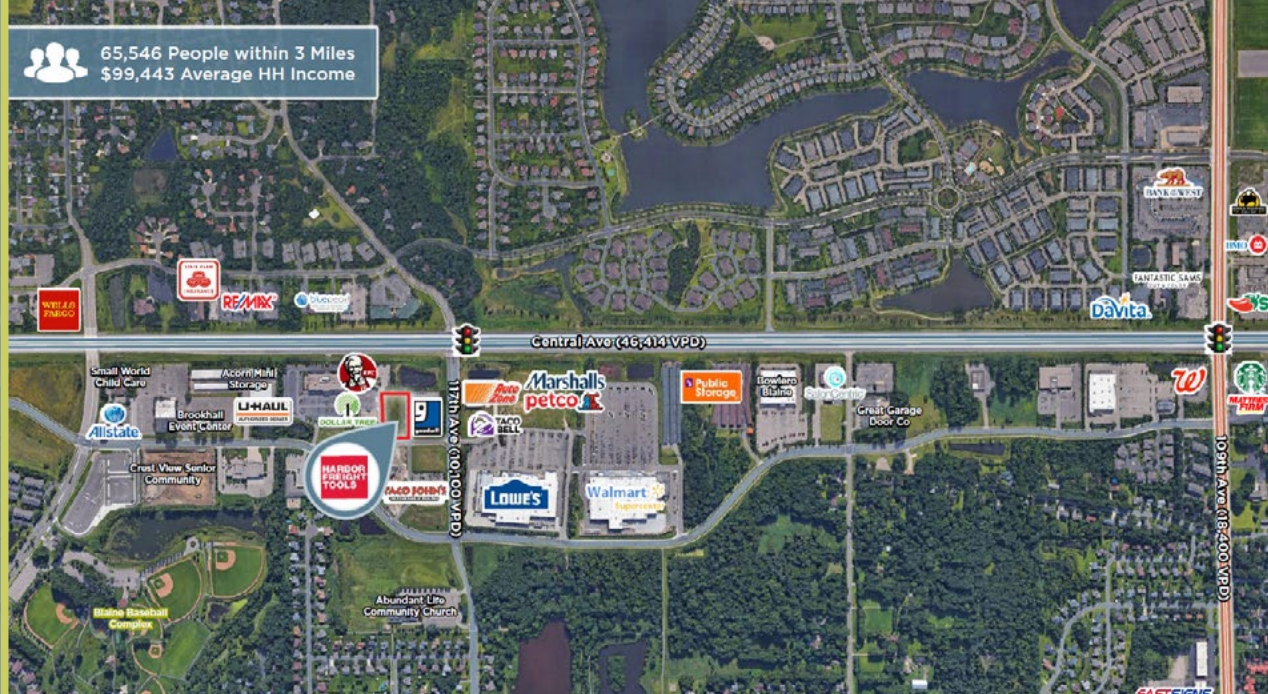
Purchase Price

6.00%

Cap Rate



65,546 People within 3 Miles
\$99,443 Average HH Income



Investment Highlights

- New 2019 Construction
- 15-Year Primary Lease Term
- Corporate Lease with 800+ Locations
- 10% Rental Increases
- One of the Fastest Growing Cities In The Country
- 3.8 Million Person MSA
- Discount-Minded Retailer Showing Strong Success
- Excellent Affluent Demographics
- Strong Financials



15-Year

Primary Term



10% Rent Increases

Every 5 Years



Corporate

Lease with Strong Financials



Shadow Anchored

by Walmart Supercenter and Lowe's



Signalized

Access with 46,414 VPD



68,546 People

Earning \$99,443/HH within 3 Miles

Download Offering Memorandum >>

HARBOR FREIGHT TOOLS



Representative Photo

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