



For Sale: Absolute Net Leased Schlotzsky's 712 SW Hwy 40, Blue Springs, MO



- High quality new construction with 15-year lease term
- Zero landlord responsibilities: "Absolute Net Lease"
- Irreplaceable real estate at intersection of Hwy 40 and Hwy 7 with over 28,000 cars per day on Hwy 40
- Full access via anchoring shopping center Sunset Plaza – recently renovated
- Shadow anchored by new, high volume 85,000 SF state of the art Price Chopper grocery at White Oak Marketplace
- Proven Schlotzsky's operator with 4 other existing locations
- Record setting grand opening sales at this location
- **Current sales are up 17% post pandemic due to drive thru**
- **6.0% Cap Rate - \$2,163,119**

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