

Burger King | Jamestown, ND



 **Purchase Price:**
\$2,077,815

 **Cap Rate:**
5.95%

Stan Johnson Company is pleased to offer for sale to qualified investors, the opportunity to purchase a fee simple interest in a freestanding Burger King, located at 2314 Highway 281 South, Jamestown, ND 58401 (the "Property"). Burger King is operating under an absolute NNN lease with absolutely no landlord responsibilities, and 13 years, 10 months of base term remaining with annual 1.25% rent increases.

Property Overview

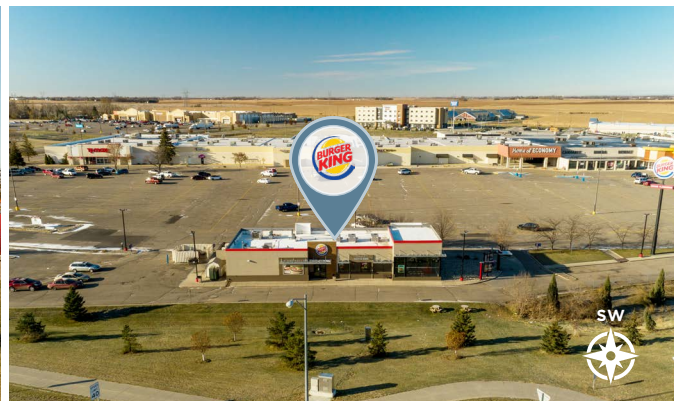
The Property is situated along Highway 281 (±14,526 VPD), a primary northsouth highway system that extends all the way to Texas. The Property is positioned as an outparcel to the Buffalo Mall, a major shopping center anchored by T.J. Maxx. Additionally, the Property is part of a larger retail corridor that features national tenants such as Walmart Supercenter, Tractor Supply Co., Honda, Carhartt, Dewalt, Applebee's, McDonald's, Subway, and many more. The large retail corridor helps attract traffic to the location and has assisted in the successful operation of Burger King at this location since 2014.

Investment Highlights

- Absolute NNN - 1.25% Annual Rent Increases | 15-Year Lease Term Remaining
- US Route 281 Location | 14,526+ VPD
- Outparcel to Buffalo Mall | T.J. Maxx Anchor
- Densely Packed Retail Corridor | Honda, Carhartt, Dewalt, Applebee's, Subway
- Lease Guarantor | 100+ Unit Franchisee



**World's
2nd Largest
Hamburger Chain**



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