

Harbor Freight Tools

Lake Worth (Fort Worth), TX

\$ Offering Price:
\$7,390,000

% Cap Rate:
4.75%

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Tenant Overview

Stan Johnson Company is pleased to offer to qualified investors a retail property in Texas. The Property totals 16,000 SF on 1.62 acres and was originally built in 2020. The Property is located in Lake Worth, Texas. Harbor Freight Tools has over 13 years remaining on an NN lease offering 10% increases every 5 years.



Harbor Freight Tools has an S&P credit rating of BB-/Stable and consistently reports revenues above \$5 billion. The company employs over 20,000 people and operates over 1,000 locations in 48 states. In 2020, Harbor Freight plans on opening 2 stores per week. The essential retailer sells many necessary home/automotive products, including generators, and all of their locations are currently open and operating.

Investment Highlights



Tenant

Corporate Guarantee: Harbor Freight Tools



Attractive Lease Structure

Long-Term Net Lease: +/- 13 years of Lease Term



Market

Dense Population: Over 165K in the 5-mile population

Strong Avg. Household Income:

Average HH Income over \$80K in the 5-mile radius