

Arby's | Lubbock, TX

Purchase Price: **\$2,888,888**

Cap Rate: **4.50%**

Stan Johnson Company is pleased to offer for sale to qualified investors the opportunity to purchase a fee simple interest in the Arby's property located in Lubbock, Texas (the "Property"). The Property consists of a 2,400 square foot freestanding retail building on a 0.56-acre parcel of land. Arby's will operate under a new, 20-year lease, with 4, 5-year extension options. The lease is absolute NNN in nature, with zero landlord responsibilities whatsoever, offering a truly passive investment asset. The lease also features 5.0% rent escalations every 5 years throughout the base and option terms, providing investors with a boost to overall cash flows and a significant hedge against inflation. *See Lease Abstract for full details.*

Property Synopsis

The Property is located in Lubbock, Texas, the seat of Lubbock County in northwest Texas. With a population base of 263,648, Lubbock is the 11th largest city in the state and the 2nd-largest west of I-35. The Property is ideally located in the major retail corridor of southwest Lubbock, driving strong traffic counts and demographics in its immediate surroundings. Less than a mile south of the Property is the South Plains Mall, a 1.2 million square foot shopping center anchored by two Dillard's locations, JCPenney, Barnes & Noble, and Premiere Cinemas. Additionally, the Property is surrounded by a multitude of nationally recognized retailers, such as Walgreens, Family Dollar, Taco Bell, Dunkin', Dollar Tree, and many more. The presence of the South Plains Mall and these retailers demonstrates the quality of the Property's real estate. The Property's region is also heavily residential, with approximately 110,438 residents in a three-mile radius – allowing Arby's to capture a strong customer base.

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Investment Highlights

- New 20-Year Lease Term
- Absolute NNN Lease Structure
- Experienced Operator
- Major Retail Corridor
- Proximity to South Plains Mall
- Dense Trade Area Demographics
- Income Tax-Free State



Property Photo

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