

# Arby's | Kenner, LA



Purchase Price: **\$2,600,000**

Cap Rate: **5.00%**

**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 Kenner, Louisiana (the "Property"). The Property consists of a 2,380-square-foot freestanding retail building on a 0.62-acre parcel of land. Arby's operates under a 20-year lease that will commence upon the close of escrow. 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 **Kenner, Louisiana**, a popular suburb of Louisiana and the largest city in Jefferson Parish. Arby's is positioned as an outparcel to the Chateau Village Shopping Center, a 170,000+ square foot shopping center anchored by At Home. The restaurant, which features a drive-thru, enjoys excellent traffic counts and signage visibility off of W Esplanade Avenue. In addition to its proximity to this shopping center, the Property is located in a major retail corridor of Kenner. In its immediate surrounding area are a multitude of nationally recognized retailers such as Walgreens, Starbucks, CVS, Walmart, Target, Dillard's, and many more. Additionally, the Property is directly north of the Louis Armstrong New Orleans International Airport, Louisiana's largest airport serving the greater New Orleans region.

## Investment Highlights

- New 20-Year Lease Term
- Absolute NNN Lease - Zero Landlord Responsibilities
- Attractive Rent Escalations - 5.0% Every 5 Years
- Experienced Operator - 32-Unit Arby's Franchisee
- Outparcel to Chateau Village Shopping Center - 170,000+ SF Shopping Center
- Dense Trade Area Demographics - Avg. HHI \$80,307 within 3 Miles



## Offered Exclusively by

**Isaiah Harf** | Regional Director & Partner  
iharf@stanjohnsonco.com  
+1 773.963.2637

**BJ Feller** | Managing Director & Partner  
bfeller@stanjohnsonco.com

**Andy Gatchell** | Associate Director  
agatchell@stanjohnsonco.com

**Blaise Bennett** | Associate Director  
bbennett@stanjohnsonco.com

**Mark Lovering** | Associate Director  
mlovering@stanjohnsonco.com

**Christian Tremblay** | Associate Director  
ctremblay@stanjohnsonco.com

**Josh Dicker** | Analyst  
jdicker@stanjohnsonco.com

**Cameron Chandra** | Analyst  
cchandra@stanjohnsonco.com

**Nick O'Brien** | Analyst  
nobrien@stanjohnsonco.com

In Association With:

**Jeff Matulis**  
Louisiana Broker #BROK0995697340-ASA

## Stan Johnson Company

303 E Wacker Dr, Suite 1111  
Chicago, IL 60601

stanjohnsonco.com

