

EXCLUSIVE OPPORTUNITY

Marcus & Millichap

\$3,158,480



CAP RATE : 5.00%

CHILI'S GRILL & BAR | ABSOLUTE NNN

Beaumont, TX

Highlights

- Absolute NNN Lease: Zero Landlord Responsibilities
- 11 Years Remaining on Corporate Guaranteed Lease
- Three-Mile Population of 62,477
- 27+ Years Operational History at This Location
- Situated along Interstate 10 with 132,577 VPD
- Attractive 1.50% Annual Rent Increases

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