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Hardee's NNN Restaurant With Drive Thru | 3431 N University St

3,097 SF | Retail Building | Peoria, IL | \$2,775,000 (\$896/SF) | 4.78% Cap Rate



INVESTMENT HIGHLIGHTS

- GREAT LOCATION!!! TRUE NNN LEASE WITH ZERO LANDLORD RESPONSIBILITIES - TENANT PAYS FOR EVERYTHING!!
- Approx. 15 years left on the original lease plus 4 (5 year) options to extend
- Super Strong Operator that operates approx. 260 Hardee's restaurants.
- 20 Year NNN lease with approx. 15 yrs remaining with 10% rental increases every 5 yrs in the Primary Term & in the Options.
- Newer Construction -- Built in 2016 with drive-thru

EXECUTIVE SUMMARY

Newer Construction Asset with drive-thru! Property was built in 2016 with approximately 15 years left on the original lease (not including extensions).

Current Guarantor - LBE Restaurant Development, currently operates over 250 locations. They also operate Red Burrito, Dunkin Donuts, Pizza Hut, and Taco Bell Express restaurants. This lease is guaranteed by 120+ locations.

Agent/Broker of Record takes no responsibility for the accuracy of this information. All information is deemed to

be reliable, however, buyer to verify all information & to conduct their own due diligence.

The lease is a true NNN lease with ZERO landlord responsibilities with a 10% rental increase every 5 years in the primary term & in the options.

NO OFFERS WILL BE CONSIDERED OR ACCEPTED BEFORE CALLING US FIRST TO DISCUSS AT - 949-250-0400

Illinois Broker of Record: Jeff Graves License # 471.005780uarantor

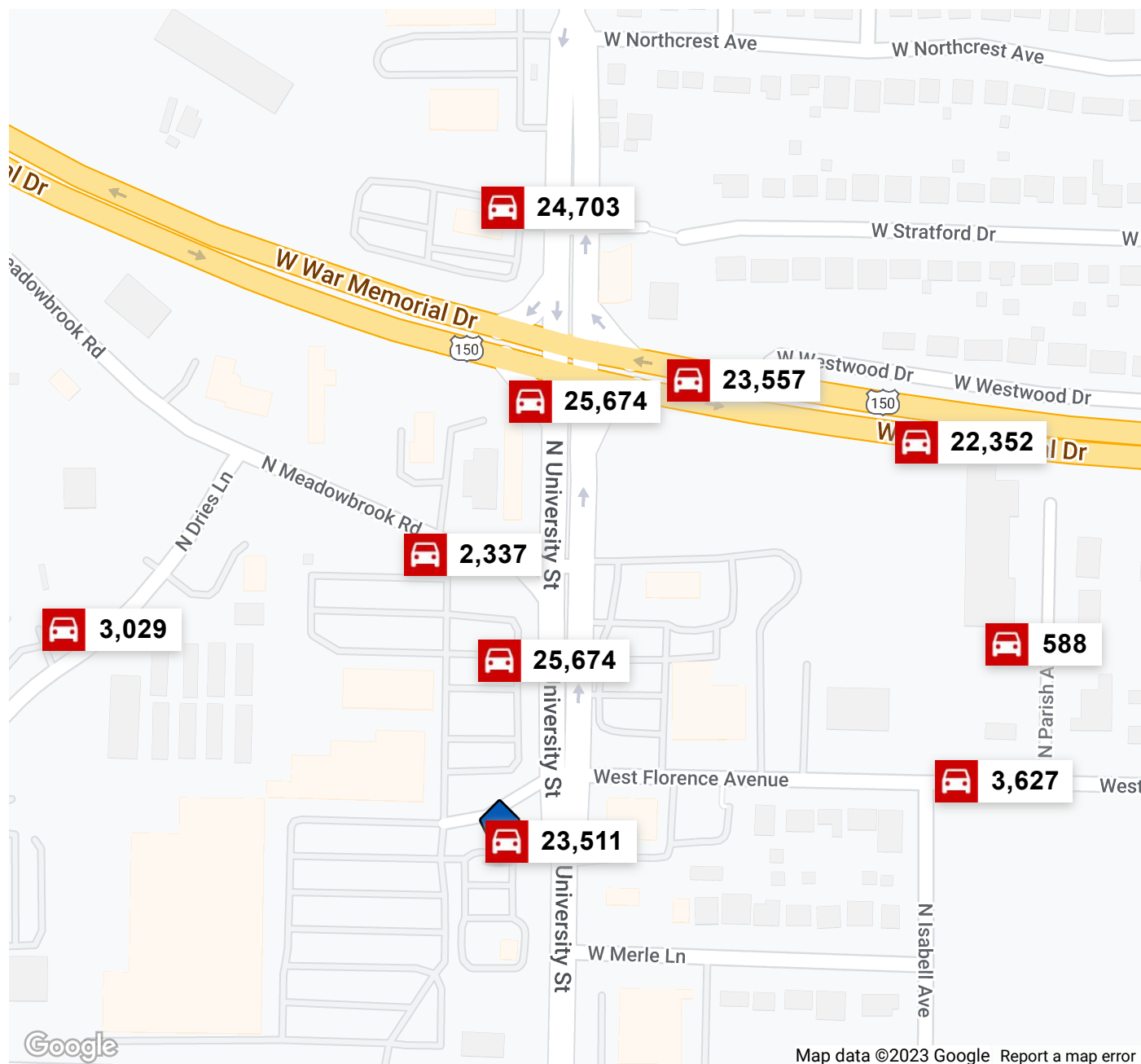
PROPERTY FACTS

Sale Type	Investment NNN
Sale Condition	1031 Exchange
Property Type	Retail
Property Subtype	Fast Food
Building Size	3,097 SF
Year Built	2016
Price	\$2,775,000
Price Per SF	\$896
Cap Rate	4.78%
NOI	\$132,540
Tenancy	Single
Building Height	1 Story
Building FAR	0.07
Land Acres	1.01 AC
Parking	20 Spaces (8 Spaces per 1,000 SF Leased)

AMENITIES

- Restaurant
 - Signage
 - Signalized Intersection
- Drive Thru
 - Accent Lighting
 - Air Conditioning











TRAFFIC




COLLECTION STREET	CROSS STREET	TRAFFIC VOLUME	YEAR	DISTANCE
N University St	W Florence Ave, N	23,511	2022	0.02 mi
N University St	N Meadowbrook Rd, N	25,674	2022	0.07 mi
N Meadowbrook Rd	N University St, E	2,337	2022	0.11 mi
N Dries Ln	N Meadowbrook Rd, NE	3,029	2022	0.16 mi
N University St	War Memorial Dr, N	25,674	2022	0.16 mi
W Florence Ave	N Parish Ave, E	3,627	2018	0.18 mi

COLLECTION STREET	CROSS STREET	TRAFFIC VOLUME	YEAR	DISTANCE
War Memorial Dr	W Westwood Dr, E	23,557	2022	0.19 mi
N Parish Ave	W Florence Ave, S	588	2018	0.20 mi
West War Memorial Drive	W Westwood Dr, W	22,352	2022	0.22 mi
N University St	War Memorial Dr, S	24,703	2022	0.23 mi

NEARBY MAJOR RETAILERS

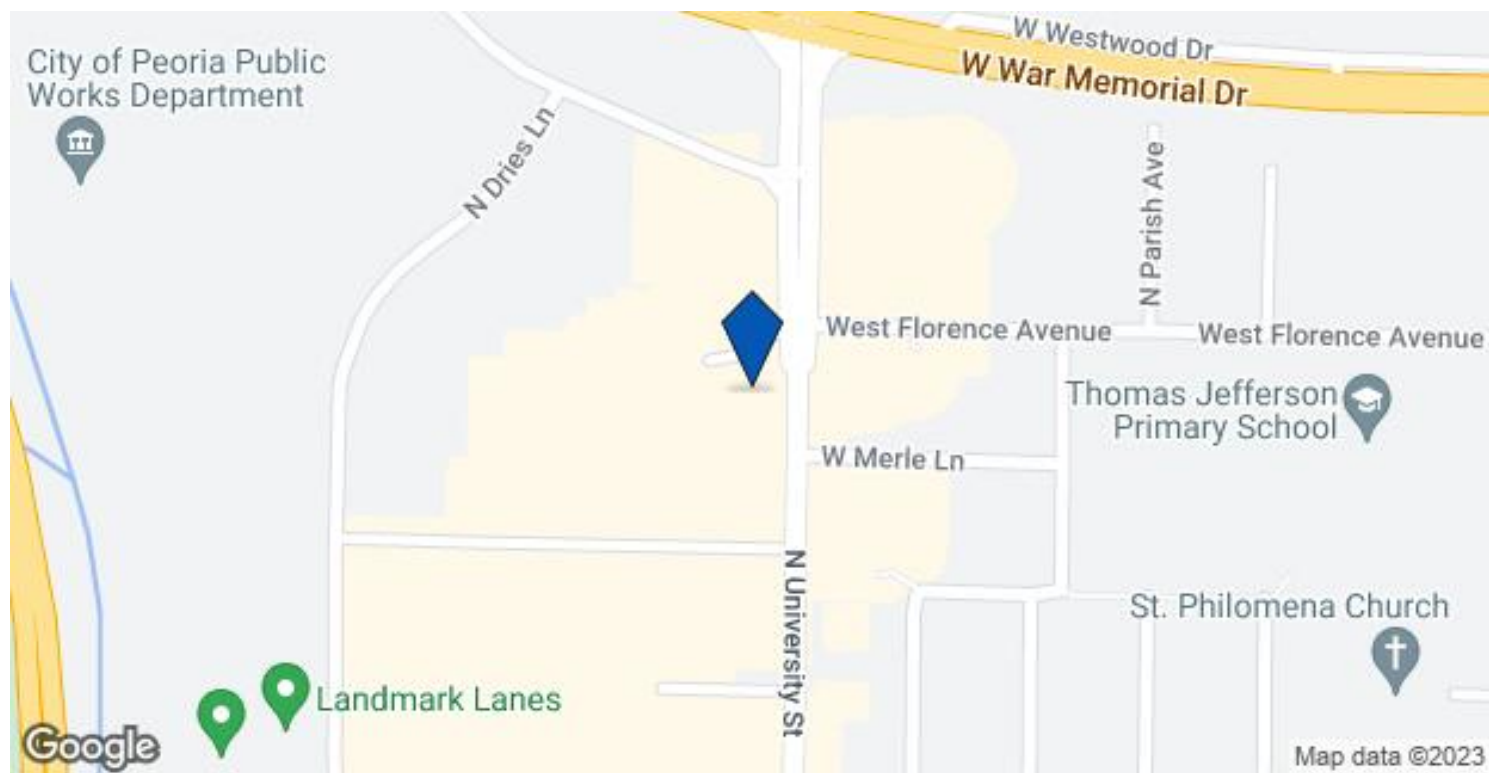
TRANSPORTATION

 AIRPORT
General Wayne A. Downing Peoria International Airport
17 min drive 8.0 mi

PROPERTY TAXES

Parcel Number
14-29-327-026
Land Assessment
\$143,990
Improvements Assessment
\$176,680
Total Assessment
\$320,670

MAP OF 3431 N UNIVERSITY ST PEORIA, IL 61604



Address: 3431 N University St, Peoria, IL