

FOR SALE
2,179 SF



69 BROADWAY STREET
DRY RIDGE, KENTUCKY

NET LEASE INVESTMENT OPPORTUNITY



PROPERTY HIGHLIGHTS

This property is net leased to the Starbucks Corporation. This is a low rent for Starbucks. It is located just off of I-75 between Cincinnati, OH and Lexington, KY. The property sits in front of a WalMart and is surrounded by other retail. It is a quality building on a well-located retail site.

Building Size:	2,179 sf
Lot Size:	0.846 acres
Drive-Thru	1
Year Built:	2020
Current Lease Expiration	March 31, 2030
Renewal Options:	(4) Five-Year Options



Perhaps the most iconic of the American 'coffee shops', Starbucks began its phenomenal trajectory in 1971, opening its first store in Seattle, Washington. Offering fresh-roasted coffee beans, tea and spices from around the world, in addition to ready to consume beverages and snacks.




While never abandoning the philosophy of providing a neighborhood gathering place for meeting friends and family, Starbucks now has over 36,000 stores in 84 markets worldwide. This includes immersive Starbucks Reserve Roastery locations in Chicago, Milan, New York, Seattle, Shanghai and Tokyo.

Starbucks brand portfolio now also includes Teavana and Ethos Water. Additionally, Starbucks products are sold in numerous grocery and retailer chains throughout the world. Starbucks is listed on the NASDAQ and went public on June 26, 1992.

ABOUT STARBUCKS

GROWING AREA

The Dry Ridge area benefits from its location between Cincinnati, Ohio and Lexington, Kentucky, as well as its proximity to the I-75 corridor with its significant commuter traffic. Additionally, population growth rates in Dry Ridge are more than double those of both Cincinnati and Lexington.

	5,617 POPULATION <i>Within 3 Mile</i>	10,756 POPULATION <i>Within 5 Miles</i>	20,165 POPULATION <i>Within 7 Miles</i>
	\$75,171 AVG. INCOME <i>Within 3 Mile</i>	\$76,690 AVG. INCOME <i>Within 5 Miles</i>	\$79,293 AVG. INCOME <i>Within 7 Miles</i>
	3.74% YOY POPULATION GROWTH RATE <i>Within 3 Mile</i>	3.56% YOY POPULATION GROWTH RATE <i>Within 5 Mile</i>	3.12% YOY POPULATION GROWTH RATE <i>Within 7 Mile</i>



69 BROADWAY STREET

AVERAGE DAILY TRAFFIC COUNTS

17,944 BROADWAY ST	53,050 I-75
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|---------------------------|-------------------------------------|---------------------------|
| 1. Walmart | 7. Microtel Inn & Suites by Wyndham | 13. Dollar Tree |
| 2. Waffle House | 8. Subway | 14. Hampton Inn |
| 3. McDonalds | 9. Heritage Bank | 15. Quality Inn |
| 4. Forcht Bank | 10. O'Reilly Auto Parts | 16. Dry Ridge Outlet Mall |
| 5. Great Clips | 11. Marshall Toyota | 17. Cracker Barrel |
| 6. Dry Ridge Self Storage | 12. Tire Discounters | 18. Body Works Gym |

AREA AMENITIES

CONTACT INFORMATION

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