

# KFC PARKER

205 W RIVERSIDE DR, PARKER, ARIZONA



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**ASKING PRICE:** \$575,333

**SIZE:** ±2,891 SF

**CAP RATE:** 8.86%

**OCCUPANCY:** 100%

# KFC PARKER



- New 10 year lease from close of escrow
- Absolute NNN lease. No Landlord responsibilities
- Located across from the new Parker Walmart
- Tenant operates only this single store. They are committed to the location; it's their livelihood, & they own the business outright (paid in cash).
- Sustainable rent/sqft at \$17.64. Low price/sqft of \$199.
- Rare deeded fee simple ownership (majority of commercial properties in the area are land leased from the reservation)
- ±17,560 cars drive by the property every day
- Excellent visibility fronting Highway 95

<b>Asking Price</b>	\$575,333
<b>Cap Rate</b>	8.86%
<b>Size</b>	±2,891 SF
<b>Lot Size</b>	±32,457
<b>Price/SF</b>	\$199 / SF
<b>Occupancy</b>	100%

