

SINGLE TENANT NET LEASE | \$1,333,000

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DUNKIN' DONUTS  
2815 FERN VALLEY ROAD  
LOUISVILLE, KENTUCKY

**HOGAN**  
REAL ESTATE

## EXECUTIVE SUMMARY

### The Offering

Qualified investors are extended the opportunity to acquire a 100% fee simple interest in a single-tenant, NNN lease Dunkin' Donuts in Louisville, Kentucky. The 2,800 square foot building on 1 acre is prominently located on Fern Valley Road near the Interstate 65 exchange.

The property is located in the core of Louisville's longstanding manufacturing and distribution employment base. Within 5 miles of the subject are a few of Louisville's largest employers including UPS Worldport (20,000 employees), GE Appliance Park (6,000 employees), and Ford Assembly Plant (4,500 employees), including the Louisville International Airport. The strategic location adjacent to Interstate 65 offers accessibility to 125,000 VPD on I-65 and 30,400 VPD on Fern Valley Road.

Population density and major employment have long contributed to the area's vitality attracting retailers and professional services. Trade area retailers include Sam' Club, Home Depot, and Outback Steakhouse, as well as many casual and quick service restaurants.

### Sales Terms

The property is being offered on an "as-is" basis with ownership making no representations or warranties with respect to the accuracy or completeness of the offering memorandum or any and all documents delivered to any acquisition prospect for the purpose of due diligence.

### Investment Highlights

#### Ideal 1031 or Private Equity Investment

- A 10 year NNN lease with approximately 9 years of term remaining provides investors with limited landlord responsibilities and excellent underlying real estate

#### Densely Populated Trade Area

- Over 54,000 people live within a three mile radius of the subject. Within five miles the population rises to nearly 203,000

#### High Traffic Site with Great Accessibility and Visibility

- Over 30,000 vehicles pass the location daily with adjacent I-65 carrying over 125,000 vehicles per day at the Fern Valley Road exchange. The site offers two points of full ingress/egress to Dunkin Donut customers

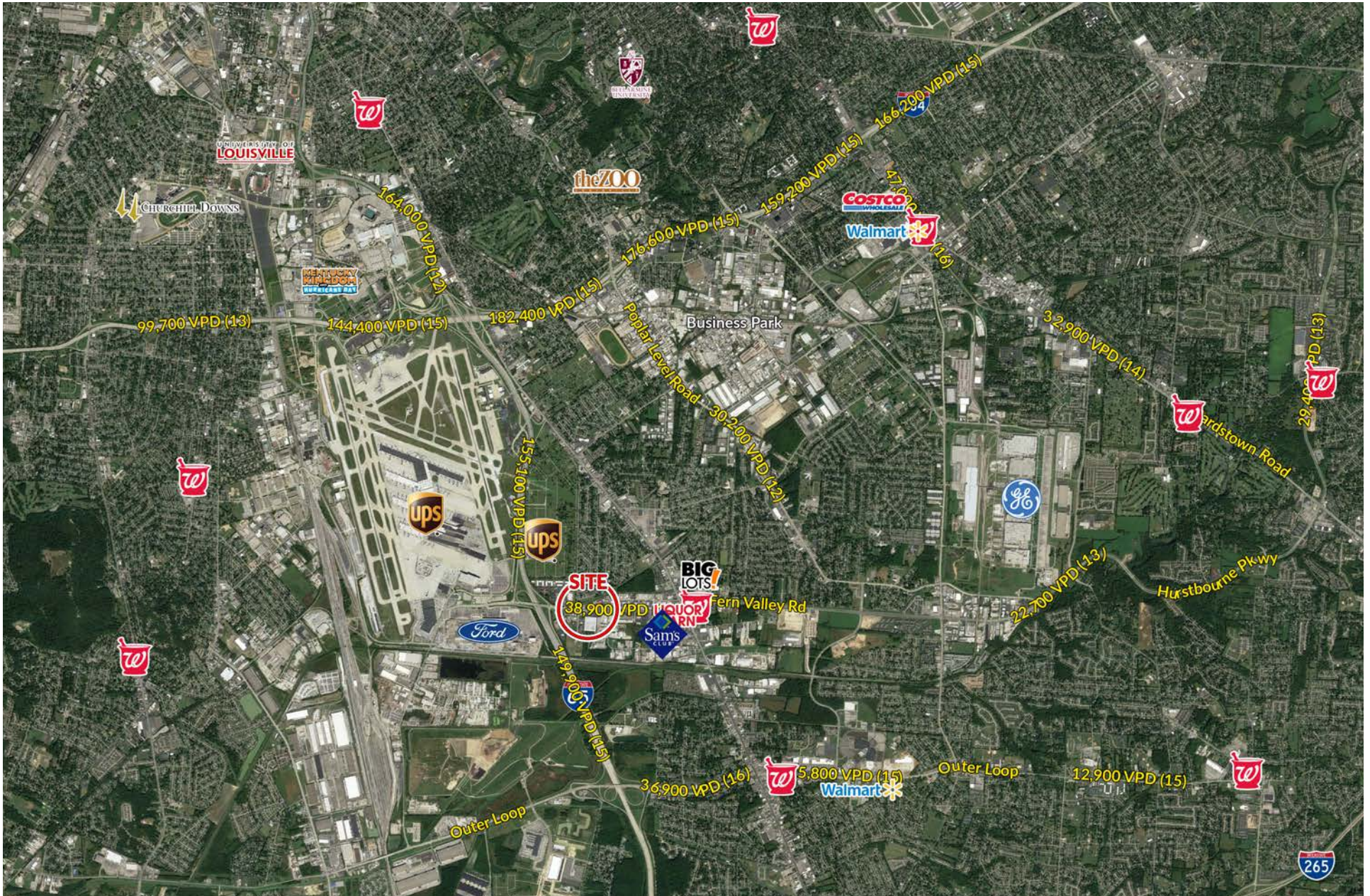
#### Regional Employment Center

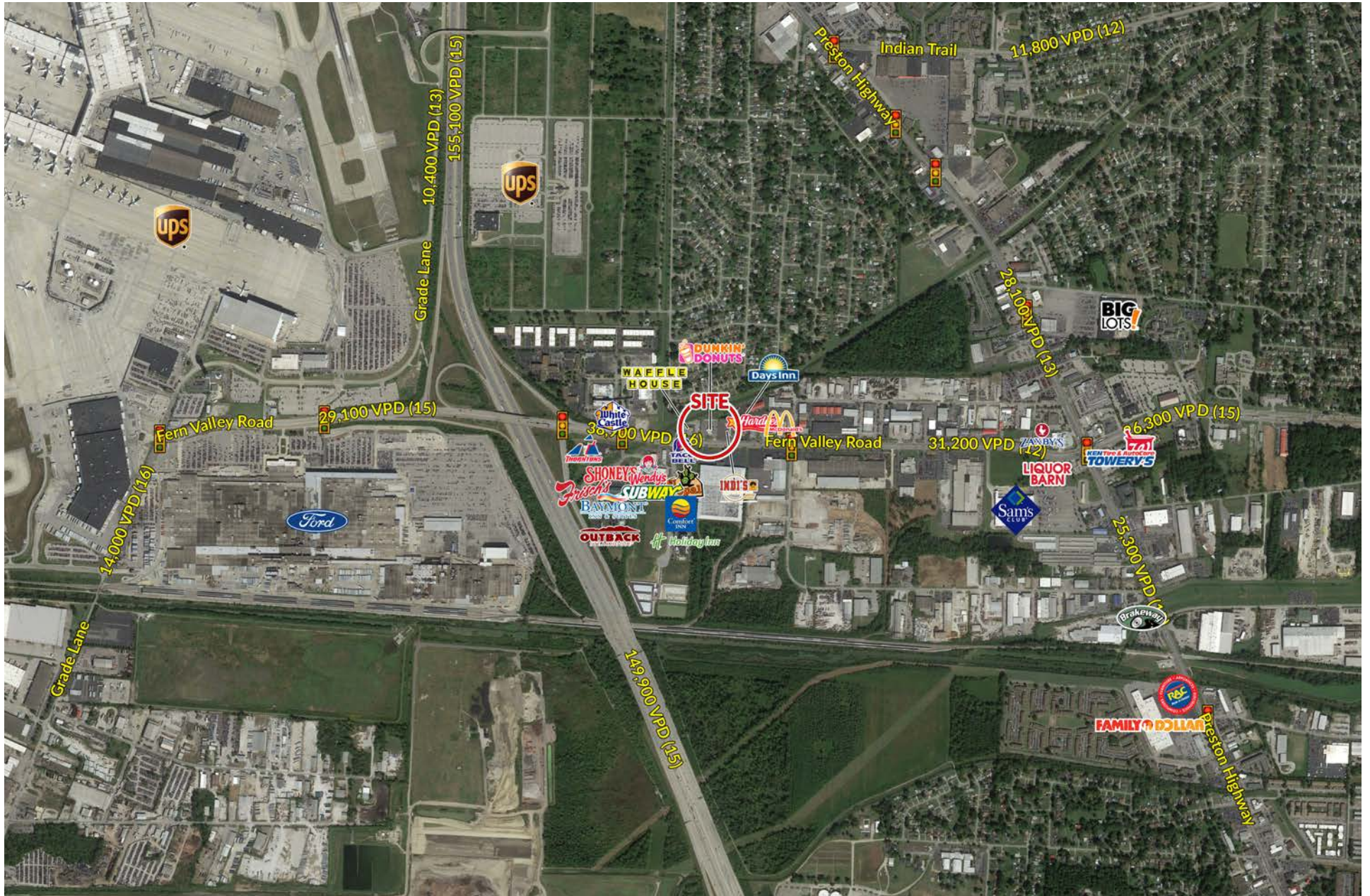
- This location services the region's employment center for logistics and manufacturing (UPS Worldport, Ford Assembly Plant, and GE Appliance Park)





REGIONAL MAP







## HOGAN REAL ESTATE EXCLUSIVE AGENTS

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