

Powder Keg Harley-Davidson

2383 Kings Center Ct | Mason (Cincinnati MSA), OH 45040

SINGLE TENANT HARLEY-DAVIDSON WITH A LOW RENT PSF AND STRONG, GROWING SALES
EXCEPTIONAL DEMOGRAPHICS, EMPLOYMENT DRIVERS, AND TOURISM



ACTUAL PHOTO



\$5,857,000
PRICE

7.25%
CAP RATE

\$424,608
TOTAL NOI

EXCLUSIVE MARKETING ADVISORS

INVESTMENT ADVISORS

Michael Brewster
Director
+1 407.745.3911
michael.brewster@am.jll.com

Brad Peterson
Senior Managing Director
+1 407.745.3910
brad.peterson@am.jll.com

OHIO BROKER OF RECORD

Bill Poffenberger
License #: BRKP.0000352247



IDEAL ABSOLUTE NNN INVESTMENT WITH LOW RENT PSF

Absolute NNN lease with over 8 years remaining, no landlord responsibilities, annual increases, and a low in-place rent of \$11.82 PSF.



EXCELLENT SALES FROM A PROVEN OPERATOR AND ICONIC BRAND

Phenomenal, growing sales and ultra-low single-digit rent-to-sales ratio. America's Powersports operates 8 Harley-Davidson dealerships and Harley (NYSE: HOG) accounts for half of all new motorcycle registrations in the U.S.



INTERSTATE LOCATION IN "OHIO'S LARGEST PLAYGROUND"

Along I-71 (98,500 VPD) with a highly visible pylon sign. Only minutes from the largest theme park in the midwest and 17th most visited park in North America (3.5 million visitors).



HIGH-TECH INDUSTRY FUELING MASON'S GROWING, AFFLUENT POPULATION

Over 105,000 residents earning household incomes of \$146,000 in a 5-mile radius, driven by Fortune 500 headquarters, global tech companies, and household names expanding in Ohio's second fastest growing county.



**CLICK HERE TO SIGN
CONFIDENTIALITY AGREEMENT**

