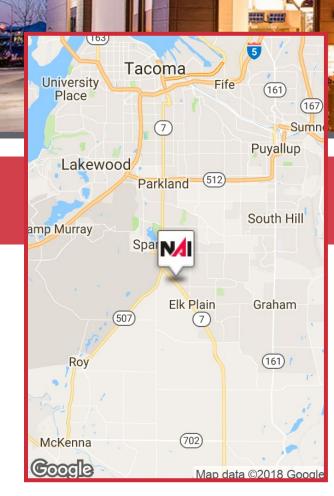
# For Sale Under Construction - Summer Completion



Representative Photo

## Spanaway Arby's 20517 Mountain Highway E, Spanaway, WA 98387

- Under construction; opening Summer 2018
- Absolute NNN single-tenant lease
- 20-year lease with 7.5% bumps every 5 years
- Leading national brand
- Strong multi-unit operator w/ 50+ Arby's
- New "Class A" construction
- \$115,000 annual scheduled income on lease
- No landlord responsibilities
- Strong residential growth market

For more information, contact:



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## Spanaway Arby's 20517 Mountain Highway E, Spanaway, WA 98387

#### PROPERTY OVERVIEW

This is a Absolute NNN Investment property with a brand new 20-year lease that has 7.5% bumps every 5 years. The franchisee currently owns and operates 50+ Arby's locations in Washington, California and Utah.

#### LOCATION OVERVIEW

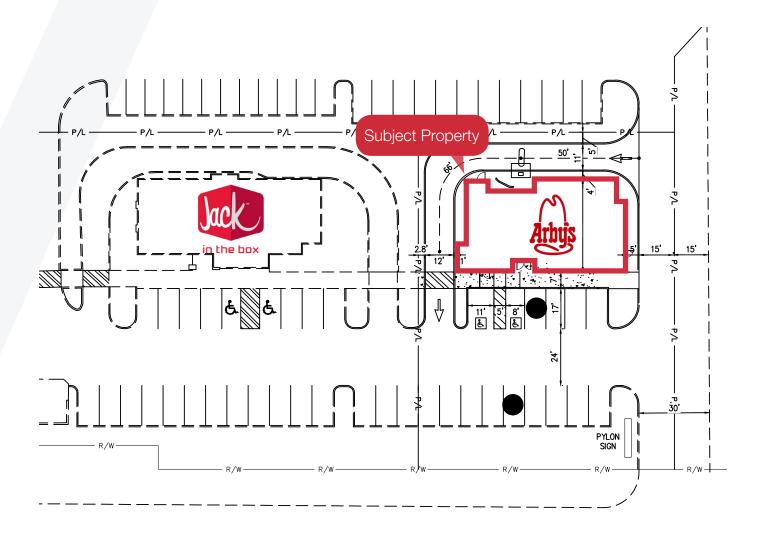
The site is located in Spanaway, Washington, just east of Lewis-McChord Joint Base and Interstate 5. The immediate market is anchored by a Super Walmart and benefits from strong traffic on Highway 7 and a high-growth residential population.





THE INFORMATION CONTAINED HEREIN HAS BEEN GIVEN TO US BY THE OWNER OF THE PROPERTY OR OTHER SOURCES WE DEEM RELIABLE, WE HAVE NO REASON TO DOUBT ITS ACCURACY, BUT WE DO NOT GUARANTEE IT. ALL INFORMATION SHOULD BE VERIFIED PRIOR TO PURCHASE OR LEASE. PIERCE COUNTY\SPANAWAY ARBY'S 20517 MOUNTAIN HWY E

### Site Plan



## **Property Summary**

SALE PRICE	\$2,421,000
CAP RATE	4.75%
NOI	\$115,000
LOT SIZE	15,460 SF
BUILDING SIZE	2,562 SF

# For Sale 20517 Mountain Hwy E





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