FOR SALE

National Single Tenant Investment Opportunity | JJ Fish & Chicken

9815 Gravelly Lake Dr SW, Lakewood, WA



CONTACT

Cramer Foster 253.722.1423 | cfoster@kiddermathews.com Jeff Kraft 253.722.1405 | jkraft@kiddermathews.com

km Kidder Mathews

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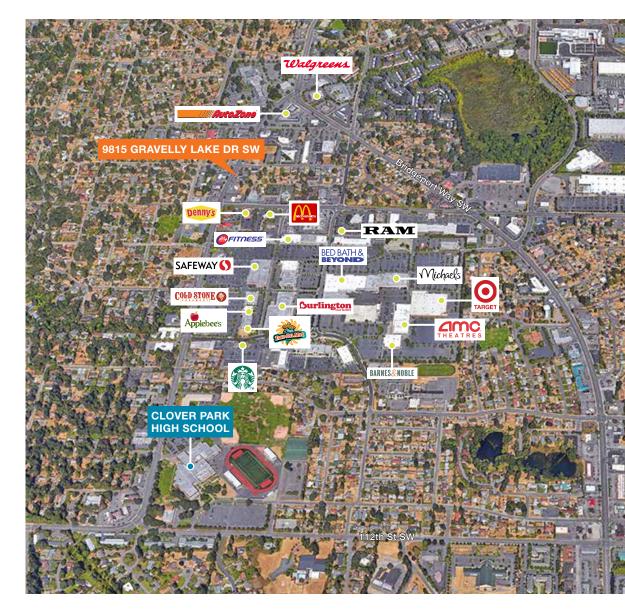
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Features

National tenant penetrating West Coast Market JJ Fish & Chicken 148 locations nationwide
1,440 SF including walk-in coolers, in-ground grease interceptor, hood and drive-thru
\$55,200 / Year
10 years commencing 10/18/17
\$995,000
Please don't disturb current Tenant
Base rent increases 3% annually
Minimal landlord responsibilities



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FISH and CHICKEN	Chicken Dinners 20 Mix Thigh, Leg, Wing 3pc 5.99 6pc 10.99 9pc 15.99 21 Buffalo/Honey BBQ Wing 3pc 3.99 6pc 9.99 10pc 14.99 50 22 Chicken Wings 3pc 5.99 6pc 10.99 10pc 15.99 50 23 Chicken Tender 3pc 8.99 55
"Fresh Fried Chicken & Fish!"	Chicken Nugget 6pc 6.99 10
-OPEN DAILY 10AM-10PM-	Seafood GumboSmall7.49Medium10.49Large17.99
	Salads *23 Green Salad 7.99 *27 Green Salad w/ Grilled Shrimp 12.99 *23 Green Salad w/ Grilled Chicken 11.99 *23 Green Salad w/ Grilled Chicken 12.90
9815 Gravelly Lake Dr. • SW Lakewood, WA 98499	Cole Slaw Okra
253.584.1455 www.jjfishandchicken.biz	Hush Puppies Onion Rings Mushrooms Jalapenos Cheese Sticks(8pc) Fries Sm 1.99
	Pizza Pie w/ Fries Rice Broiled Veggie

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Fish Din	ne	is	X	
Ccean Perch	3рс	10.99	4pc	12.9
2 Whiting	Зрс	10.99	4pc	15.9
Shrimp	1⁄2lb	12.99	1lb	22.9
4 Jumbo Shrimp	½lb	13.99	1lb	26.9
Fillets	2pc	12.99	Зрс	16.9
Catfish Nuggets	1/2lb	9.99	1lb	17.9
Tilapia Fillets	2pc	10.99	Зрс	15.9
#8 Cod	4oz	13.99	6oz	18.9
Salmon	4oz	13.99	6oz	18.9
Oyster	5рс	11.99	7рс	14.9
Red Snapper	4oz	12.99	6oz	18.9
Calamari	Sm	10.99	Lg	18.9
#13 Mussels	Sm	10.10	Lg	18.1
14 Cat Fish Steak	Зрс	10.99	4pc	13.9

50pc 49.99

50pc 59.99

5pc 10.99

10pc 10.99





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