

NATIONAL CREDIT TENANT - INVESTMENT OPPORTUNITY \$2,950,000



5079 FREDERICA STREET, OWENSBORO, KY 42301

Ground lease to Harbor Freight.

+/- 2.26 acres zoned for commercial use on high-traffic retail corridor.

Ideal location near Walmart Supercenter, Target, Best Buy, Sam's Club and AT&T Store.

Brand-new 10-year land lease recently signed with four additional 5-yr options.

Credit Quality Tenant in a Free Standing retail store (15,500SF) on the property.

Signalized intersection with a daily traffic count of 7653(12) Sta. E01.

6.1% cap rate.

Ideal for 1031 exchange.

No management responsibilities.



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SCHRADER
COMMERCIAL PROPERTIES, LLC

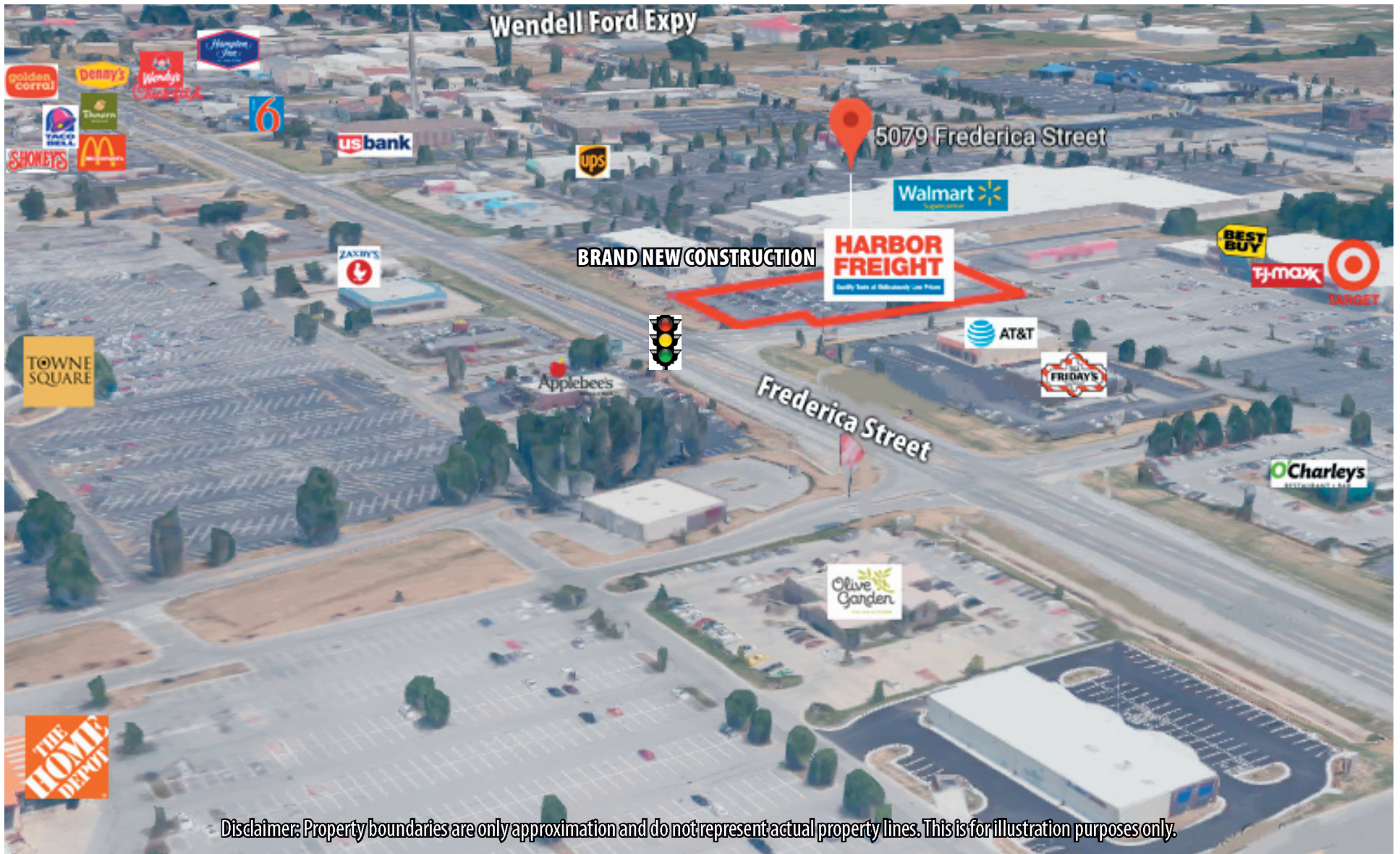
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PROPERTY PHOTOS



AERIAL



AERIAL



Disclaimer: Property boundaries are only approximation and do not represent actual property lines. This is for illustration purposes only.

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