



Rare Slim Chickens NNN Opportunity

Bentonville Metro | 1400 SE Eagle Way, Little Flock, AR



Sale Price: \$3,366,000 | 2,400 SF Building on 0.92 Acres

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	6,194	53,390	121,299
Avg. Household Income	\$99,486	\$117,045	\$132,023

- 5% CAP Rate - Sale Price \$3,366,000
- Parent company lease
- 10 years remaining on initial term with 5% increases every 5 years
- Three 5 year options with 5% increases every 5 years
- Absolute NNN - Tenant pays taxes, insurance and CAM
- #9 fastest growing metro area with 40+ new residents each day
- Just off I-49 with over 79,000 vehicles per day
- Located in Slim Chicken's home market, founded just 21 miles away

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