



# CASH AMERICA INVESTMENT OPPORTUNITY

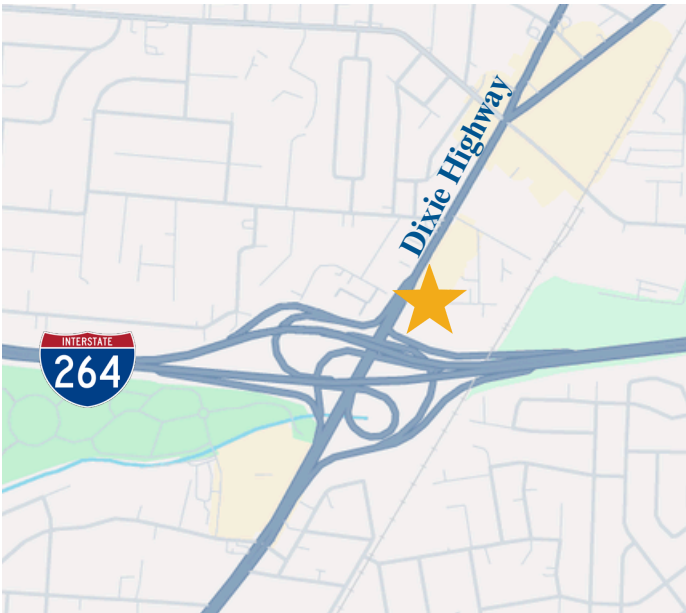
4131 Dixie Highway | Louisville, KY 40216

## Property Description:

This freestanding 10,915-square-foot retail building on 0.562 acres along the Dixie Highway corridor presents a rare opportunity to acquire a fully stabilized NNN investment with over 30 years of continuous tenancy by Cash America Central, Inc. The property generates \$62,400 in net annual income at a 7.85% cap rate, with the tenant responsible for taxes, insurance, and utilities. Three remaining renewal options carry the lease through 2038 at escalating rents, providing exceptional long-term income security with minimal landlord obligations. Zoned C-2 and ideally priced under the \$1 million threshold, this asset is well-suited for a local portfolio investor or 1031 exchange buyer.



Sale Price:	\$795,000
Property Size:	0.562 Acres
Property Type:	Investment
Zoning:	C-2
Signage:	Yes
Parking Type:	Surface
Cap Rate:	7.85%



	Total Population	Total Families	Total Households	Average Household Income
<b>1 MILE</b>	13,114	3,487	5,352	\$60,680
<b>3 MILE</b>	103,602	27,299	42,463	\$67,804
<b>5 MILE</b>	220,970	54,857	91,919	\$69,731

\*INFORMATION IS SOURCED FROM SITES USA



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