

MILLENNIUM PROPERTIES R/E

**Triple Net Leased Burger King
on 95th with 9+ Years on Term
1701 E. 95th St.
Chicago, IL**

\$2,775,000



Net Leased Burger King: 9+ Years Remaining on Term



Property Highlights

- 2,900 SF net leased Burger King
- Outlot in grocery-anchored center
- Build-to-suit with drive-thru
- 9+ years remaining on NNN lease
- Leased by second largest Burger King franchisee
- Adjacent to Bank of America
- Other tenants in center include:
 - **Jewel-Osco**  **H&R BLOCK**
 - **KFC** Oak Street Health & more
- Current Net Rent: \$175,282
- Land Area: 37,549 SF
- Zoning: PD 485
- Taxes (2018): \$33,111

Property Overview

Near the corner of 95th and Stony Island, a 2,900 square foot triple net leased Burger King location is available for sale. The build-to-suit property includes a drive thru, kitchen and spacious seating area. There are more than 9 years remaining on the initial term and the tenant has two 5-year renewal options. The tenant is the second largest Burger King franchisee in the country, An outlot in a grocery anchored retail center, the property is adjacent to a Bank of America branch. Other tenants in the busy center include Jewel, KFC, H&R Block, Foot Locker, Oak Street Health and more. 95th St. is a strong commercial corridor that attracts a variety of retail and office users. This property is close to several large industrial properties, as well as Chase Bank, McDonald's, Walgreens, Dollar Tree and more.

