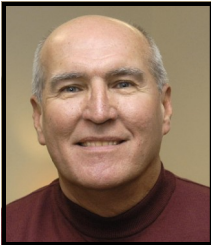


Southeast Missouri Commercial, Industrial & Development Properties

Cape Girardeau

- Commercial Real Estate
- Office & Retail Property
- Warehouse Properties
- Development
- Industrial Sites & Bldg.'s
- Build to Suit Projects
- Real Estate Brokerage



**Tom Kelsey
Broker**

Phone: 573-334-5200

Fax: 573-332-7979

tkelsey@lorimont.com

Fully Leased Zaxby's Restaurant Property in Cape Girardeau



407 Cape West Crossing, Cape Girardeau, MO

Great investment opportunity with this fully leased restaurant facility built in 2018. Current lease is a 20 year term with renewal options. Great high traffic and visibility location. Contact Tom for additional details!

- | | |
|--|---|
| • NNN Lease: No Landlord Responsibilities | • Great High Visibility Location on I-55 |
| • 20 Year Term with Renewal Options | • Close to Hotels & Retail |
| • 1.4% Annual Rent Escalations Thru Term | • 7.02% Cap Rate – Personal Guarantee |
| • Complete Financials Available | • Priced at \$2,800,000 |



LORIMONT
COMMERCIAL REAL ESTATE

COMMERCIAL
Real Estate



REALTOR®

276 S. Mount Auburn Road Cape Girardeau, MO 63703

573-334-5200 Fax 573-332-7979

www.lorimont.com