

FOR SALE

Lease Investment Opportunity

3418 US Route 60 East • Barboursville, WV



- Price: \$1,115,300
- Cap Rate: 8.5%
- Building: 8,864 sf
- Lot Size: .91 acres
- Lease Term: Ten (10) Years

For more information, please contact:
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Embree Asset Group, Inc.
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Barboursville is a village in Cabell County, West Virginia, located between the two largest and fastest growing cities in the state, Huntington and the State capital, Charleston.

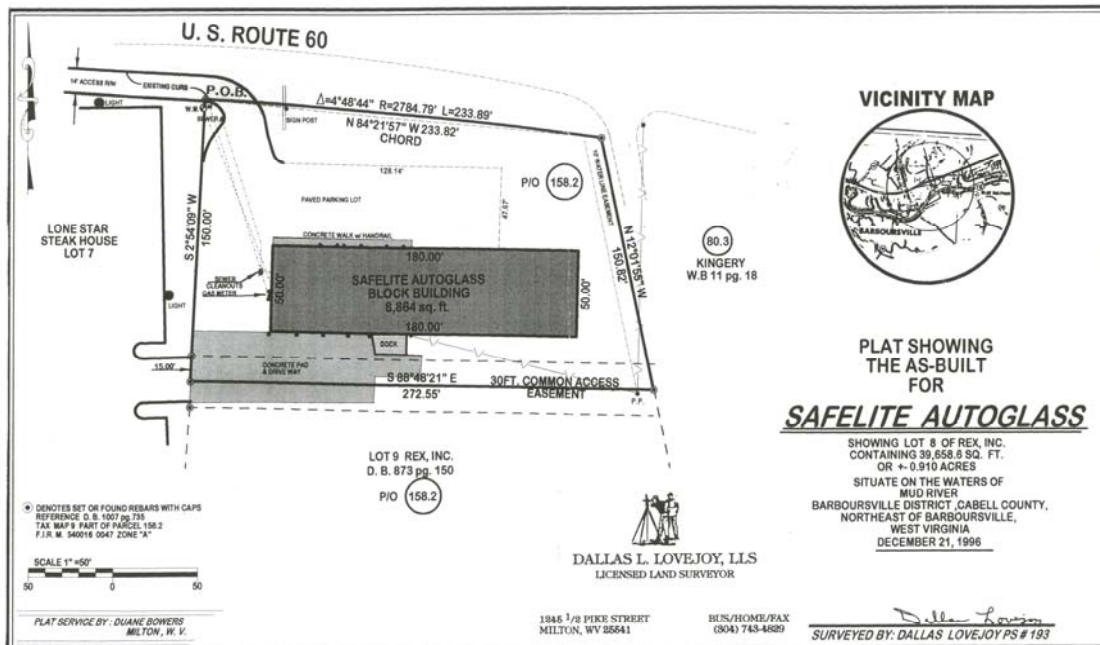
The area is located near the banks of the Ohio river and the foothills of the Appalachian Mountains. This area is home to the largest port on the Ohio River and two major railroad companies, CSX and Norfolk Southern.

The area is served by two airports, access to US 60 and I-64, as well as a planned expansion to I-73 that will make the drive to Lexington, Kentucky less than two hours.

This Safelite AutoGlass Store is located just off US Route 60 East, near many busy retail locations including Jiffy Lube, Hampton Inn, Cracker Barrel and an entertainment complex. To the East, beautiful tree line scenery adjoins the property.

Lease Summary

Tenant:	Safelite Fulfillment, Inc. (Safelite Auto Glass)
Property Address:	3418 US Route 60 East • Barboursville, West Virginia
Lease Term:	Ten (10) years
Schedule of Rents:	\$94,800.00
Taxes & Insurance:	By Tenant
Repairs:	Tenant responsible for all repairs and maintenance.



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