For Sale

3525 Park Avenue
Paducah, KY 42001

Single-Tenant Opportunity
Long-Term NNN Lease

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Offering Overview

3525 Park Avenue • Paducah, KY 42001

Purchase Price	Cap Rate	Net Operating Income	Remaining Term
$1,412,285	7.0%	$98,860	+8 Yrs

Property Summary

Building Size	7,500 SF
Land Area	1.78 Acres
Year Built	2006
Occupancy	100%
Tenant	Ziebart (Franchise Operator)

Investment Summary

Lease Type	NNN
Lease Term	10 Years
Lease Commencement	May 1, 2025
Lease Expiration	April 30, 2035
Annual Base Rent	$98,860
Rent Increases	Annual CPI-based Adjustments
Renewal Options	Two, 5-Year Options

Investment Highlights

Long-Term NNN Lease

- Over eight years remaining on NNN lease providing investors with long-term income security through April 2035.

Established Automotive Service Tenant

- Tenant operates under the nationally recognized Ziebart brand, a global leader in automotive protection services founded in 1959.

Passive NNN Lease Structure

- Tenant is responsible for taxes, insurance reimbursements, utilities, HVAC maintenance, and general property upkeep.
- Landlord responsibilities limited to roof and structural components.

Strong Tenant Commitment

- Tenant has personally guaranteed the full term of the lease.

Stable Automotive Service Industry

- Automotive maintenance and protection services provide consistent demand regardless of economic cycles.

Attractive Price Point For Private Investors

- Ideal opportunity for 1031 exchange and passive investors seeking stable cash flow.

Tenant Overview

Founded in 1959, Ziebart is a nationally recognized automotive appearance and protection brand specializing in rust protection, paint protection, detailing, window tinting, and vehicle preservation services. Headquartered in Troy, Michigan, the company operates through a well-established network of corporate and franchise locations across the United States and internationally, with more than 400 licensed locations and approximately 1,300 service centers in 37 countries. Ziebart's long-standing brand presence, diversified operating platform, and essential automotive service offerings support consistent customer demand and operational durability, reinforcing its strength as a stable, long-term net lease tenant.

#1
Brand in Car Care

A+ Accredited Business
BBB Rating

65+
Years in Business

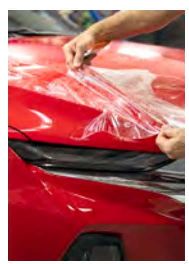
25 Million
Vehicles Protected

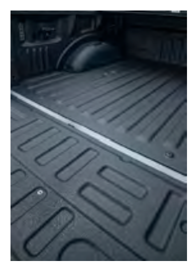
Automotive Appearance and Protection Services


Auto Detailing


Window Tint


Rust Protection


Paint Protection


Spray-On Bed Liner


Fleet Programs


Dealership Programs

Lease Summary

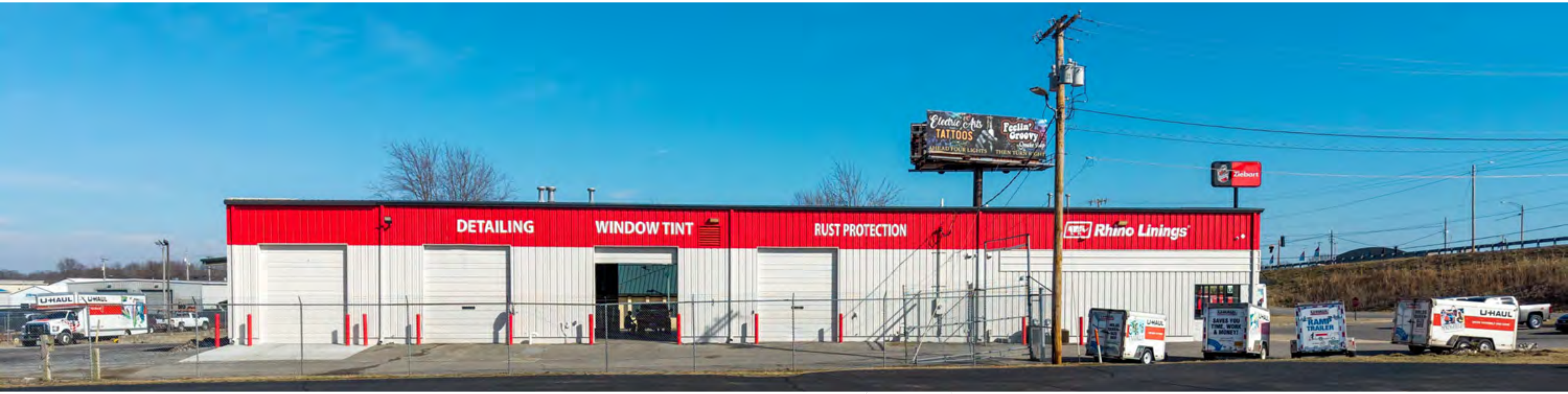
Lease Terms

Tenant	Hygia Automotive LLC dba Ziebart
Lease Structure	NNN
Lease Commencement	May 1, 2025
Lease Expiration	April 30, 2035
Lease Term Remaining	+8 years
Annual Base Rent	$98,860
Monthly Base Rent	$8,238
Rent Escalations	Annual CPI-Based Adjustments (July)
Renewal Options	Two, 5-Year Options
Option Rent Increases	CPI-Based Adjustments
Landlord Responsibilities	Roof and Structural
Tenant Responsibilities	Taxes, Insurance Reimbursements, HVAC Maintenance, Utilities, Maintenance


N
CHEVROLET
ON TRACK STORAGE
PADUCAH BATTERY SUPPLY
AUTO TRIM DESIGN
Jason's Collision Center
LAMAR
60
mazda
Ford
Park Ave ±24,800 VPD
FINISH LINE CAR WASH
3551
East View

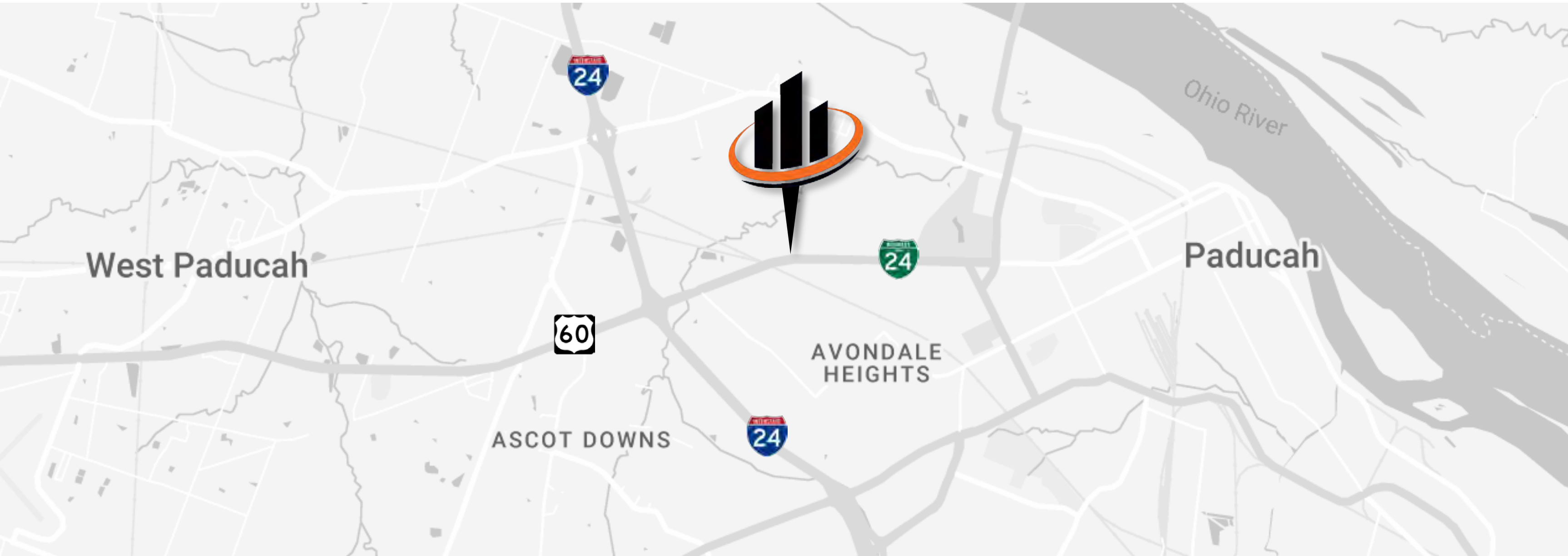

DETAILING
WINDOW TINT
RUST PROTECTION
Rhino Linings
Ziebart
U-HAUL


Ziebart
DETAILING
WINDOW TINT
RUST PROTECTION
NOW OPEN!
U-HAUL


DETAILING
WINDOW TINT
RUST PROTECTION
Rhino Linings
Ziebart
Electric Arts TATTOOS
Feelin' Groovy
U-HAUL

Market Overview

Paducah is a regional commercial hub in western Kentucky serving as a primary retail destination for surrounding communities. The area benefits from stable population levels, consistent consumer demand, and strong automotive traffic patterns. Paducah's economy is supported by healthcare, manufacturing, transportation, and retail industries.



Demographics

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,870	25,539	44,567
2029 Projection	2,846	25,441	44,423
Median Age	42.4	41.6	42.3

Demographics data derived from: CoStar

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,184	11,132	19,388
Persons Per HH	2.3	2.1	2.1
Average HH Income	$109,998	$87,465	$83,093
Median House Value	$248,648	$176,277	$172,096

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