

For Sale

3525 Park Avenue
Paducah, KY 42001



New 10-Year Single-Tenant
NNN Lease Opportunity



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Offering Overview



3525 Park Avenue • Paducah, KY 42001

Purchase Price
\$1,452,422

Cap Rate
6.53%

Net Operating Income
\$94,875

Remaining Term
±10 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	\$94,875
Rent Increases	Annual CPI-based Adjustments
Renewal Options	Two, 5-Year Options

Investment Highlights

New 10-Year Lease

- Brand new 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

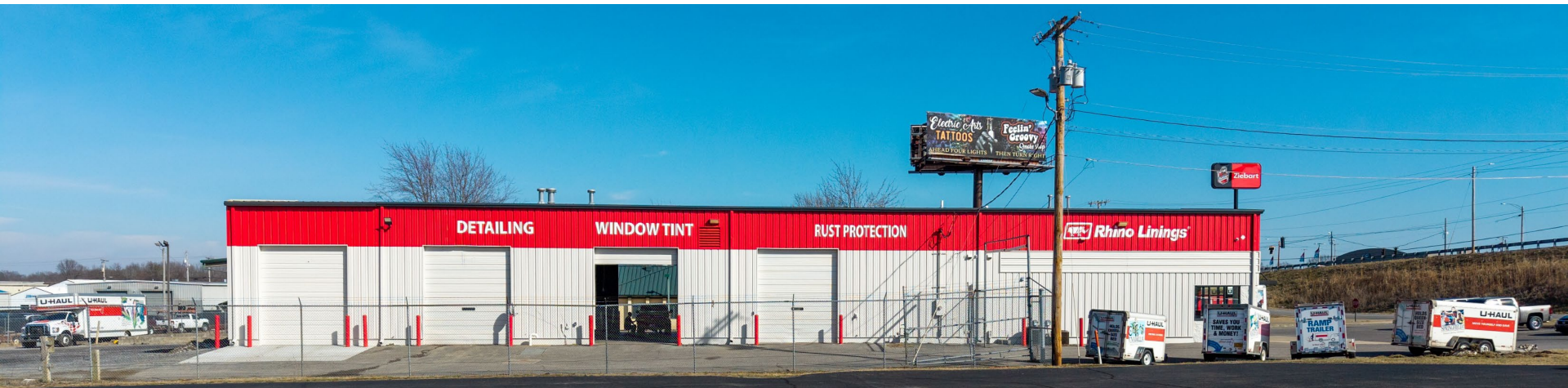
Lease Terms

Tenant	Hygia Automotive LLC dba Ziebart
Lease Structure	NNN
Lease Commencement	May 1, 2025
Lease Expiration	April 30, 2035
Lease Term Remaining	±10 years
Annual Base Rent	\$94,875
Monthly Base Rent	\$7,906
Rent Increases	Annual CPI-Based Adjustments
Projected CPI-Adjusted Rent (Est.)	\$97,000 Annually Beginning July 2026 (Subject to CPI Calculation)
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



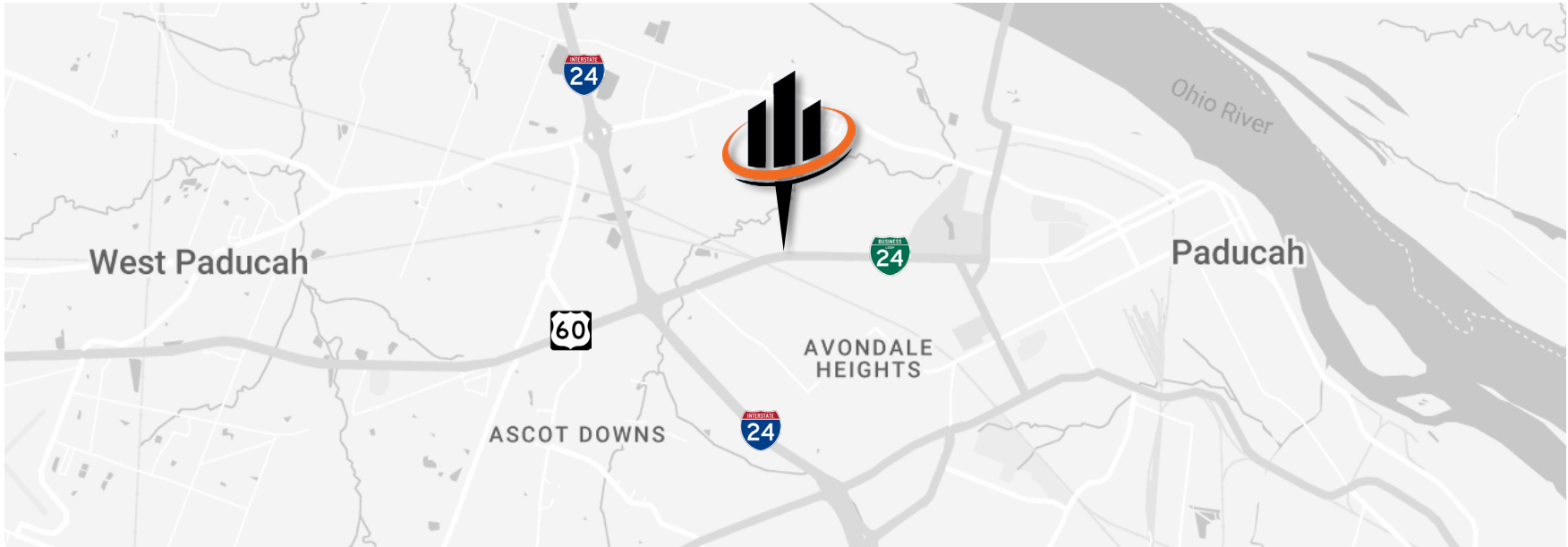


East View



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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