

NNN Investment Advisors

Address: 3951 N Haverhill Rd. Suite 316, Florida, United States
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Agent

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NTB Shelby, NC

Price : \$2,544,000
Bed : 0
Year Built : 2002

Bath : 0
~Floor Area sq ft : 6,656
Property ID : 135428

PROPERTY HIGHLIGHTS:

Attractive 7% CAP rate, \$178,131 NOI, 4.75 years remaining, plus 3 Five year options

Lowes/Office Max/Aldi Out Parcel Directly adjacent to Super Walmart Complete Interior, Exterior and Parking Lot Remodel in July 2015 Absolute NNN Lease - No Landlord Responsibilities Attractive 10% Annual Rental Increases Assumable Everbank loan (non-recourse) in the amount of \$1,042,665 Additional billboard income of \$6449 a year Corporate guaranty by TBC Corporation - 1,200 retail stores Exceptional High visible location on main retail thoroughfare Strong traffic counts of 44,000 VPD on Hwy 72 and 9,900 VPD on Earl Rd. Retailers in the immediate area include Lowes, Wal-Mart Super Center, BIG K-Mart, Office Max, Walgreens, Pet Smart, Burger King, Wendy's, Arby's, Sonic, IHOP, Pizza Hut, Taco Bell, Donkin Donuts, Firehouse Subs, Advance Auto Parts, O'Reilly, Autozone, Super-Lube, and Goodyear, Applebee's, Jack In The Box, Chick -Fil-A, . Area banks include Capital City Bank, Premier Bank, and AmSouth Bank.

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