

FOR SALE



CAP RATE:
7.21%



OCCUPANCY:
100%



SQFT:
10,038



LAND SIZE:
.82 ACRES

**BS² SALON
SUITES**

2225



GLACIER
COMMERCIAL REALTY, L.P.

STEVE SHRUM
CO-MANAGING PARTNER
817-881-3837

CHASE MASON
MARKETING SPECIALIST
817-888-4841

INVESTMENT OVERVIEW

2225 Avenue J
Arlington, TX 76006



Tenant: Bufford Salon Suites LLC



Lease Type: NNN



Gross Building Square Footage: 10,038 SF



Year Built: 1998



Land Size: 0.82 Acres



Lease Expiration: 4/30/34



Renewal Options: One (1) 5-Year Option

FROM	TO	ANNUAL RATE (rsf/yr)*	AMOUNT PER MONTH
11/1/2025	10/31/2026	\$17.91/rsf/year	\$15,518.72
11/1/2026	10/31/2027	\$18.54/rsf/year	\$16,061.88
11/1/2027	10/31/2028	\$19.19/rsf/year	\$16,624.05
11/1/2028	10/31/2029	\$19.86/rsf/year	\$17,205.89
11/1/2029	10/31/2030	\$20.55/rsf/year	\$17,808.09
11/1/2030	10/31/2031	\$21.27/rsf/year	\$18,431.38
11/1/2031	10/31/2032	\$22.02/rsf/year	\$19,076.47
11/1/2032	10/31/2033	\$22.79/rsf/year	\$19,744.15
11/1/2033	4/30/2034	\$23.58/rsf/year*	\$20,435.20

*Rate applicable to partial term



NET OPERATING INCOME:
\$179,780



CAP RATE:
7.21%



ASKING PRICE:
\$2,495,000

10,038 SQFT

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Tarrant Appraisal District

*This tax map was compiled solely for the use of
Tarrant Appraisal District who assumes no responsibility
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