



PRICE: \$2,848,174

Cape Rate: 5.75%

Signalized intersection with excellent
visibility & easy access

High-traffic Corridor

Long-term, Corporate Lease

Absolute NNN Lease

Tenant responsible for roof & HVAC

14% rent increase 12/1/2029 followed by
7% increase every 5 years

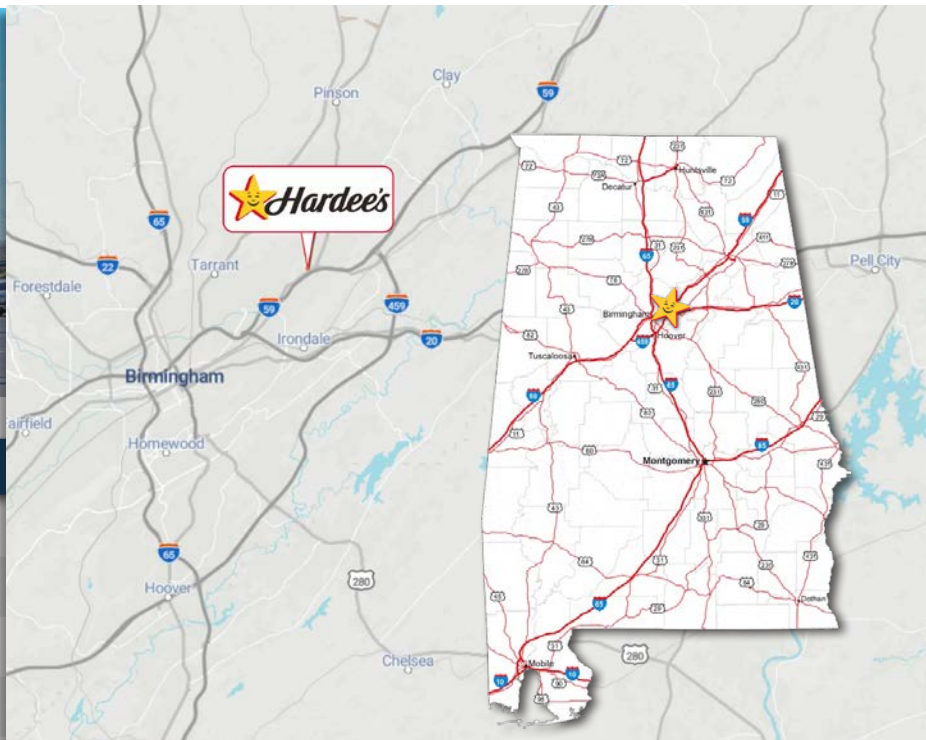
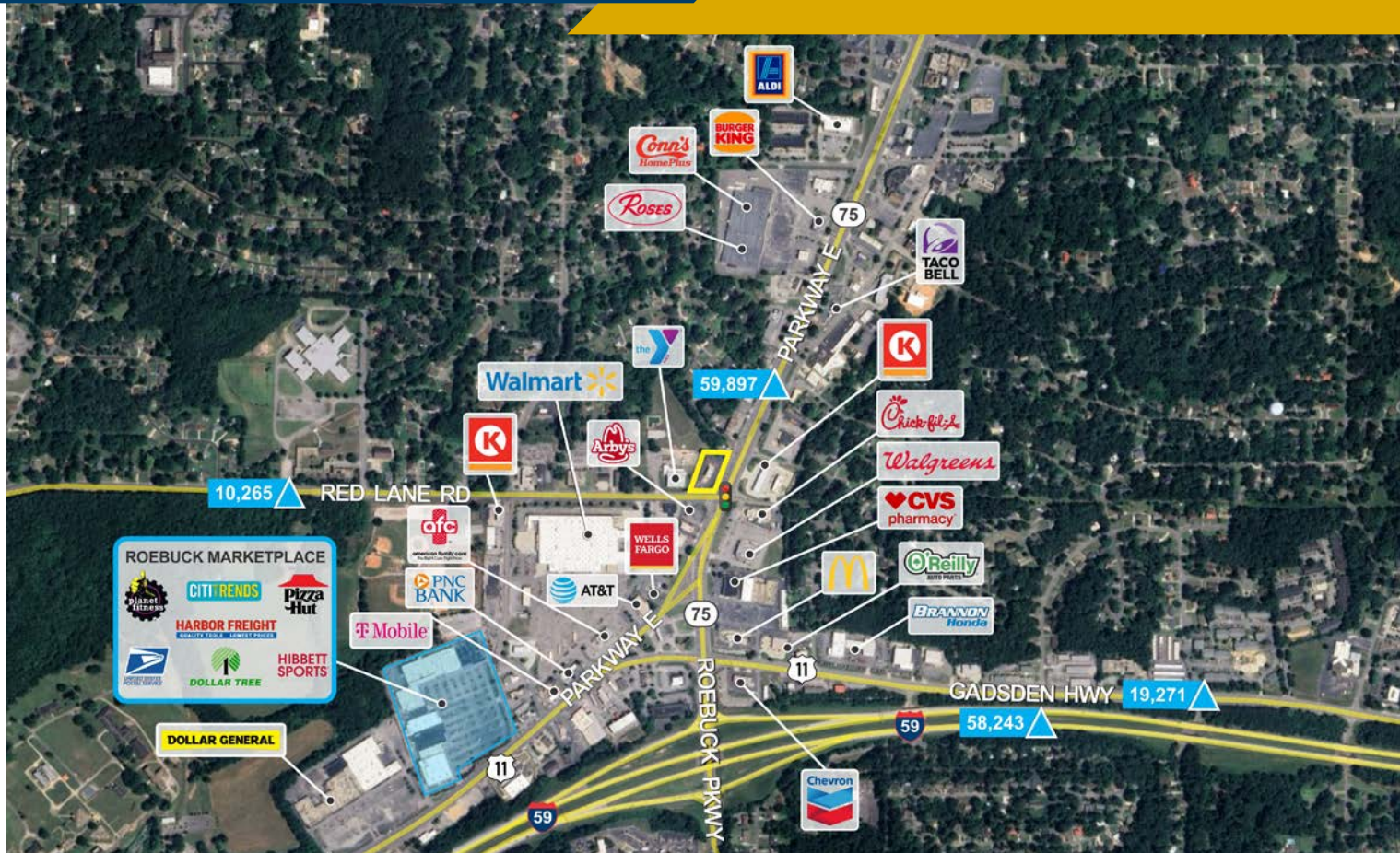


FOR MORE
INFORMATION
PLEASE CONTACT

THOMAS MARTIN
770.729.2814
dmyers@lavista.com

ED O'CONNOR, SIOR
770.729.2826
eoconnor@lavista.com

IN COOPERATION WITH
O'Connor
REALTY ADVISORS
AL LIC# 000106279-0



TRAFFIC COUNTS

Parkway East / AL 75	59,897 VPD
Red Lane Road	10,265 VPD
I-59	58,243 VPD
Gasden Hwy / AL 75	16,917 VPD

Source: Placer.ai

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