

FOR SALE

TRIPLE NET LEASE INVESTMENT PROPERTY REGIONAL BANK BRANCH LOCATION



PROPERTY FEATURES

- Absolute NNN, single tenant, property leased to BB&T.
- Located on an out-parcel of a Publix anchored shopping center.
- The lease is an absolute net lease with a full ten (10) year term, with 3 renewal options and annual escalations of 3%.
- Land Size: 1.32 Acres (57,472.80±SF)
- Building Size: 3,617± SF ~ Bank Branch with four (4) drive-thru lanes, built in 2003.
- **PRICE: \$3,680,300.00**
- **CAP RATE: 7.00%**

For More Information Contact:

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Licensed Real Estate Broker

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