



FOR SALE

\$915,385.00
6.5% CAP RATE

6947 MAIN STREET, FRISCO, TEXAS 75034



SALE LEASEBACK

- NET OPERATING INCOME (NOI): \$59,500.00
- LEASE STRUCTURE: TENANT, IT'S A SECRET MED SPA, WILL SIGN A 10-YEAR LEASE AT \$34.00 + \$8.00 (NNN) WITH 3% ANNUAL RENT INCREASES UPON CLOSING.

woodbinecommercialbrokerage.com

INVESTMENT HIGHLIGHTS

WOODBINE COMMERCIAL IS PLEASED TO OFFER 6947 MAIN STREET. THIS STABILIZED RETAIL ASSET IS FULLY LEASED TO IT'S A SECRET MED SPA, ONE OF THE HIGHEST GROSSING MED SPAS IN THE COUNTRY.

- HIGH-QUALITY REGIONAL CREDIT MED SPA TENANT OFFERING A COMPREHENSIVE RANGE OF NON-SURGICAL AESTHETIC SERVICES, INCLUDING INJECTABLE TREATMENTS OF NEUROTOXINS AND FILLERS, LASER RESURFACING, AND HAIR REMOVAL.
- IT'S A SECRET MED SPA HAS 15 LOCATIONS ACROSS THE COUNTRY. THIS LOCATION IS ONE OF THE ORIGINAL ESTABLISHED LOCATIONS.
- HIGH VISIBILITY FRONTING FRISCO'S HISTORIC MAIN STREET.
- GREAT CO-TENANCY, NEXT DOOR TO SUMMER MOON COFFEE.
- CLOSE PROXIMITY TO DALLAS NORTH TOLLWAY AND TOYOTA STADIUM.



ALEXIS MARTINEZ
MANAGING PARTNER
214-855-6011
A.MARTINEZ@WOODBINEDEVELOPMENT.COM

JONATHAN POTOCKI
SENIOR ASSOCIATE
214-855-6021
J.POTOCKI@WOODBINEDEVELOPMENT.COM