

ALDI PALESTINE, TX



Subject Property

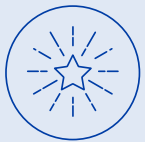
\$3,245,000

Purchase Price

5.60%

Cap Rate

Address	2117 South Loop 256, Palestine, TX 75801
Building Size	± 25,064 SF
Land Area	± 2.54 Acres
Ownership Interest	Fee Simple
Encumbrances	None, Delivered Free & Clear
NOI	\$181,714



#4 GLOBAL RETAILER
BY NATIONAL RETAIL FEDERATION



STRATEGICALLY
LOCATED RETAIL CORRIDOR



NEWLY RENOVATED
BUILDING

The Property consists of a ± 25,064 SF building on ±2.54 acres of land. ALDI will be operating under a brand new ten (10) year NN lease featuring six (6), five (5) year renewal options with roughly 5% rental increases during the lease term and approximately 8% increases in each option.



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