

# Hobby Lobby / Mardel | Mesquite, TX



**\$6,985,000**

*Purchase Price*

**6.65%**

*Cap Rate*

Address	2302 N Galloway Avenue, Mesquite, Texas
Building Size	± 88,483 SF
Land Area	± 6.50 AC
Year Built	1985
Property Type	Freestanding Single-Tenant Retail
NOI	\$464,536



**CORPORATE  
GUARANTEE**



**BELOW MARKET  
RENTS**



**ROBUST SALES  
PERFORMANCE**



**STRONG RETAIL  
CORRIDOR**



## CLICK TO VIEW OFFERING MEMORANDUM

**Chad Byerly**  
Senior Vice President  
cbyerly@northmarq.com  
P: 918.794.9516

**In Association With  
Chris Adams**  
TX License #619855

**Northmarq**  
6120 S Yale Ave | Suite 300  
Tulsa, OK 74136  
918.494.2690

