

FOR SALE

# ALDI

6040 Crossland Trail, Bradenton, FL 34211



SAMPLE PHOTO

EXCLUSIVE RETAIL LEASING

## KATZ & ASSOCIATES

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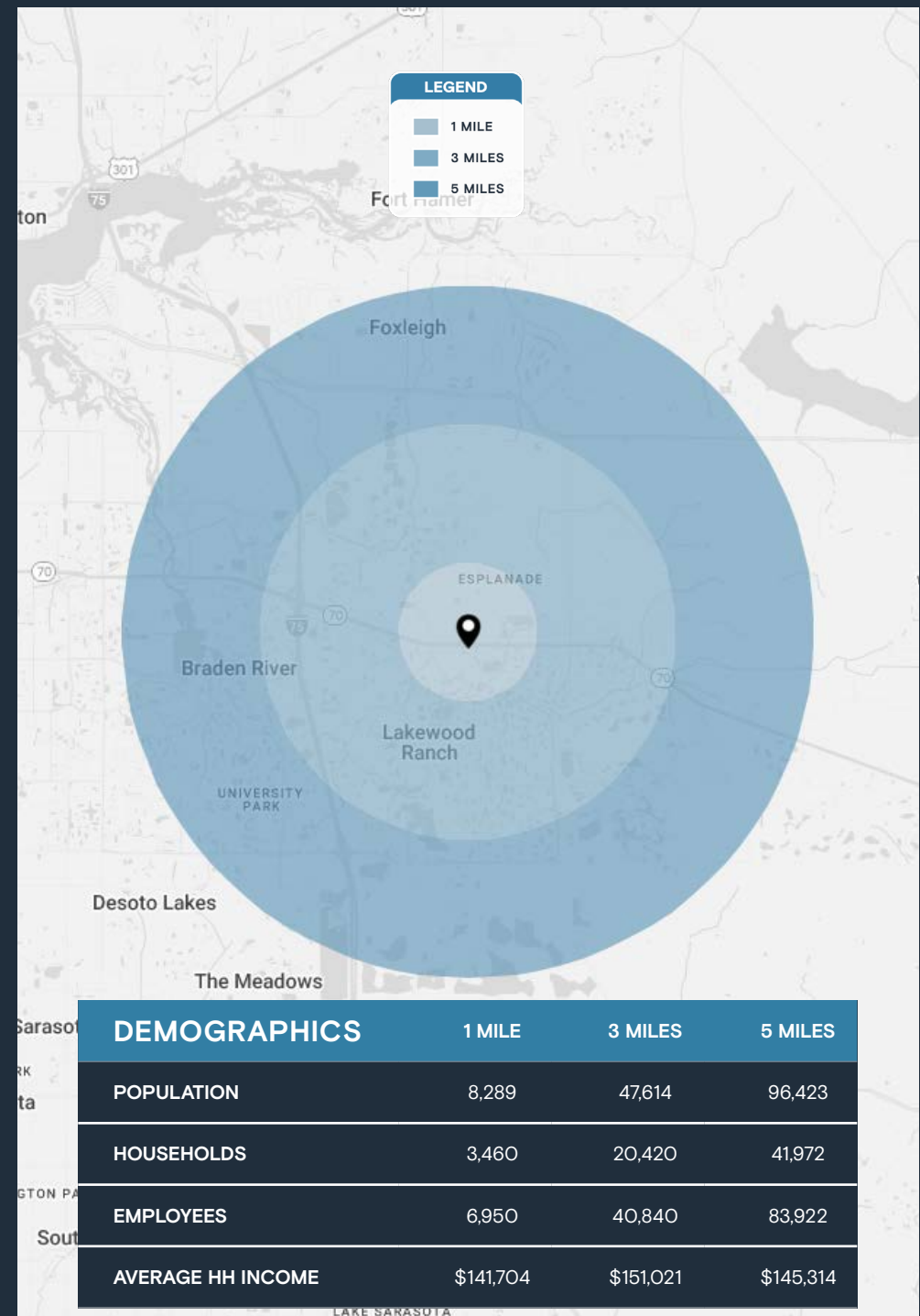
# Property Overview

## HIGHLIGHTS

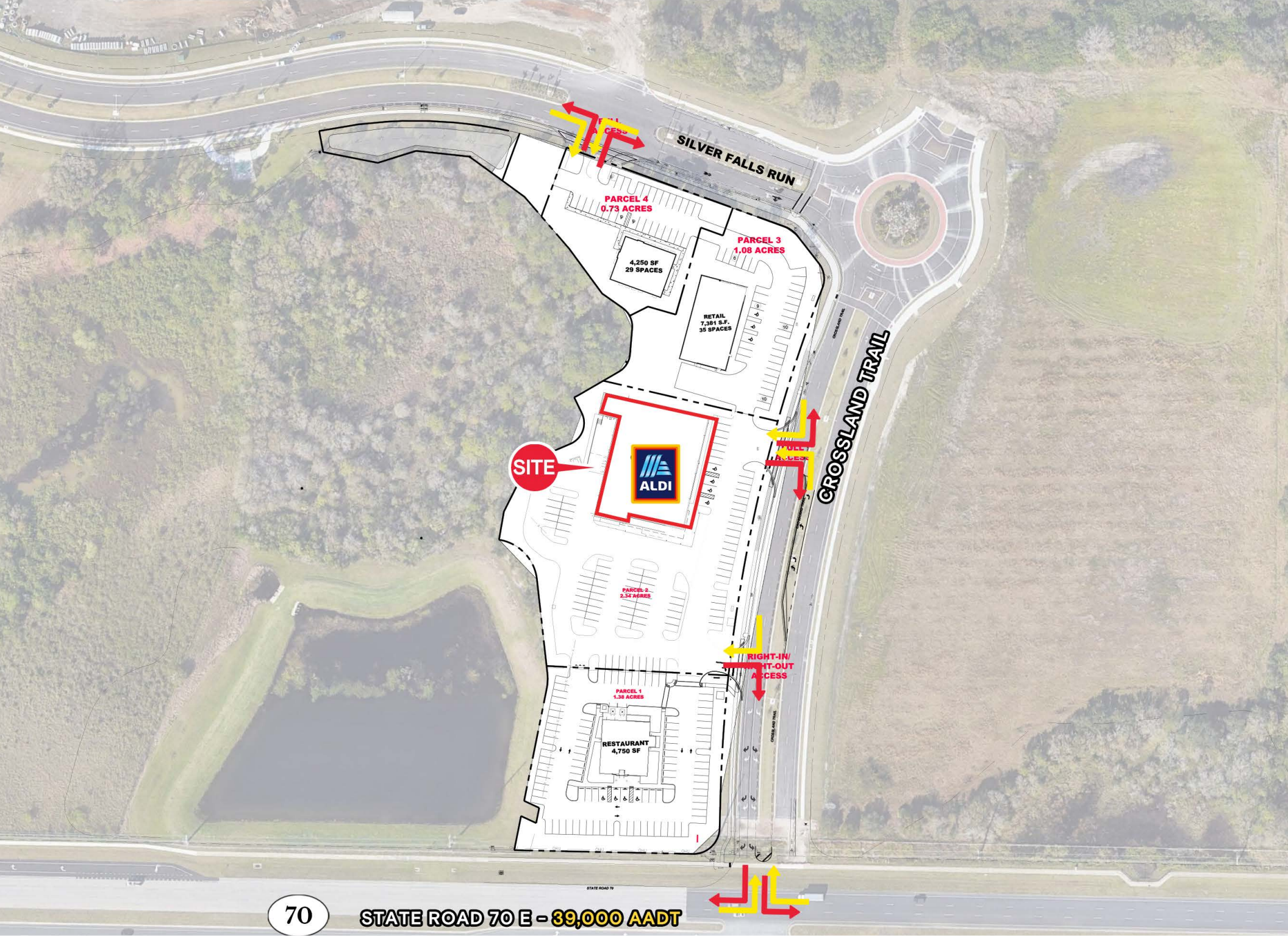
- **Absolute NNN Lease:** Landlord has zero responsibilities making this a true passive investment
- **Corporate Guaranty:** Aldi is part of the Schwarz Group, which is the fifth-largest retailer in the world with sales north of \$100 billion
- **Attractive Lease Fundamentals:** Long term 20 year initial term showing commitment from Aldi, often structured as NNN
- **\$9 billion will be invested for expansion in the next 5 years**
- **Aldi plans to add 800 stores by the end of 2028 through new openings and store conversions**
- **Aldi's strong financial performance, strategic expansion efforts, and commitment to sustainability make it an attractive corporate tenant for investors seeking stable, long-term opportunities in the retail sector**

## SITE SPECIFICATIONS

TENANT:	Aldi
PROPERTY ADDRESS:	6040 Crossland Trail, Bradenton, FL
COUNTY:	Manatee County
LOT SIZE:	2.33 acres
BUILDING SIZE:	20,664 SF +/-
INITIAL TERM:	20 years
OPTIONS:	6 (5) year options
NOI:	\$165,000
INCREASES:	6% every 5 years including options
PROJECTED OPEN DATE:	Q4 2025
PRICE:	\$4,125,000 / (4.0% CAP)







70

STATE ROAD 70 E - 39,000 AADT

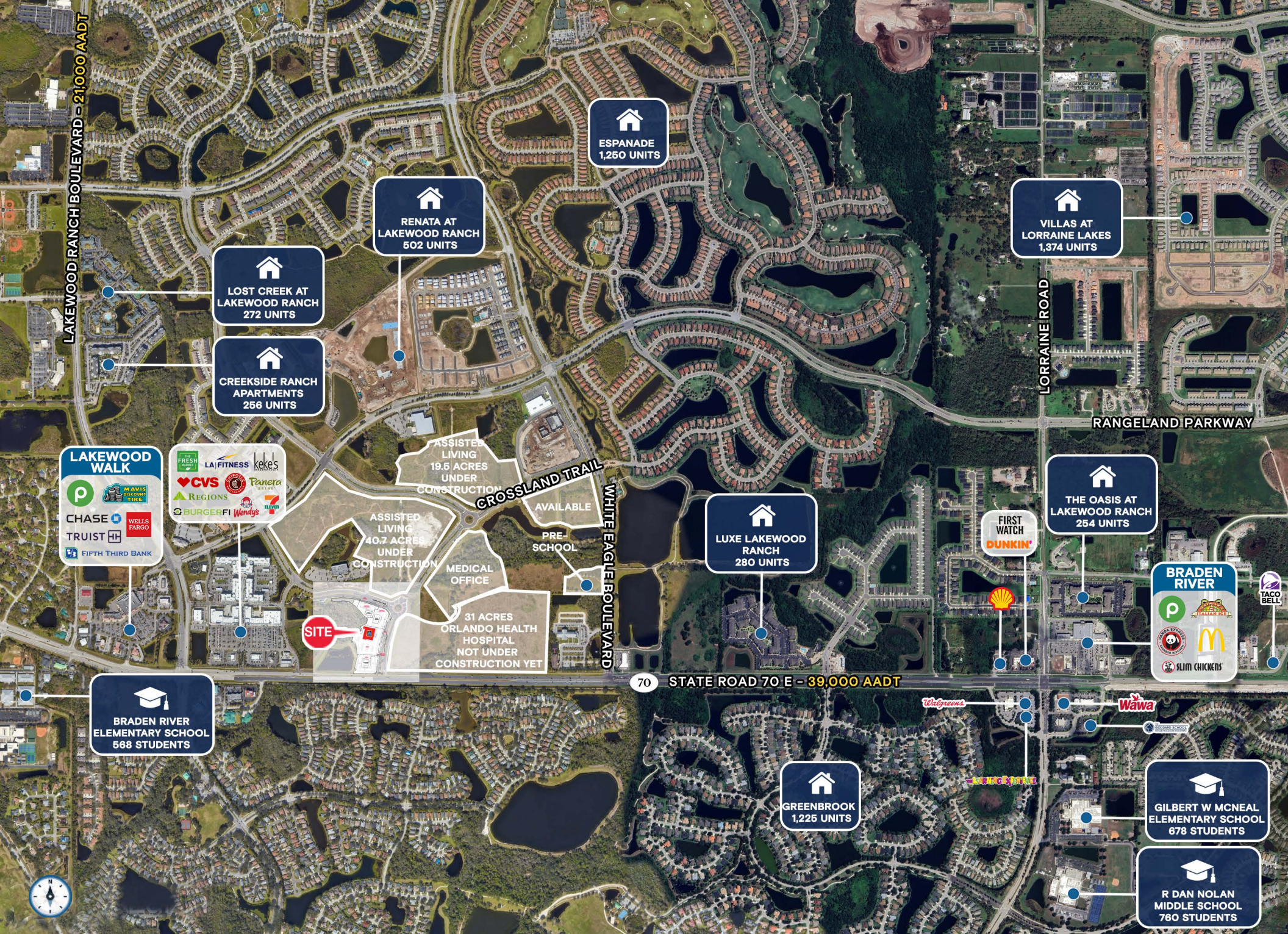




LAKEMOOD  
RANGH BOULEVARD -  
21,000 AADT

70 STATE ROAD 70 E - 39,000 AADT





LAKEWOOD RANCH BOULEVARD - 21,000 AADT

ESPANADE  
1,250 UNITS

RENATA AT  
LAKEWOOD RANCH  
502 UNITS

LOST CREEK AT  
LAKEWOOD RANCH  
272 UNITS

CREEKSIDE RANCH  
APARTMENTS  
256 UNITS

VILLAS AT  
LORRAINE LAKES  
1,374 UNITS

LAKEWOOD WALK  
CHASE  
TRUIST  
WELLS FARGO  
FIFTH THIRD BANK

LA FITNESS  
keke's  
CVS  
Panera  
REGIONS  
BURGERFI  
Wendy's

ASSISTED LIVING  
19.5 ACRES  
UNDER CONSTRUCTION

ASSISTED LIVING  
40.7 ACRES  
UNDER CONSTRUCTION

AVAILABLE  
PRE-SCHOOL

MEDICAL OFFICE  
31 ACRES  
ORLANDO HEALTH  
HOSPITAL  
NOT UNDER  
CONSTRUCTION YET

LUXE LAKEWOOD  
RANCH  
280 UNITS

FIRST WATCH  
DUNKIN'

THE OASIS AT  
LAKEWOOD RANCH  
254 UNITS

BRADEN RIVER  
PANDA EXPRESS  
MCDONALD'S  
SLIM CHICKENS  
TACO BELL

BRADEN RIVER  
ELEMENTARY SCHOOL  
568 STUDENTS

70 STATE ROAD 70 E - 39,000 AADT

GREENBROOK  
1,225 UNITS

GILBERT W MCNEAL  
ELEMENTARY SCHOOL  
678 STUDENTS

R DAN NOLAN  
MIDDLE SCHOOL  
760 STUDENTS







# Contact Brokers

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