

Waldo's Chicken & Beer

NNN Investment

Long Term Lease in Prime Location

TRI
INC. | REALTORS

**3282 North Gloster
Street, Tupelo Ms**





Waldo's Chicken and Beer Location & Neighbors



Waldo's Chicken & Beer

1.27



Mel Dr

Buffalo Wild Wings

Mel Dr

Armory Store

Coach

45





ADDRESS:	3282 NORTH GLOSTER STREET, TUPELO MS 38801
BUILDING SIZE:	3,941 SF
LOT SIZE:	0.81 ACRE (130' X 272' IRR)
PARKING:	49 LINED SPACES (12.43 / 1,000 RATIO) ASPHALT
TRAFFIC VOLUME:	20,000 + VEHICLES PER DAY (MDOT 2024)
CONSTRUCTION:	BRICK VENEER / METAL WITH DRIVE-THROUGH, TPO ROOF
OPERATOR:	27 CORPORATE LOCATIONS IN 7 STATES

PROPERTY INFO

BUILDING SPECS

LEASE ABSTRACT FINANCIAL INFO



Address: 3282 North Gloster Street, Tupelo Ms

Landlord: 3282 N Gloster, LLC

Tenant: WCB Tupelo LLC

Size: 3,941 SF

Initial Term: 10 years

Renewal Terms: 2 x 5 years at "market rate"

Lease Commencement: June 1, 2024

Sale Price: **\$2,040,000**

Rent Commencement: June 1, 2024

Cap Rate: **7.75%**

Rent Schedule:

<u>Period</u>	<u>Monthly</u>	<u>Annual</u>
Year 1	\$12,916.67	\$155,000.04
Year 2	\$13,175.00	\$158,100.04
Year 3	\$13,438.50	\$161,262.04
Year 4	\$13,707.27	\$164,487.28
Year 5	\$13,981.42	\$167,777.03
Year 6	\$14,261.05	\$171,132.57
Year 7	\$14,546.27	\$174,555.22
Year 8	\$14,837.19	\$178,046.32
Year 9	\$15,133.94	\$181,607.25
Year 10	\$15,436.62	\$185,239.40

Lease Type: NNN

All Op Ex paid by Tenant



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