

**Waldo's Chicken &
Beer**

NNN Investment

**Long Term
Lease in Prime
Location**



**3282 North Gloster
Street, Tupelo Ms**





Waldo's Chicken and Beer Location & Neighbors

Walmart 

Sam's
CLUB

TARGET

Raising Cane's
Chicken Fingers

Moncrier Dr

Barnes & Noble

The Mall at
Barnes Crossing

Big Oaks Crossing

Symphony Ln

ic and Crafts

Sam's Club

Mississippi Dr

Coldwell Banker
Southern Real Estate

Scrug
Lawn and

LOWE'S

Lowe's Home
Improvement

Cor

Garter cy



Olive
Italian Resto

Western Plus
Tupelo Inn & Suites

Bargain Hunt

SINCE 1915
MALCO
THEATRES

Best Buy

Ashley Store

Google



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PROPERTY INFO

BUILDING SPECS

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



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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