

Whataburger

📍 1863 Main Street | Madison, MS 39110

VIEW OFFERING
MEMORANDUM



PRICE:
\$3,818,000



CAP RATE:
5.50%



2024
Redevelopment

Prime Signalized,
Hard Corner
Location at Retail
Corridor Entrance



2024 Redevelopment & Covered Double Drive-Thru with Digital Menu Boards

Absolute NNN Lease with Corporate Guarantee

- Zero landlord responsibilities with 13 years remaining and options with 7% rent increases

City of Madison – Growing & Highly Recognized

- Madison County: New Amazon data center campuses and Nissan North America plant expansion

Front Row to Area's Main Retail Corridor

- Located at the signalized entrance to Madison's primary, highly ranked commercial retail corridor
- 1,000' from I-55 exit onto Main Street

Great Location

- Walmart Shadow
- <15-min drive from major employers & tourist attractions



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