



Price:  
**\$2,848,174**

Cap Rate:  
**5.75%**

- ◆ Signalized intersection with excellent visibility & easy access
- ◆ High Traffic Corridor
- ◆ Long-Term, Corporate Lease
- ◆ Absolute NNN Lease
- ◆ Tenant responsible for roof & HVAC
- ◆ 14% rent increase 12/1/2029 followed by 7% increases every 5 years

**TRAFFIC COUNTS**

Parkway East / AL 75	59,897 VPD
Red Lane Road	10,265 VPD
I-59	58,243 VPD
Gadsden Hwy / AL 75	16,917 VPD

Source: Placer.ai



FOR MORE INFORMATION PLEASE CONTACT

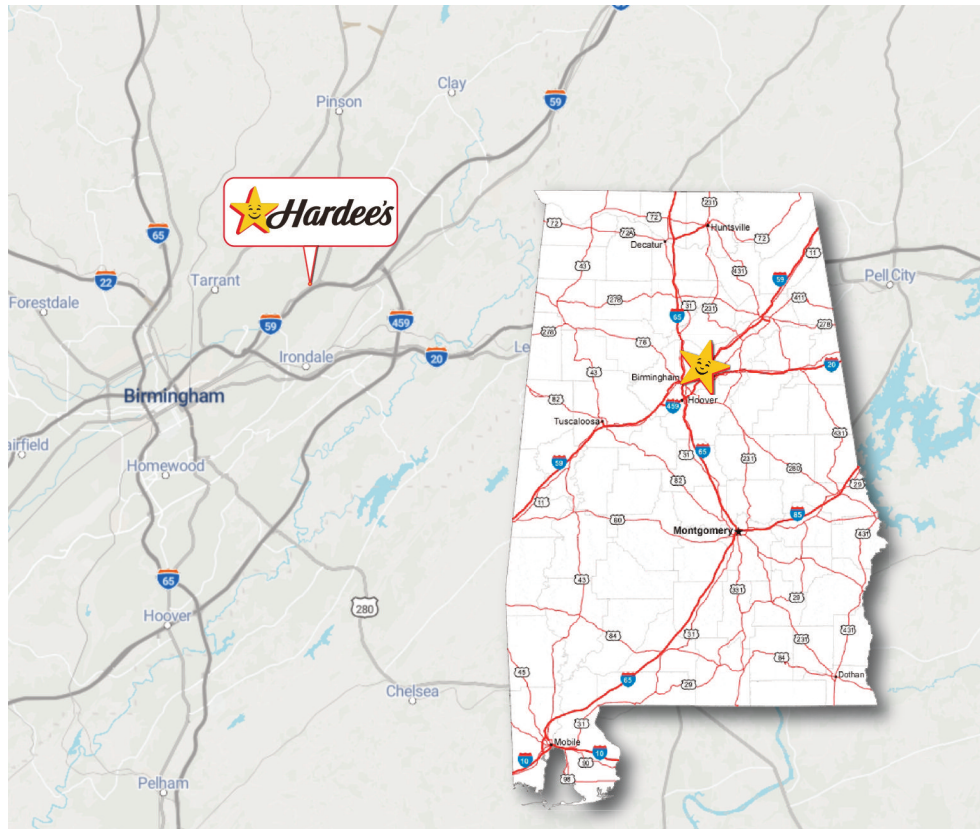
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IN COOPERATION WITH

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REALTY ADVISORS

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