



INVESTMENT SUMMARY

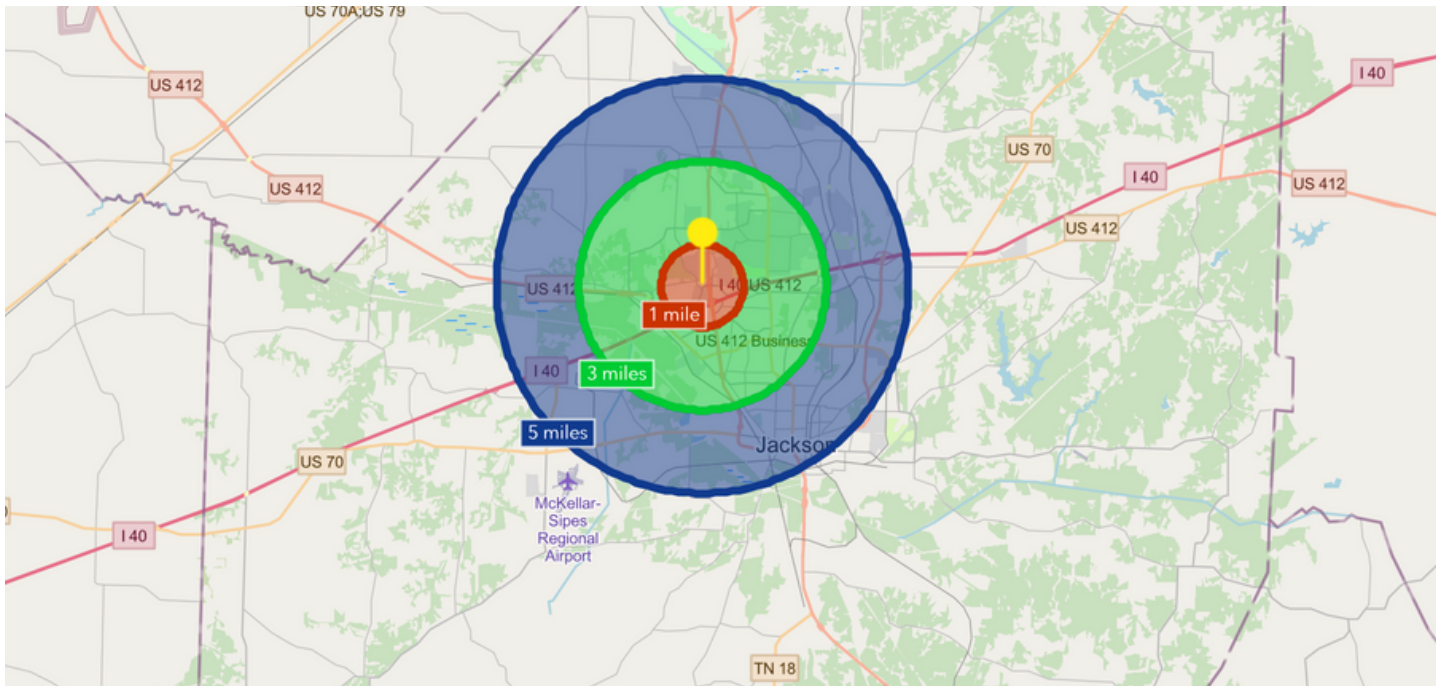
Sale Price:	\$4,125,000
Cap Rate:	6.275
Annual Lease:	\$258,821.69
Lease Type:	NNN
Year Built:	2004 - Updated
SQ FT:	6,043 per Lease
Lot Size:	1.44 Acres
Tenant:	Verizon Wireless

INVESTMENT HIGHLIGHTS

- New 7 Year NNN Lease April 1, 2025, Fixed
- Premier Retail Site Investment - Class A Condition
- Stand Alone Retail Opportunity - Draw Area over 300,000 MSA + Located at Main Entry
- West Tennessee Premier Regional Shopping Area - The Columns - Over 600,000 Sq Ft Retail Development
- Traffic Count 45,385 at Entrance to The Columns
- Exit 80 Interstate 40 - 60,000 ADDT
- Offering Memorandum (OM) Available Upon Request
- Landlord Responsibility - Roof, Structural, Parking Lot



DEMOGRAPHICS



1 MILE			3 MILES			5 MILES		
3,734 Population 26.0 Median Age 2.2 Average Household Size \$72,597 Median Household Income			32,898 Population 40.6 Median Age 2.3 Average Household Size \$64,077 Median Household Income			29,598 Population 36.9 Median Age 2.4 Average Household Size \$46,489 Median Household Income		
67% White Collar 15% Blue Collar 19% Services 7.9% Unemployment Rate			69% White Collar 17% Blue Collar 14% Services 4.0% Unemployment Rate			66% White Collar 21% Blue Collar 12% Services 7.3% Unemployment Rate		
\$72,597 Median Household Income \$38,700 Per Capita Income \$74,110 Median Net Worth			\$64,077 Median Household Income \$36,813 Per Capita Income \$124,585 Median Net Worth			\$46,489 Median Household Income \$29,747 Per Capita Income \$64,912 Median Net Worth		