

# AUCTION SALE

## GRAND VUE PLAZA



AUCTION SALE DECEMBER 15 - DECEMBER 17 | RIMARKETPLACE.COM

### 94-154 GRAND VUE PLAZA

HAZARD, KY 41701

#### PROPERTY HIGHLIGHTS:

- ±113,000 SF Dollar General & Save A Lot anchored retail center, serving as a primary retail hub for Hazard and surrounding areas
- The property boasts a strong historical occupancy, showcasing the property's viability, tenant retention, and market demand; surge in daytime traffic further underscores Hazard's regional draw
- Limited flat, buildable land in the market constrains new retail supply; CoStar's data indicates a retail vacancy rate of approximately ±0% within a 20-mile radius
- Upside through converting gross leases to NNN and implementing rent adjustments
- Recent capital improvements include installation of solar panels for operating efficiency
- NOI: ±\$541,142

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