



Winn-Dixie

3952 US Highway 80 | Phenix City, Alabama 36869



Offering Price:
\$4,949,681



Cap Rate:
7.85%

The Offering

Stan Johnson Company is pleased to offer for sale to qualified investors the opportunity to acquire the fee simple interest in the land and building of a grocery store located in Phenix City, Alabama. The Tenant moved into the Property upon completion of construction in 2000 and just extended its lease term for another ten years, expiring June 2030. In conjunction with this renewal the Tenant invested around \$1.7 million in a total remodel and repair of the store.

Highlights

- Improved Credit - Upgraded to B- (S&P) and B3 (Moody's)
- Sizable Operator and Dominant Regional Brand
- Recent \$1 Million Investment
- Long-Term Lease Extension
- Demonstrated Success at Location
- Absolute NNN Lease with Rental Increases
- Strong Visibility on Dominant Thoroughfare
- Favorable Demographics in Considerable MSA



Click here
to download
Offering
Memorandum

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Stan Johnson Co.

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