



BRAND: WALMART NEIGHBORHOOD MARKET (dark store) CHATTANOOGA, TN
LOCATION: 4110 SHALLOWFORD RD, CHATTANOOGA, TN 37411
TENANT: WALMART (GUARANTEED BY WALMART, INC)
FEATURE: INCOME TAX FREE STATE
BUILDING: 41,686 SF (main building)
ADD'L CONVENIENCE STORE (located at entrance to the site)
SITE: 6.29 ACRES
YEAR BUILT: 2016
DRIVE THRU: YES (2) – PHARMACY & GROCERY KIOSK
LEASE: ABSOLUTE NNN LEASE (no Landlord responsibilities)
LEASE TERM: 10 YEARS (expires: 01-31-31)
NOI: \$659,571 (current)
 \$674,609 (average of over 10 yeas)
CAP RATE: 7.10% (average of guaranteed NOI over remainder of term)
PRICE: \$9,500,000

CONTACT

Frank Castoro - Senior Associate
 954-665-3737 | FCastoro@gmail.com

