

Red Lobster

3109 Spotsylvania Mall Dr, Fredericksburg, VA, 22407

\$

Listing Price

\$6,621,962

▲

Cap Rate

5.25%

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Price/SF

\$710.82

FINANCIAL	
Listing Price	\$6,621,962
Down Payment	100% / \$6,621,962
NOI	\$347,653
Cap Rate	5.25%
Price/SF	\$710.82
Rent/SF	\$3.11

OPERATIONAL	
Lease Type	Triple Net (NNN)
Guarantor	Corporate Guarantee
Lease Expiration	07/31/2044
Gross SF	9,316 SF
Rentable SF	9,316 SF
Lot Size	1.69 Acres (73,616 SF)
Occupancy	-
Year Built	1989

