

NET LEASE INVESTMENT TEAM PRESENTS:

HOOTERS - SALE LEASEBACK

3550 GWINNETT PLACE DRIVE | DULUTH, GA 30096



Terms of Sale

OFFERING PRICE: \$3,135,593

CAP RATE: 5.90%

NOI: \$185,000

SIZE: 5,996 SF

- > Brand new 20 year Sale-Leaseback with four (4), five (5) year options
- > Corporate Guarantee
- > Absolute NNN – No landlord responsibilities
- > 8.5% rent increase every 5 years
- > **Above average sales and sports a remodeled look**
- > Phenomenal Gwinnett County submarket

Contact Us

PETER BLOCK
847 384 2840
peter.block@colliers.com

BOB BROWNING
bob.browning@colliers.com

ROBERT HANTGAN
robert.hantgan@colliers.com

TAYLOR WOLFES
Broker of Record



Please Contact The Net Lease Investment Team of Colliers Chicago:

PETER BLOCK
peter.block@colliers.com

MIKE SULLIVAN
mike.sullivan@colliers.com

JARED PRINCE
jared.prince@colliers.com

JASON YALE
jason.yale@colliers.com

