

## 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

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