

FOR SALE > RETAIL INVESTMENT PROPERTY

8028 Lem Turner Rd, Jacksonville, Florida 32208



Price
Reduced



Investment Details

- > **REDUCED** Price: **\$402,000** was \$428,000
- > NOI: \$30,000
- > Rentable SF: 1,586± SF
- > Rent: \$2,500/month
- > Lease Type: NN
- > Lease Expirations: March 2022
- > Options: Two- 5 year options
- > Rent Increases: 2%
- > Offering Type: Leased Fee
- > Guarantee: Corporate guarantee

Highlights

- > 100% leased single tenant
- > Tenant has 17 year history as sole occupant
- > New five (5) year lease, with two (2) - five (5) year extension options
- > Over 400 company operated stores across the southeastern part of the United States of America
- > Rent escalation -- (2%) annual increases during base term and option years
- > Landlord responsible for roof and exterior walls

For Additional Information

Click below to complete our Confidentiality Agreement.

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