



REP SITE

ABSOLUTE  
NNN  
LEASE WITH  
14+ YEARS REMAINING

DENSE RETAIL  
FLORENCE BLVD.  
& SAM'S CLUB

SCHEDULED  
RENT INCREASES  
PRIMARY & OPTIONS



2890 FLORENCE BOULEVARD | FLORENCE, ALABAMA

PURCHASE PRICE \$4,375,000  
CAP RATE 8.00%

 REQUEST OFFERING MEMORANDUM

### INVESTMENT HIGHLIGHTS

- 14+ Years Remaining of Primary Lease Term
- Dense Retail Corridor in Premier Florence Boulevard Location
- Scheduled Rental Increases (Primary Term and Option Periods)
- Absolute NNN Lease



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# NET LEASE PRACTICE GROUP



ACTUAL SITE

3 MILES FROM  
UNIVERSITY OF ALABAMA



BRAND NEW  
**10 YEAR**  
ABSOLUTE NNN LEASE

OUTPARCEL TO  
**WALMART**  
& SAM'S CLUB

SCHEDULED  
**RENT**  
**INCREASES**  
PRIMARY & OPTIONS



1511 SKYLAND BOULEVARD EAST | TUSCALOOSA, ALABAMA

**PURCHASE PRICE \$3,039,394**

**CAP RATE 8.25%**

## REQUEST OFFERING MEMORANDUM

### INVESTMENT HIGHLIGHTS

- 3 Miles from the University of Alabama
- Scheduled Rental Increases (Primary Term and Option Periods)
- Outparcel to Walmart & Sam's Club
- Brand New 10 Year Absolute NNN Lease



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