

# Sam's Club and Hardee's For Sale

## *NNN Retail Offering*

*Located at Highway 44 & Big Bend Blvd*

*Price: \$22,000,000 at 6.75% Cap*

### Sam's Club Highlights

- 100% Fee Simple
- 14 Years remaining on initial 20 year corporately guaranteed lease
  - (13) 5 year options
  - \$1,398,596 NOI

### Hardee's Highlights

15 Years remain on initial 20 year lease

(4) 5 year options

10% Increase every 5 years

\$74,250 NOI

### **Contact:**

Jonathan Browne

314 968 0842

[jpbrowne@novusdev.com](mailto:jpbrowne@novusdev.com)

