

RISER RETAIL GROUP

EXCELLENCE IN COMMERCIAL REAL ESTATE

WAL-MART NEIGHBORHOOD MARKET

5700 Shed Rd
Bossier City, LA 71111

INVESTMENT HIGHLIGHTS

- Long Term Modified NNN Lease
- Investment Grade AA Credit Rating
- Brand New Class "A" Construction
- Includes 6 Pump Fuel Station
- Tax Savings w/ Accelerated Depreciation
- Four 5yr Options
- 10% Rent Increases in Option Periods
- Includes Drive-Thru Pharmacy
- Adjacent to Highway
- 2 Curb Cuts
- Minimal Competition in the Area
- Average Household Income: \$104,821
- Wal-Mart is the #1 Retailer in the World

OFFERING SUMMARY

Price:	\$12,065,280
Cap Rate:	5.00%
GLA:	41,117 sf
Site Area:	5.86 Acres
Lease Type:	Modified NNN
Lease Expiration:	February 2035



Riser Retail Group
600 East 96th Street • Suite 590 • Indianapolis, IN 46240

John F. Riser
jriser@riserretailgroup.com

© 2009 Riser Retail Group. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

5700 SHED RD • BOSSIER CITY, LA 71111



JOHN F. RISER
President

Tel: (317) 844-0700

Fax: (317) 844-0701

jriser@riserretailgroup.com

www.riserretailgroup.com

RISER RETAIL GROUP

EXCELLENCE IN COMMERCIAL REAL ESTATE

© 2009 Riser Retail Group. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.