

# RISER RETAIL GROUP

EXCELLENCE IN COMMERCIAL REAL ESTATE

## WAL-MART PLAZA 1099 Indian Dr. Eastman, GA 31023

### INVESTMENT HIGHLIGHTS

- Wal-Mart Supercenter Shadow:
  - World's #1 Retailer
  - 153,000 Square Feet
- Adjacent to Taco Bell, KFC, & Aaron's
- Minimal Near Term Lease Rollover
- New Leasing Activity
- Stabilized (100% Occupied)
- 58% National Tenants
- Attractive Financing Terms Available
- Class "A" Construction
- Priced Below Replacement Cost
- Ample Parking
- Easy Ingress & Egress

### OFFERING SUMMARY

Price:	\$1,900,000
Cap Rate:	7.97%
GLA:	15,200 sf
Occupancy:	100%
Price Per Square Foot:	\$125
Site Area:	1.4 Acres



**Riser Retail Group**  
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