

RISER RETAIL GROUP

EXCELLENCE IN COMMERCIAL REAL ESTATE

WAL-MART NEIGHBORHOOD MARKET 2750 Highway 28 East Pineville, LA 71360

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
- Strong Traffic Counts: 31,800 Cars/Day
- Minimal Competition in the Area
- Average Household Income: \$73,789
- Wal-Mart is the #1 Retailer in the World

OFFERING SUMMARY

Price:	\$12,550,000
Cap Rate:	5.00%
GLA:	41,117 sf
Site Area:	5.86 Acres
Lease Type:	Modified NNN
Lease Expiration:	February 2035



Riser Retail Group
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