

RISER RETAIL GROUP

EXCELLENCE IN COMMERCIAL REAL ESTATE

WAL-MART PLAZA 156 Wal-Mart Circle Sandersville, GA 31082

INVESTMENT HIGHLIGHTS

- Wal-Mart Supercenter Shadow:
 - World's #1 Retailer
 - 153,000 Square Feet
- Adjacent to Tractor Supply & Aaron's
- Minimal Near Term Lease Rollover
- New Leasing Activity
- Stabilized (100% Occupied)
- 68% National Tenants
- Attractive Financing Terms Available
- Class "A" Construction
- Priced Below Replacement Cost
- Large Pylon Sign
- Excellent Visibility from Wal-Mart

OFFERING SUMMARY

Price:	\$2,200,000
Cap Rate:	8.11%
GLA:	19,600 sf
Occupancy:	100%
Price Per Square Foot:	\$112
Site Area:	1.79 Acres



Riser Retail Group
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