

FOR SALE

NNN AUTO ZONE

6020 Crossland Trail, Bradenton, FL 34211



SAMPLE PHOTO

EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES

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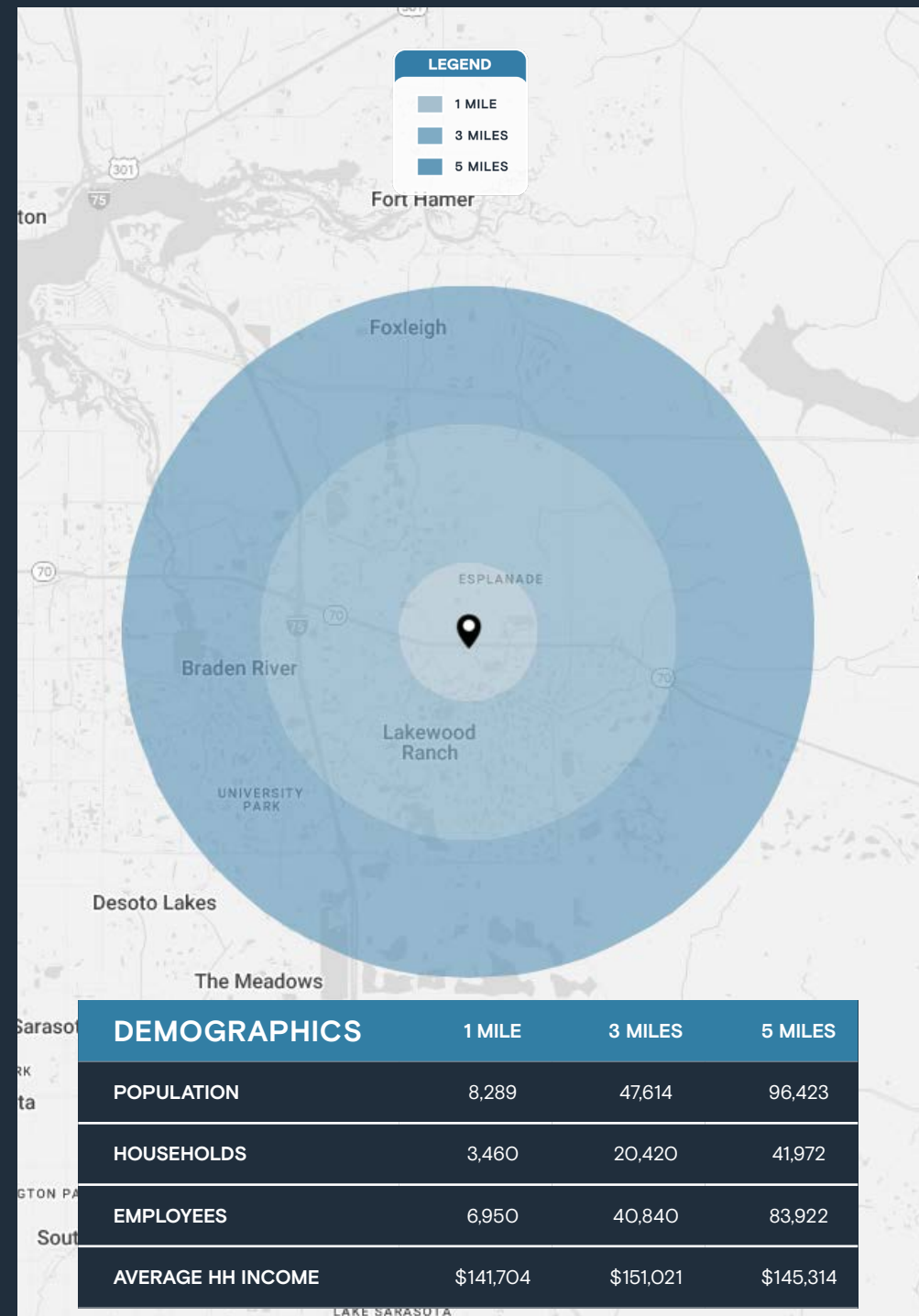
Property Overview

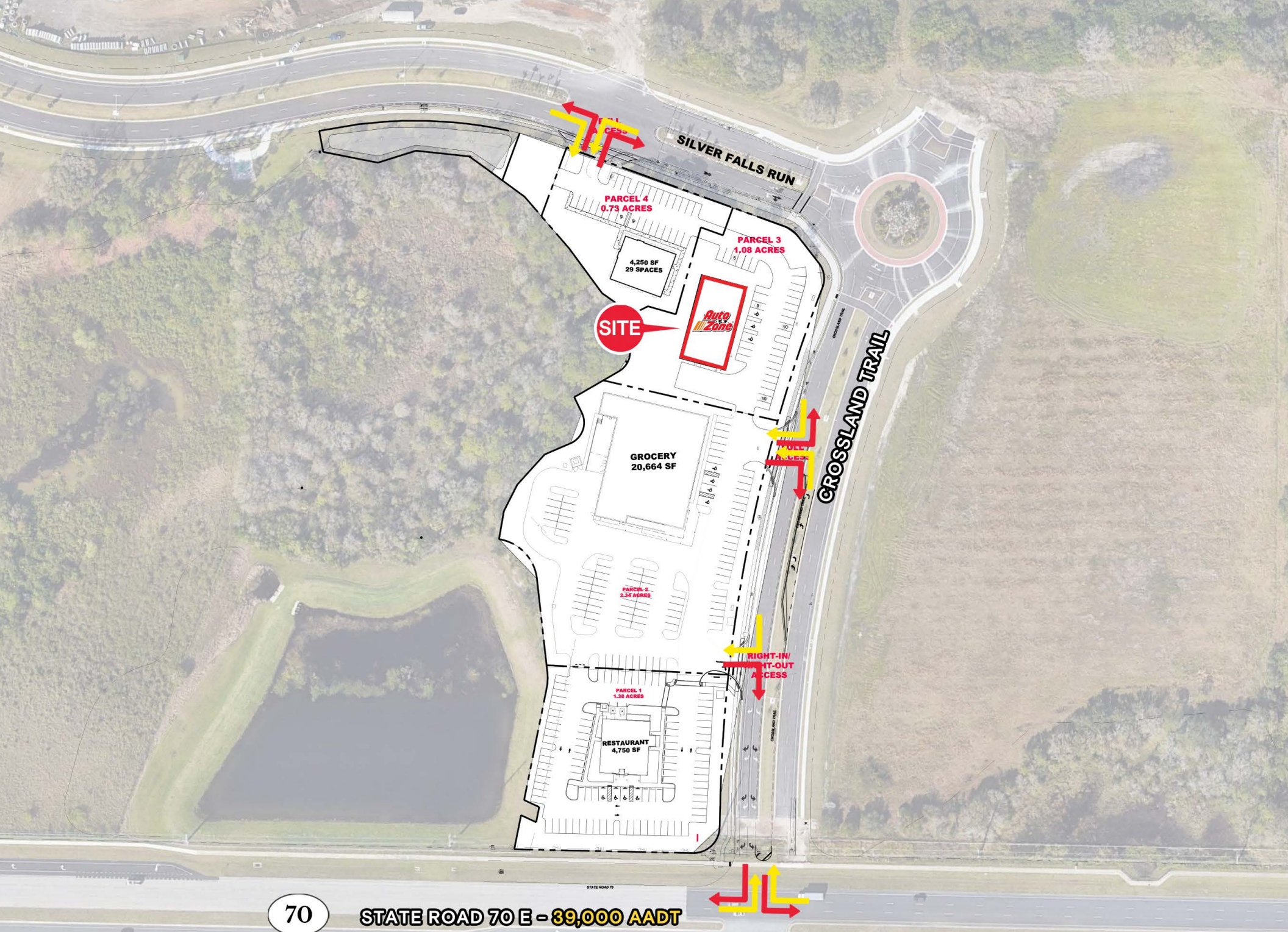
HIGHLIGHTS

- **Absolute NNN Lease:** Landlord has zero responsibilities making this a true passive investment
- **Corporate Guaranty:** AutoZone is the largest American Retailer and Distributor of automotive parts and accessories with over 7,140 stores across all 50 states
- **Attractive Lease Fundamentals:** Long term 15 year initial lease showing commitment from AutoZone, which includes both triple net (NNN) and double net (NN) leases that are corporately guaranteed
- In the fiscal year ending 8/31/24, net sales were \$18.5 billion, an increase of 5.7% from the previous year. Net income is \$902.2 million or \$51.58 per share

SITE SPECIFICATIONS

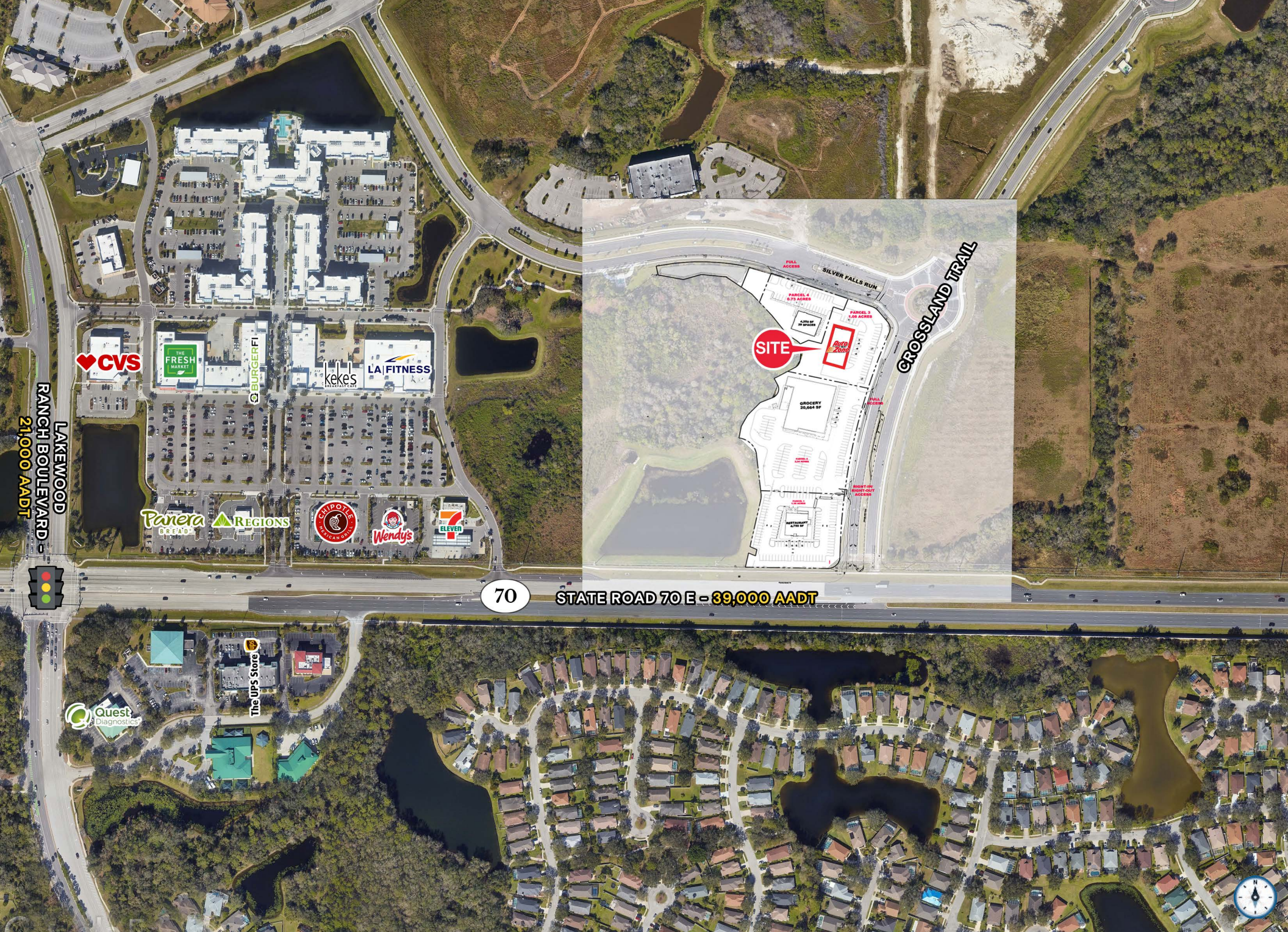
TENANT:	AutoZone (Ground-Lease)
PROPERTY ADDRESS:	6020 Crossland Trail, Bradenton, FL
COUNTY:	Manatee County
LOT SIZE:	1.10 acres
BUILDING SIZE:	7,370 SF +/-
INITIAL TERM:	15 years
OPTIONS:	4 (5) year options
NOI:	\$69,996
INCREASES:	10% every 5 years including options
PROJECTED OPEN DATE:	Q2 2025
PRICE:	\$1,555,000 / (4.5% CAP)





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STATE ROAD 70 E - 39,000 AADT





Contact Brokers

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