

FOR SALE

# ALDI

6040 Crossland Trail, Bradenton, FL 34211



SAMPLE PHOTO

EXCLUSIVE RETAIL LEASING

## KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

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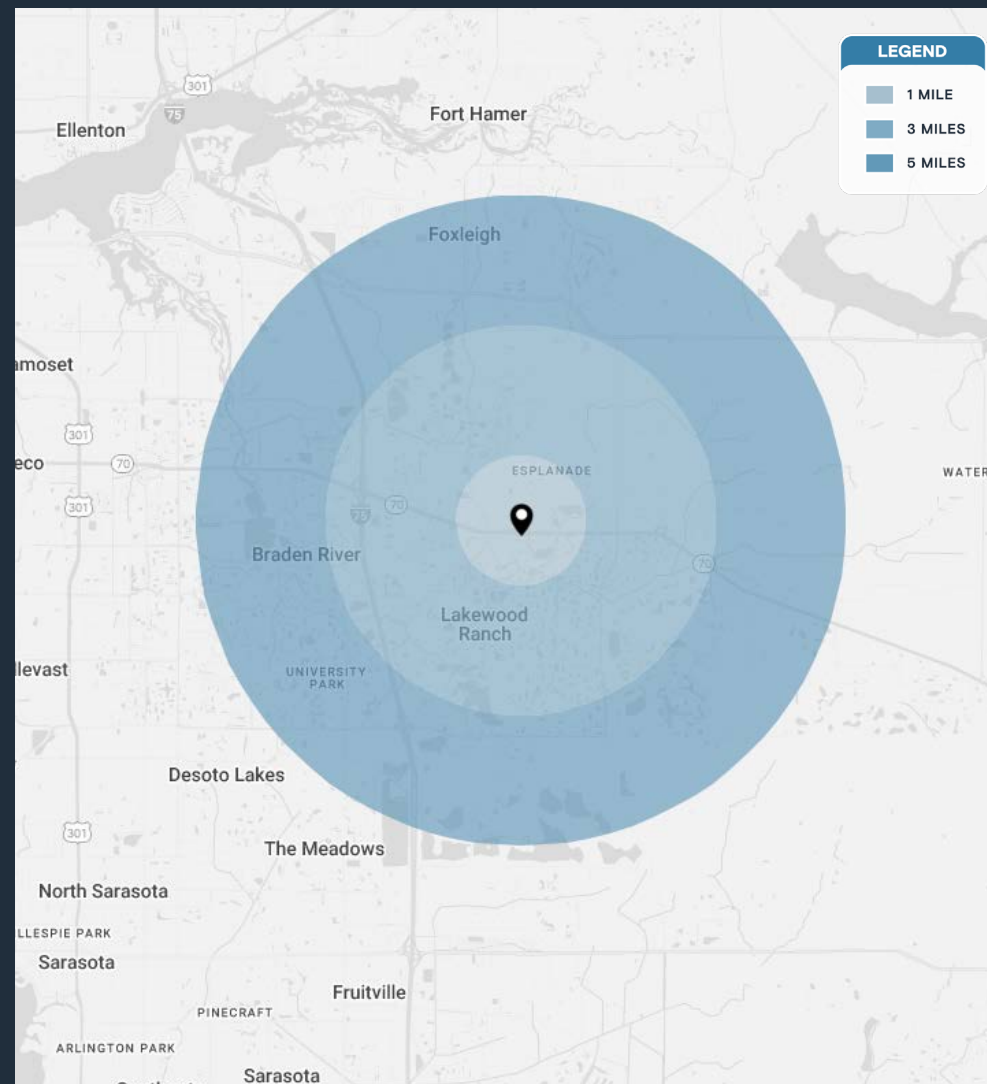
# Property Overview

## HIGHLIGHTS

- **Absolute NNN Lease:** Landlord has zero responsibilities making this a true passive investment
- **Corporate Guaranty:** Aldi is part of the Schwarz Group, which is the fifth-largest retailer in the world with sales north of \$100 billion
- **Attractive Lease Fundamentals:** Long term 20 year initial term showing commitment from Aldi, often structured as NNN
- **\$9 billion will be invested for expansion in the next 5 years**
- **Aldi plans to add 800 stores by the end of 2028 through new openings and store conversions**
- **Aldi's strong financial performance, strategic expansion efforts, and commitment to sustainability make it an attractive corporate tenant for investors seeking stable, long-term opportunities in the retail sector**

## SITE SPECIFICATIONS

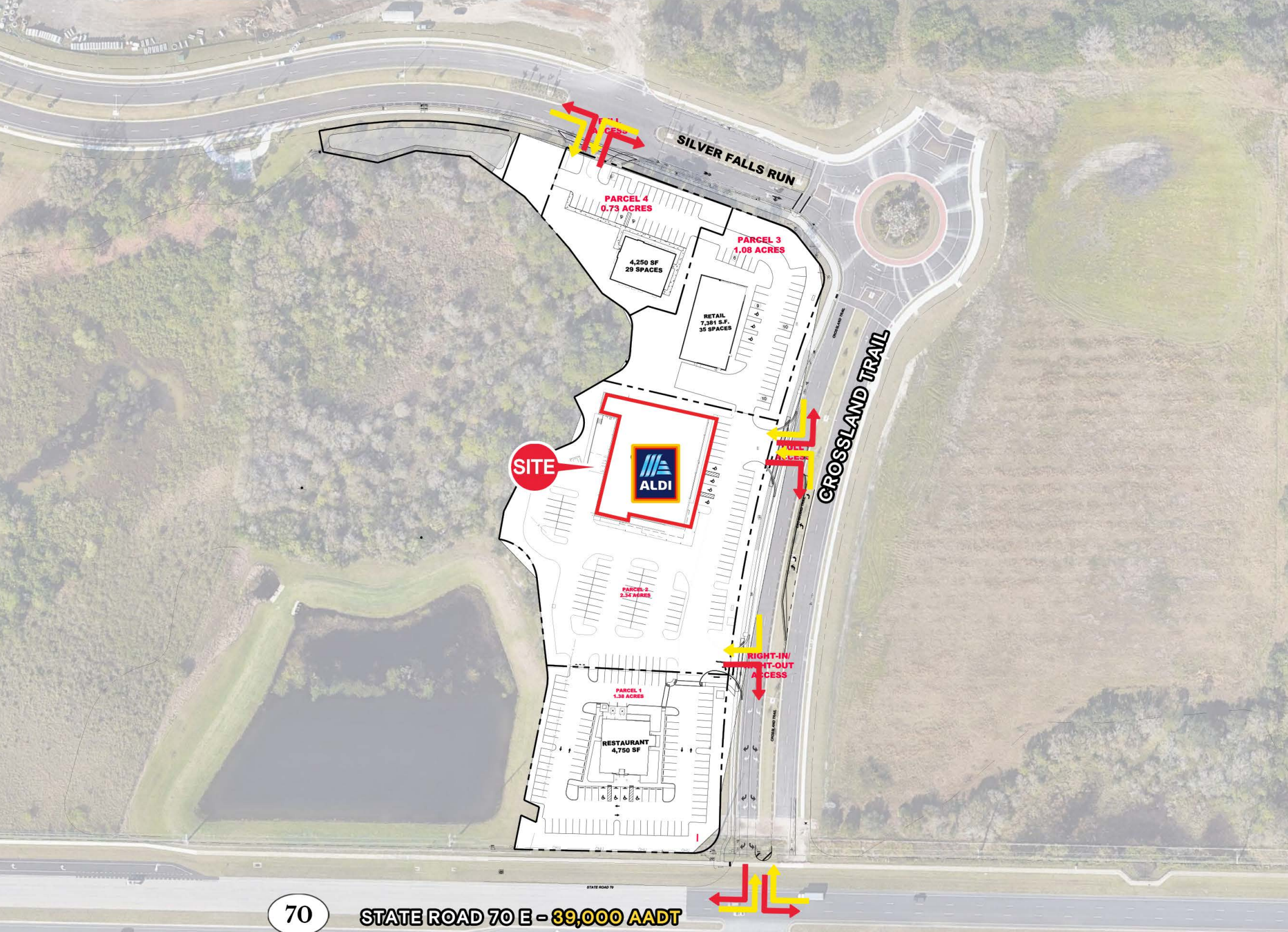
TENANT:	Aldi
PROPERTY ADDRESS:	6040 Crossland Trail, Bradenton, FL
COUNTY:	Manatee County
LOT SIZE:	2.33 acres
BUILDING SIZE:	±20,664 SF
INITIAL TERM:	20 years
OPTIONS:	6 (5) year options
NOI:	\$165,000
INCREASES:	6% every 5 years including options
PROJECTED OPEN DATE:	Q4 2025
PRICE:	\$3,975,903 (4.15% cap)



## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	8,289	47,614	96,423
HOUSEHOLDS	3,460	20,420	41,972
EMPLOYEES	6,950	40,840	83,922
AVERAGE HH INCOME	\$141,704	\$151,021	\$145,314





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STATE ROAD 70 E - 39,000 AADT















# Contact Broker

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