

FOR SALE

# ALDI

6040 Crossland Trail, Lakewood Ranch, FL 34211



SAMPLE PHOTO

EXCLUSIVE RETAIL LEASING

## KATZ & ASSOCIATES

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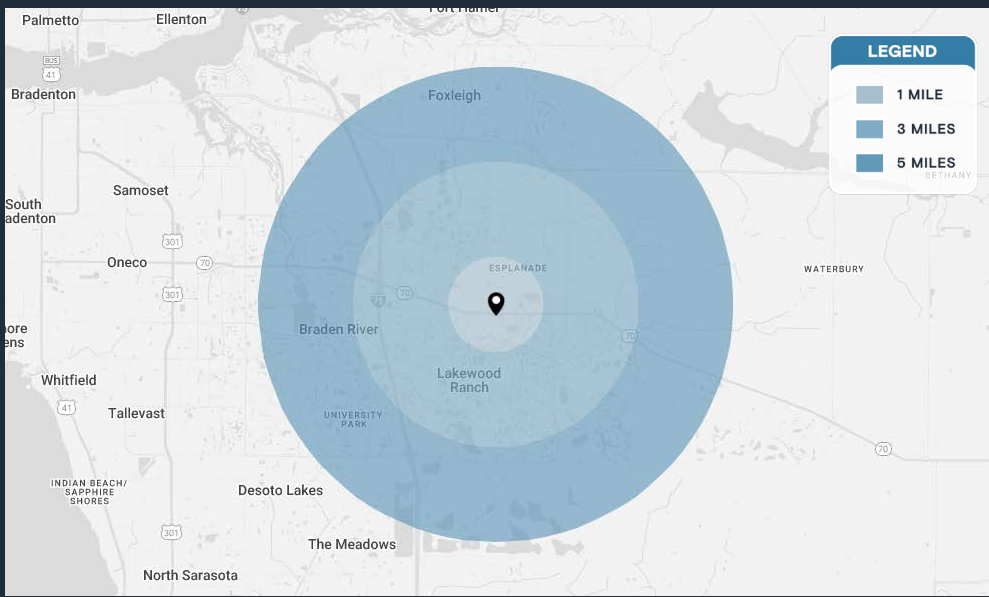
# Property Overview

## HIGHLIGHTS

- **Absolute NNN Lease:** Landlord has zero responsibilities making this a true passive investment
- **Corporate Guaranty:** 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
- **Best-Selling Community:** Lakewood Ranch has been the best-selling multi-generational master planned community in the US for the last 8 years.
- **\$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**

## DEMOGRAPHICS

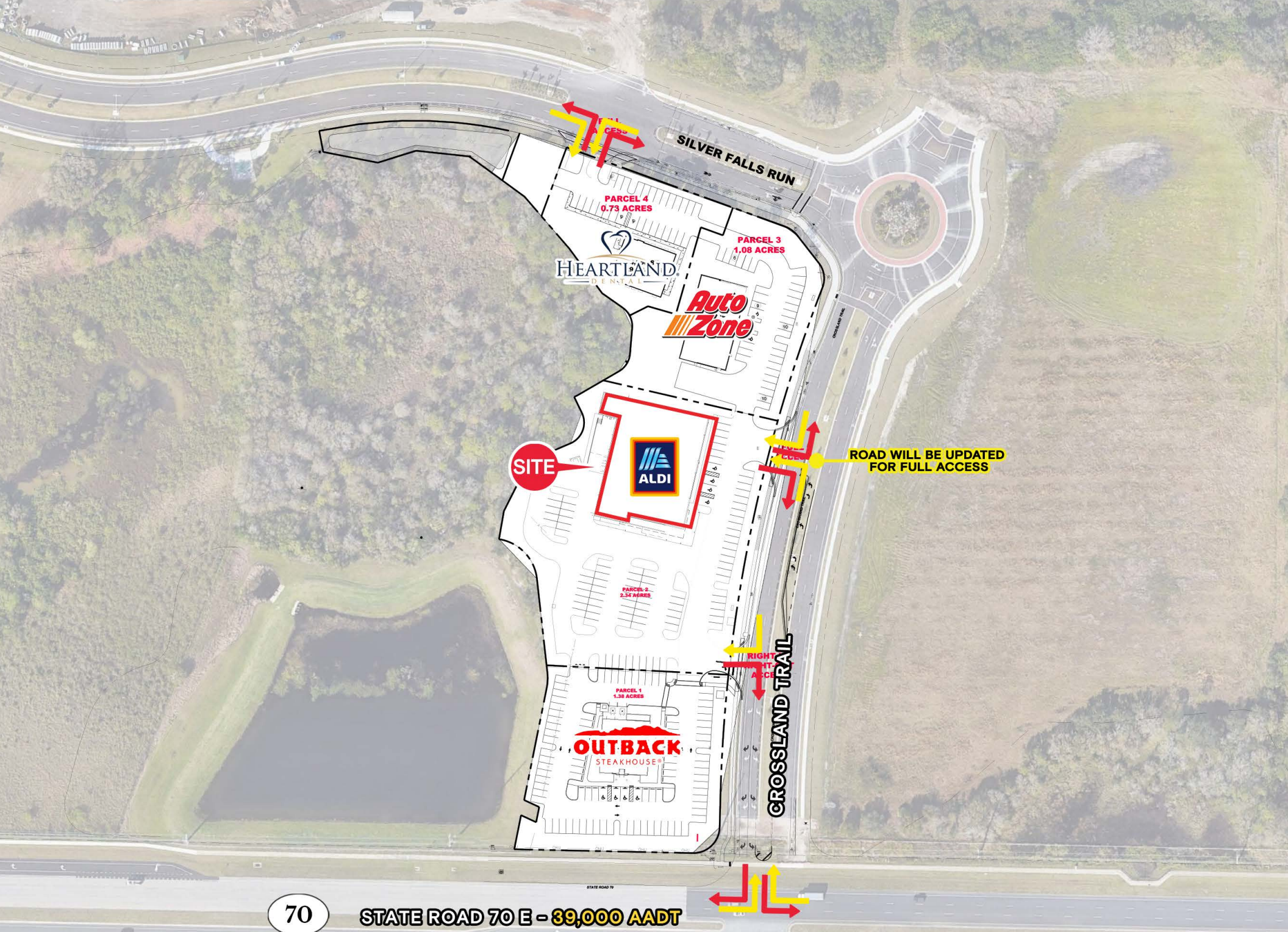
	1 MILE	3 MILES	5 MILES
POPULATION	8,289	47,614	96,423
HOUSEHOLDS	3,460	20,420	41,972
EMPLOYEES	6,950	40,840	83,922
AVERAGE HH INCOME	\$141,704	\$151,021	\$145,314



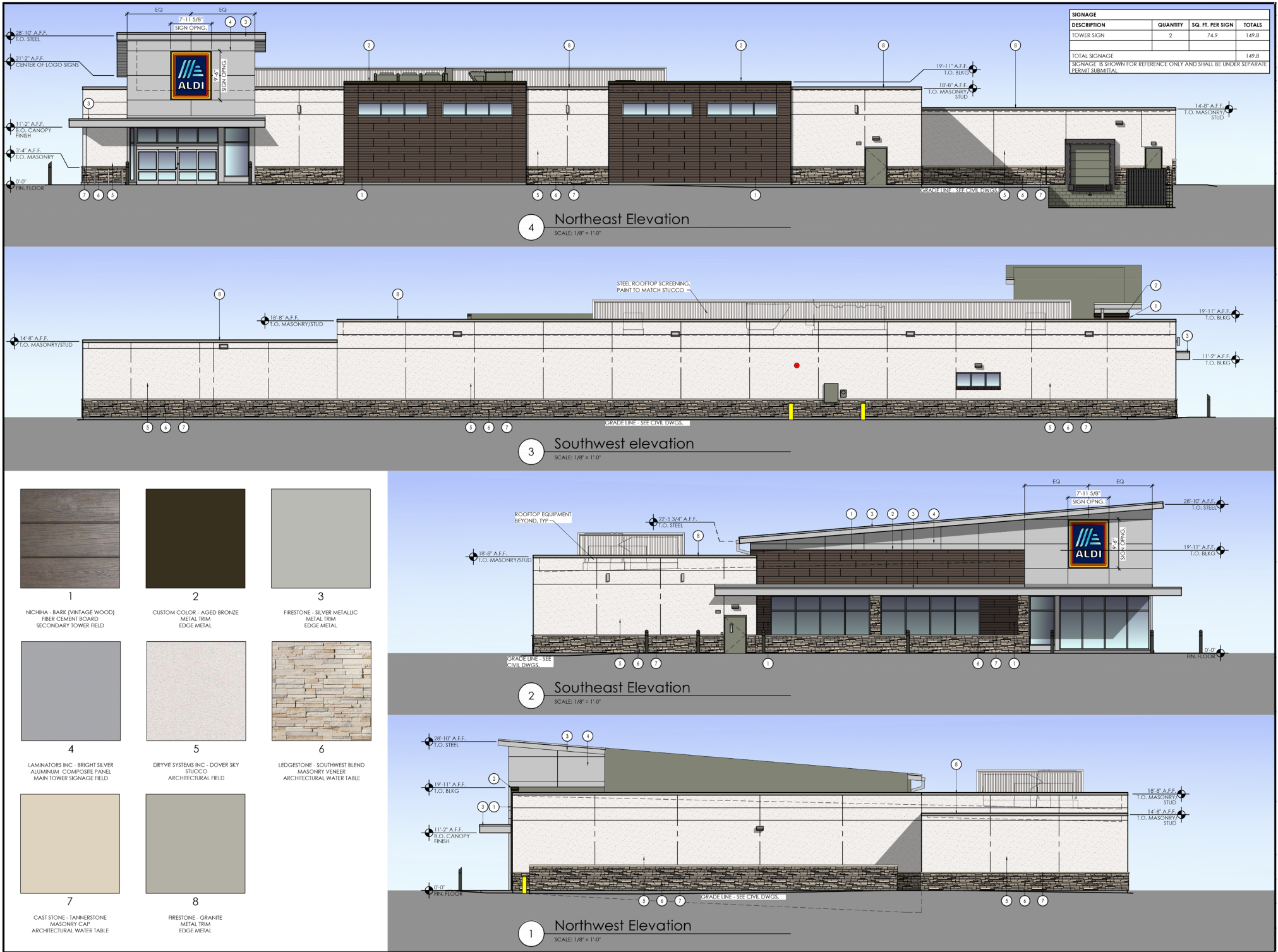
## SITE SPECIFICATIONS

TENANT:	Aldi (Ground Lease)
PROPERTY ADDRESS:	6040 Crossland Trail, Lakewood Ranch, 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
RENT COMMENCEMENT DATE:	February 2026
PRICE:	\$3,975,903 (4.15% cap)

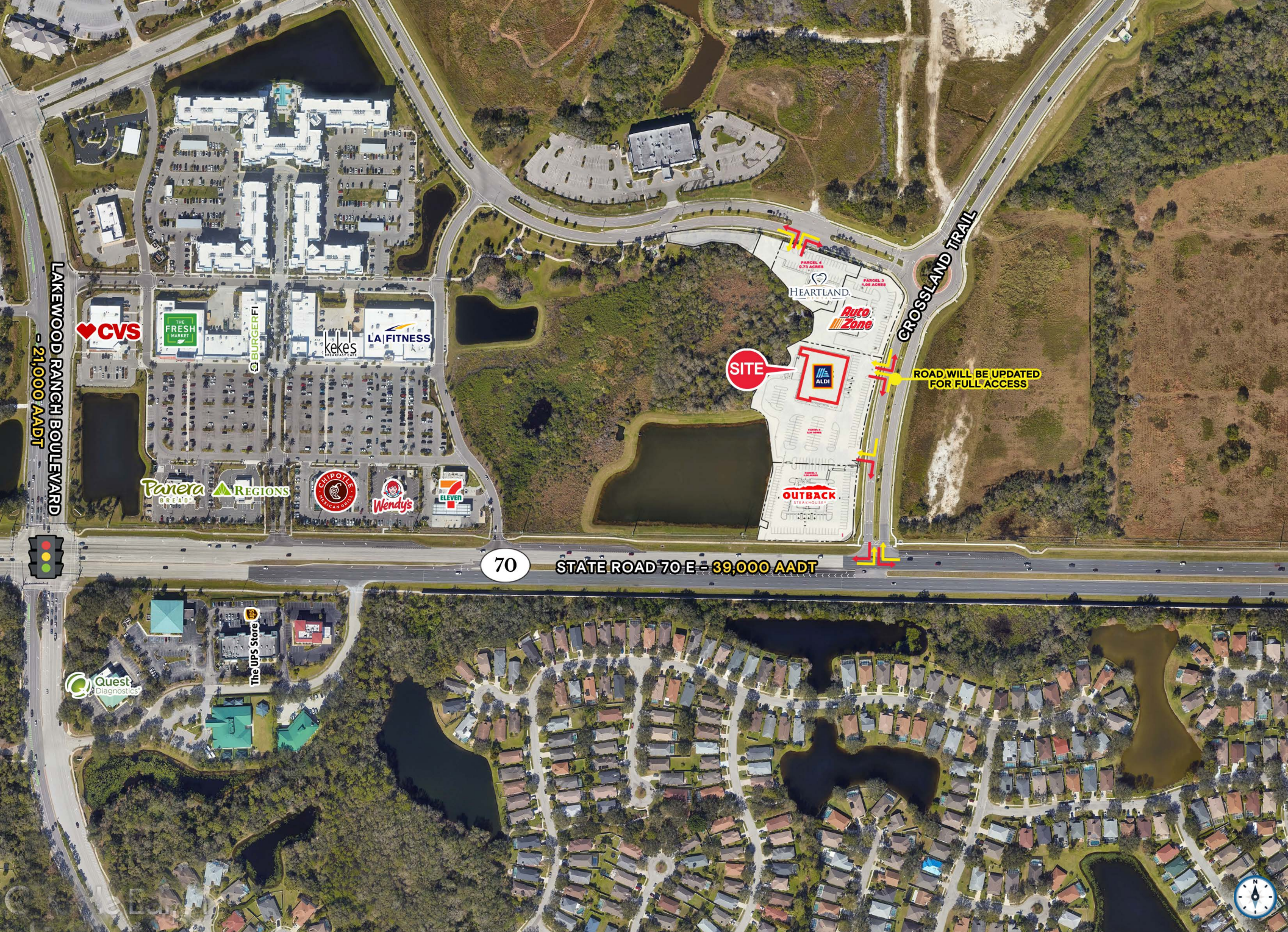




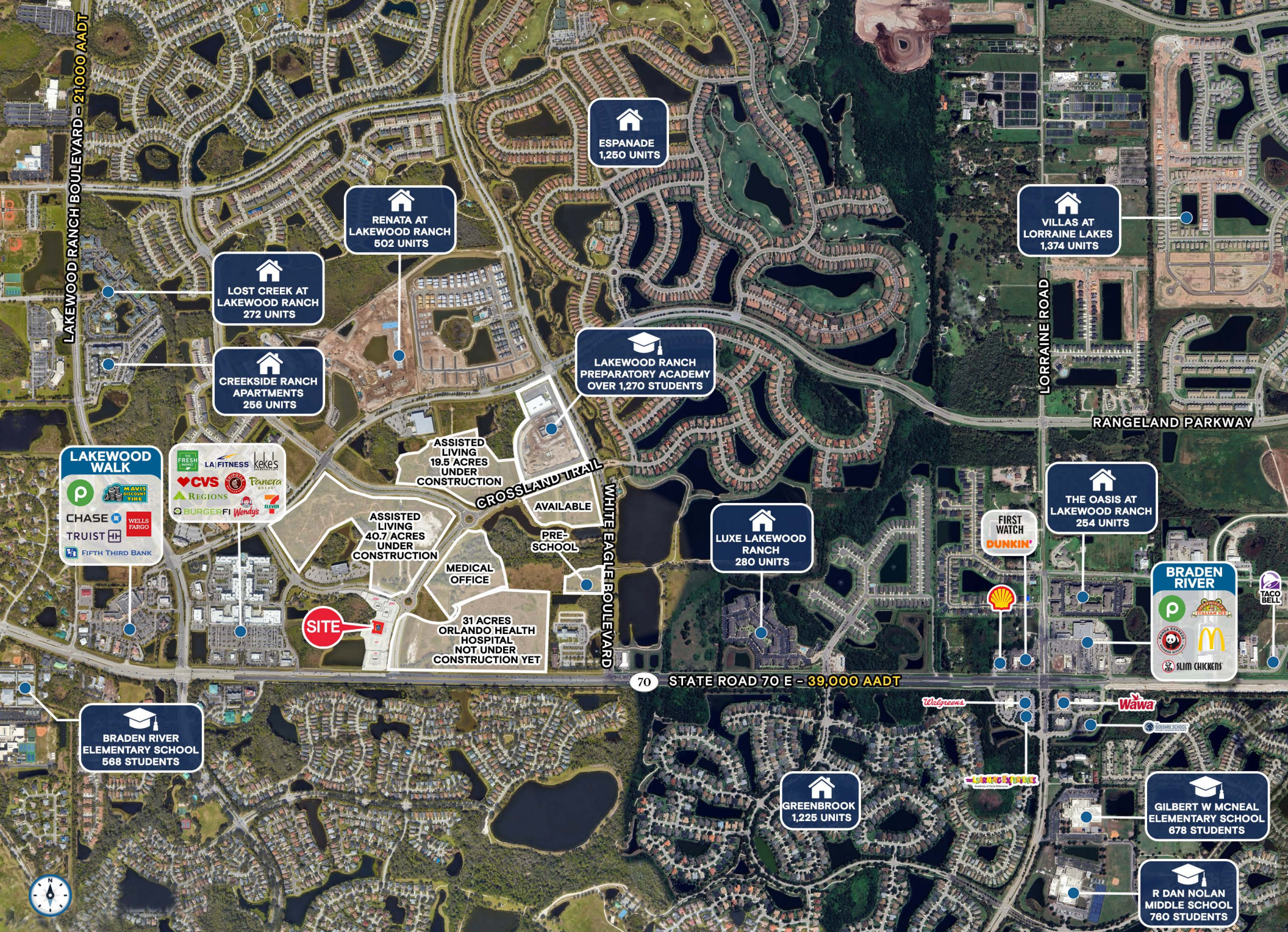




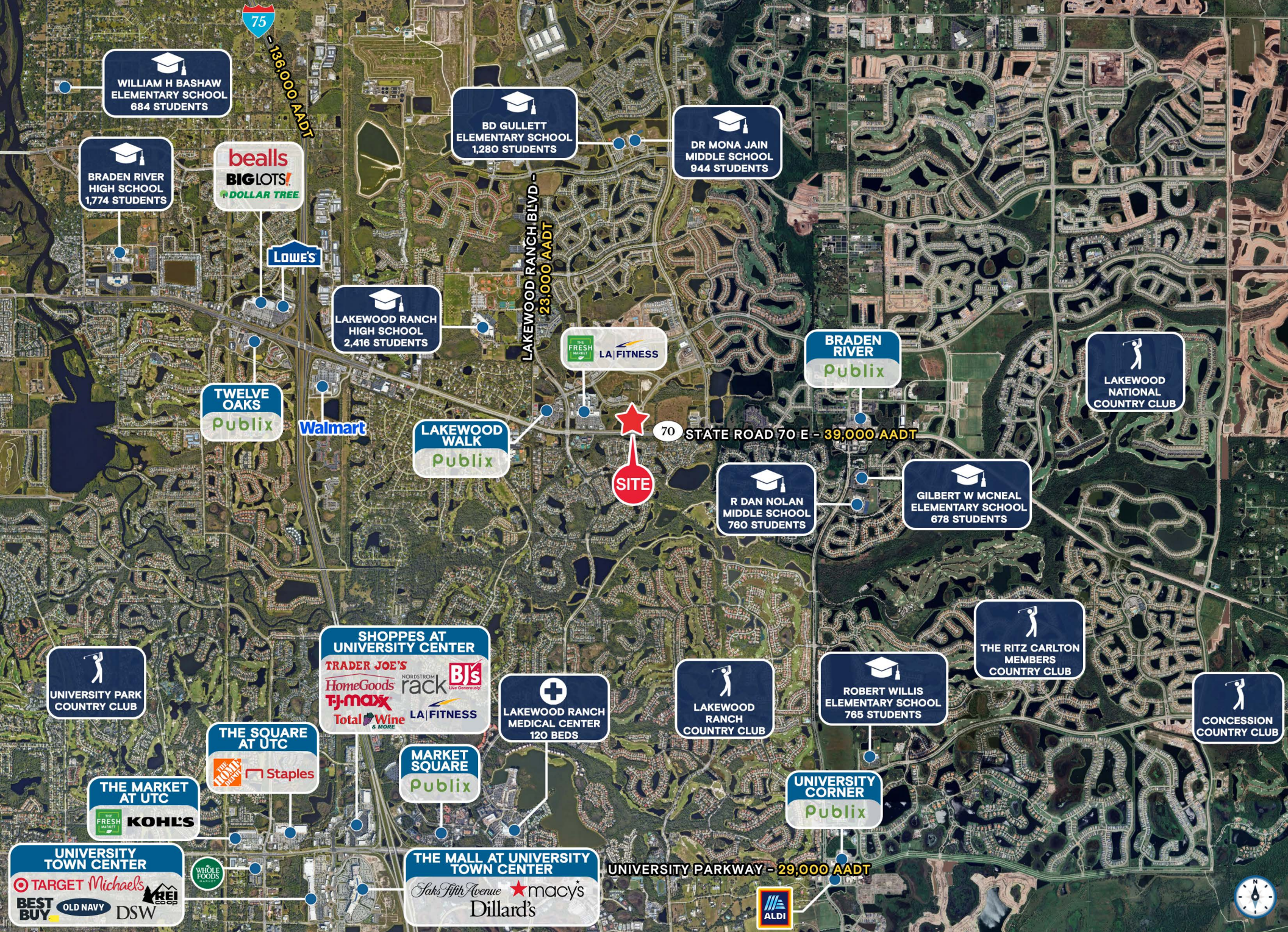














# Contact Broker

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