



Denny's Sale Lease-back

2025 E Dixon Boulevard
Shelby, NC 28152



Price: \$935,562

Investment Summary

CAP Rate:	8.0%
Lessee:	J&C Success, Inc.
Building Size:	3,525 square feet
Land Area:	49,745 square feet
NOI:	\$74,925
Lease Expiration:	New 20 year lease at COE
Lease Options:	4 Five Year Options
Lease Type:	Absolute NNN Lease
Increases:	5% every 5 years

Investment Highlights

Experienced Operator - 37 Years with Denny's
 Large Denny's Franchisee 43 Units (1 Unit in this Entity)
 Seller will provide a personal guarantee for 3 years
 Outparcel to the Cleveland Mall
 Fully Remodeled January 2010
 Operating this unit since January of 2001
 2010 Sales \$872,000

Site Photo



Shelby, North Carolina

The Cleveland Mall:

Site lies on the North side of Highway 74 in front of the Cleveland Mall and is owned by the Hull Store Gibson Companies.

Tenants at the Cleveland mall include Sears, Belk, Burkes Outlet, Carmike Cinemas, Chick-fil-A, Dollar Tree, US Army & the Marines.

Hull Storey Gibson Companies is a multi-faceted retail real estate acquisition, management and development company based in Augusta, Georgia. Hull Storey Gibson acquires enclosed malls and shopping center properties and develops "big box" retail facilities throughout the South. Hull Storey Gibson's business plan is to grow and operate its owned portfolio over a long period of time. With a portfolio in excess of 12 million square feet of leasable area, Hull Storey Gibson is one of the largest privately owned retail real estate companies of its kind in the South-east.



Retail Investment Group, LLC

9304 E. Raintree Drive Suite 120
Scottsdale, AZ 85260
Phone 480.429.4580
Fax 480.452.1820
http://retail1031.com

Steven I Davis
Managing Member
steven@retail1031.com

Scott A Hintze
Associate
scott@retail1031.com



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