

PROPERTY DETAILS

Address	701 W Marshall Ave Longview, TX
NOI	\$30,000 Ground Lease
Lease Term	11/24/99 – 11/23/29
# of Renewals	(2) Ten Year Renewals
Total Square Footage	2,431 SF
Neighboring Tenants	Neighboring tenants include: Kroger, Kroger Fuel Center, Regions Bank, AutoZone, Whataburger
Daily Traffic Counts (VPD)	W Marshall Ave: 24,208 TX-63: 26,466

DEMOGRAPHICS

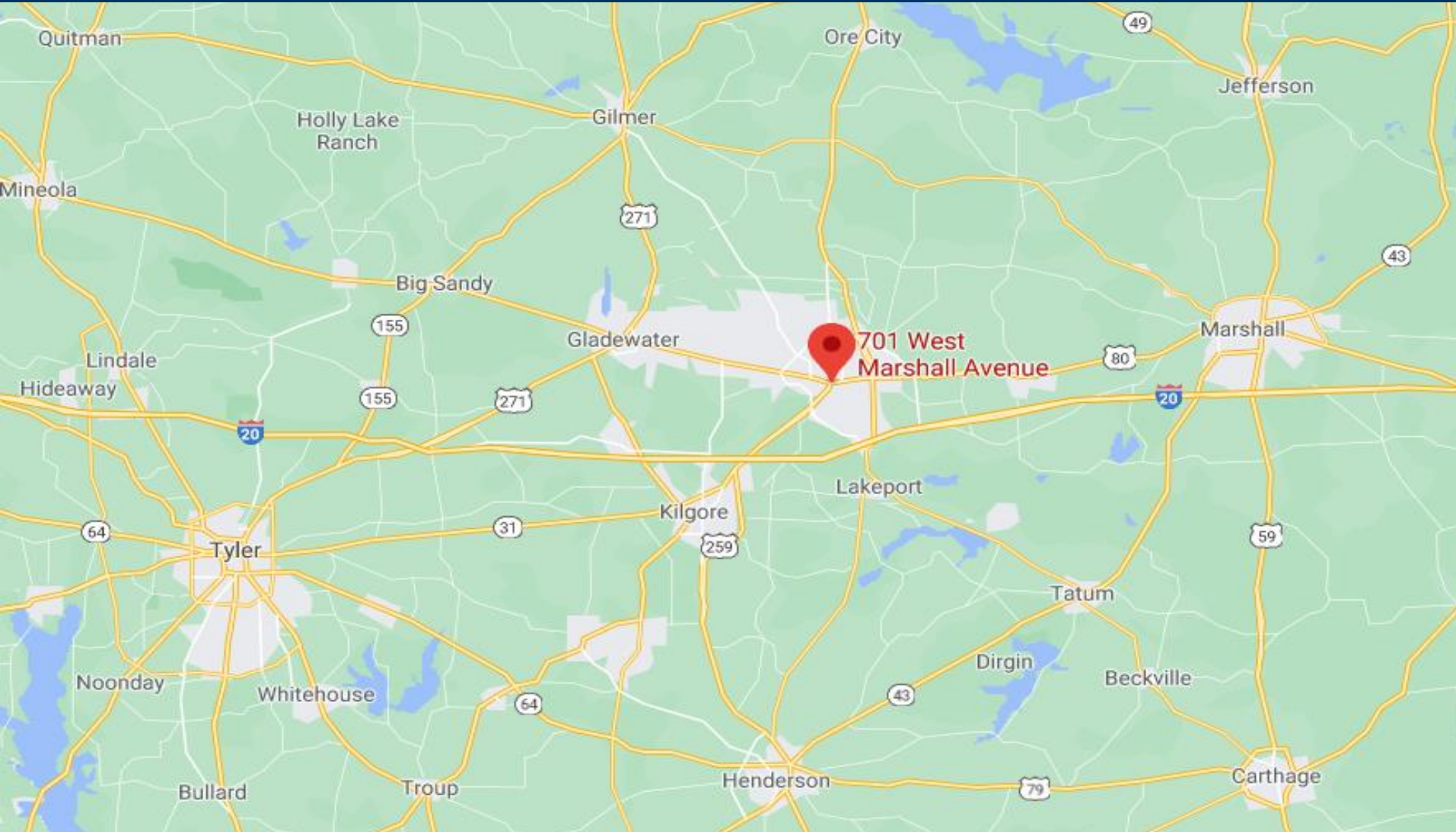
Demographics	HHI	Population
1 miles	\$54,091	4,785
3 miles	\$65,317	47,734
5 miles	\$69,718	83,196

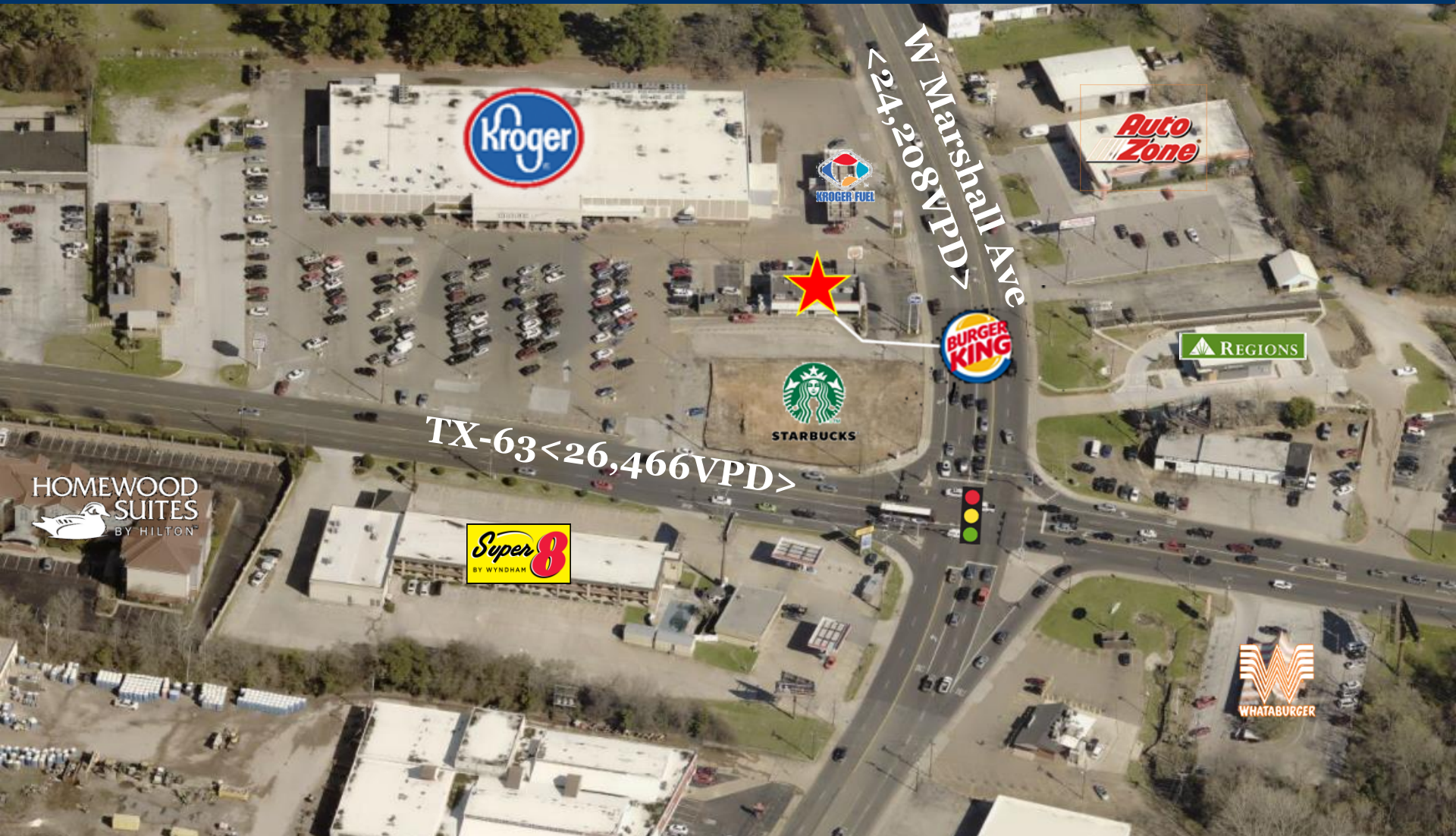


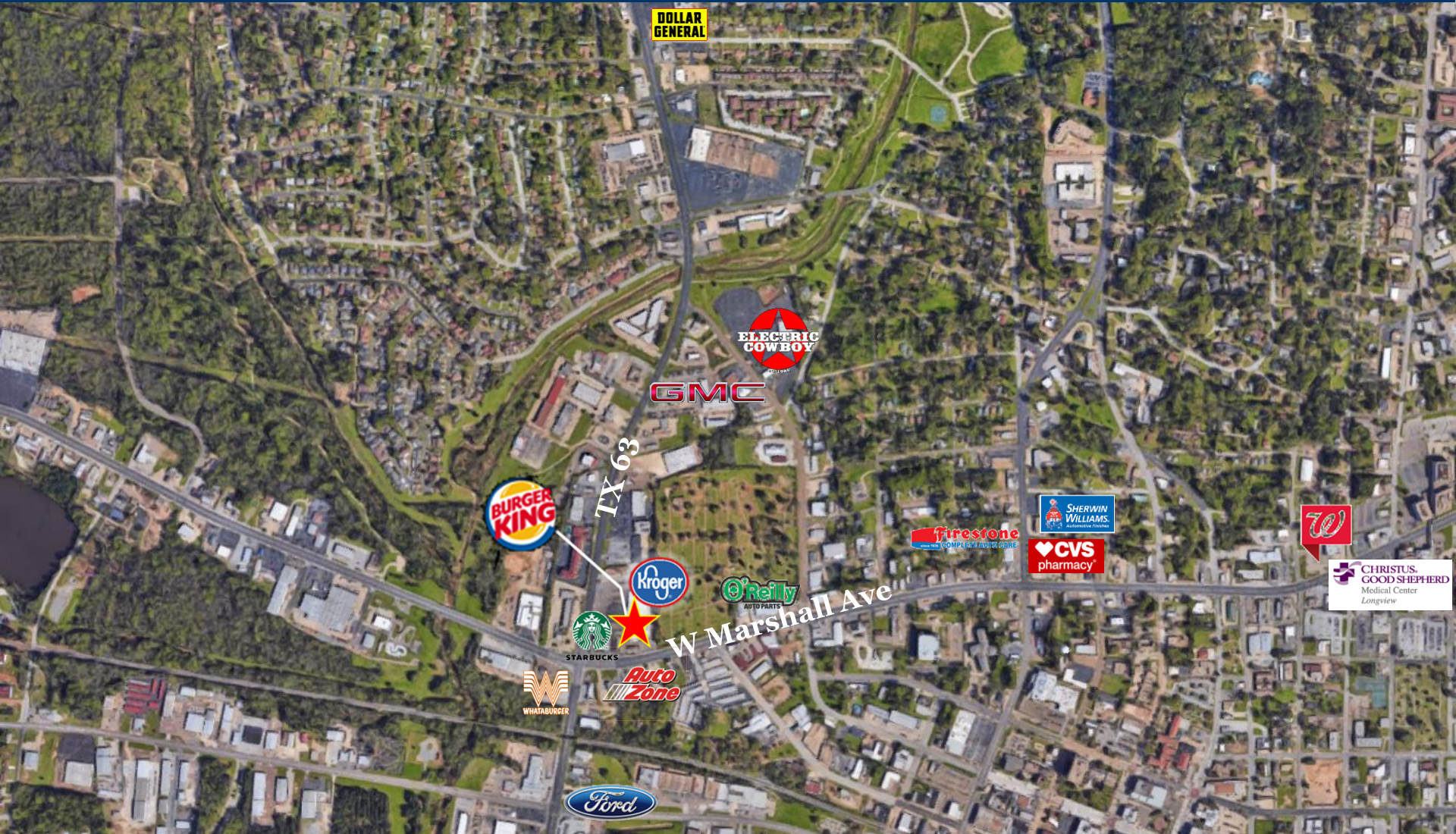
PROPERTY SUMMARY

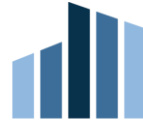
- 30 Year Ground Lease, with 2 Ten Year Renewals, currently operating as a Burger King
- Rent increases to \$33k/year for first 10 year renewal, and \$36k/year for the second 10 year renewal
- National Credit Tenant within Kroger Anchored Center
- Located less than 2 miles from Good Shepard Medical Center











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*The information contained herein has been obtained through sources deemed reliable but it is not warranted and cannot be guaranteed as to its accuracy. Any information of special interest should be obtained through independent verification.

