

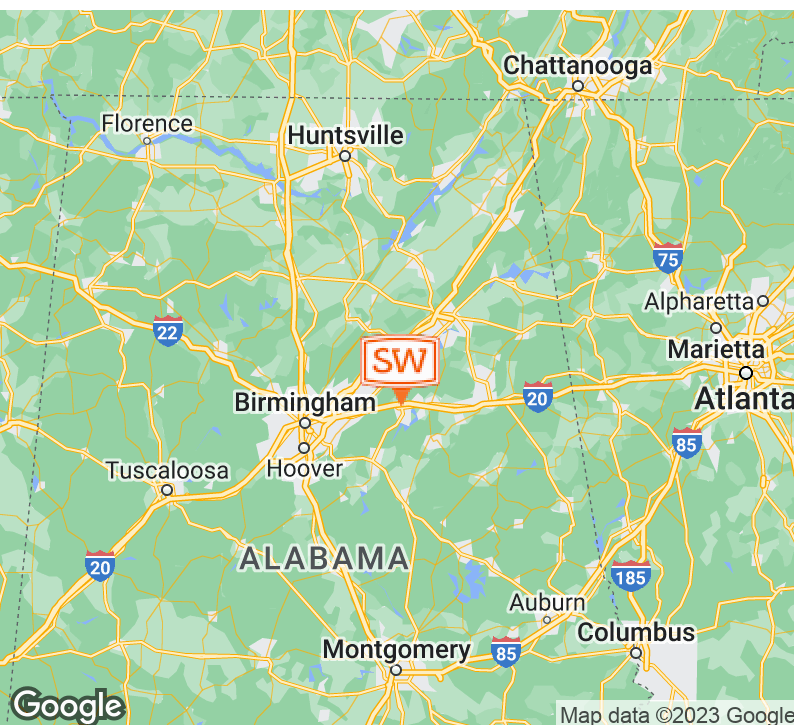
INVESTMENT SALE

Retail Shopping Center

613 Martin Street North, Pell City, AL 35125



SHANNON
WALTCHACK



OFFERING SUMMARY

Sale Price:	\$3,475,000
NOI:	\$283,068
Cap Rate:	8.15%
Building Size:	53,072 SF

INVESTMENT HIGHLIGHTS

- 100% leased retail shopping center
- Anchor Tenants: Bealls and Badcock Furniture
- Recent long-term renewals (WALT - 5.39 years)
- 75% national and regional credit tenants
- Local retail market is at 99% occupancy
- [CLICK HERE TO ACCESS THE OFFERING MEMORANDUM](#)

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