

Winn-Dixie

Gause Boulevard & Pontchartrain Drive | Slidell, LA



EXCLUSIVELY PRESENTED BY SRS INVESTMENT PROPERTIES GROUP

Overview

PROPERTY TYPE

Two STNL Grocer Assets

PRICE

\$11,115,000
(7.00% Cap Rate)

TOTAL

OFFERING GLA

89,568± SF

DEBT

Free & Clear

TOTAL

LAND AREA

12.44± AC

ANCHOR TENANTS

Winn-Dixie

OCCUPANCY

100%

LEASE EXPIRATION

Sept. 30, 2027

Property Website

SRSRE.COM/TwoSTNLWinn-Dixies

Contact

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LA License No. 71853

Investment Highlights

**TWO, SINGLE-TENANT 'ESSENTIAL NEEDS'****GROCERY ASSETS** occupied by national grocer, Winn-Dixie – with an extremely strong consumer base in the state of Louisiana**SITUATED IN THE HEART OF THE SLIDELL, LA MARKET AT THE I-59/I-12/I-10 INTERCHANGE** - just 35 miles northeast of Downtown New Orleans**BOTH STORES HAVE OVER 6 YEARS OF REMAINING LEASE TERM (THROUGH SEPT. 2027)**, providing ownership with highly stable assets which have proven durability within the retail sector**STRONG STORE SALES RESULTING IN AN AVERAGE OCCUPANCY COST OF JUST 2.25% ACROSS BOTH LOCATIONS****WINN-DIXIE BOASTS MORE THAN 25 YEARS OF TENURE AT EACH LOCATION**, having long ago established a loyal base of community shoppers within the Slidell market**UPDATED, MODERN FACADES REFLECTIVE OF WINN-DIXIE STORES WHICH HAVE RECENTLY BEEN RENOVATED**, limiting future capital expenditures for the next iteration of ownership**SINGLE-TENANT, TRIPLE NET LEASE STRUCTURE PROVIDES COMPLETE, 'HANDS-OFF OWNERSHIP'** with minimal Landlord responsibilities

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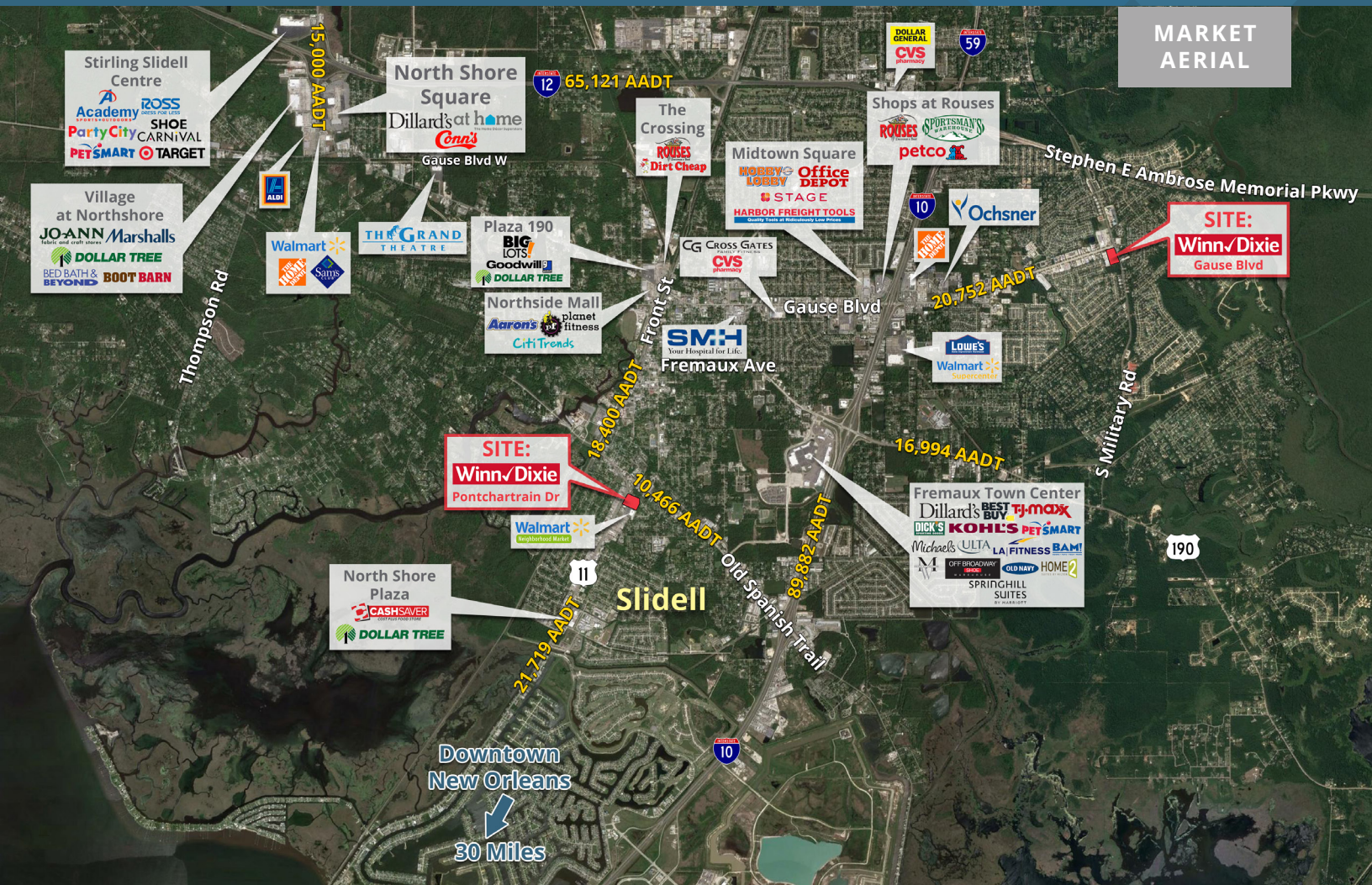
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**\$34.925 MILLION
IN STORE SALES**



**#46 LARGEST PRIVATE COMPANY
IN THE U.S. (SEG)**



**25 YEARS OF TENURE
AT THE PROPERTIES**



**\$8.5 BILLION IN
COMPANY REVENUE**



**HEADQUARTERED IN
JACKSONVILLE, FLA**



**50,000
EMPLOYEES**

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