

FOR SALE \$6,375,000


GROCERY ANCHORED DOLLAR TREE NNN INVESTMENT!

This investment is priced at \$6,375,000 with a 6.69% CAP rate and an annual net operating income of \$426,016. The anchor tenant, Dollar Tree, occupies 19,966 SF and has extended its lease through January 2032, with options to renew until 2042. Additionally, there is a 5k SF vacant suite available for lease at \$22.50/SF, and WinCo Grocery manages the center's common area maintenance. **MLS# 279059**

- Stable & long term cash flow
- Estimated NNN \$3.75
- Highly trafficked retail center
- Class B space

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81 COLUMBIA POINT DR. | Richland, WA.



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