

# FOR SALE LONG TERM GROUND LEASE

## West Hills Plaza, Midfield, AL WAL-MART SHADOW ANCHORED GROUND LEASE / RALLY'S DRIVE-THRU



- New ten year ground lease with options.
- Rally's operated store for 16 years.
- Rally's shadow anchored by a new Wal-Mart Super Center, Burlington Coat Factory and CVS Pharmacy.
- Co-Tenants include: Compass Bank, Krispy Kreme, Burger King, CitiTrends, Shoe Show, Fred's , Rent A Center and Subway.
- Multiple Rally's Unit Operator.
- Shares signalized intersection with Wal-Mart entrance.
- A Dynamic retail sub-market of Birmingham
- No Landlord Responsibilities
- Co-Brokers Welcome



**SALE PRICE**  
**\$393,103**

- 7.25 Cap Rate
- \$28,500 Triple Net Rent

**For More Information Contact**

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