

# For Sale - Absolute NNN Opportunity 4373 New Snapfinger Woods Drive Decatur, GA 30035 (Atlanta)



**Sale Price: \$1,683,678.00**

**Cap Rate: 6.85%**



## Investment Details

- Square Footage: 11,755
- Tenant: NTB (National Tire & Battery); Guaranteed by TBC Corporation
- Current Use: Retail
- Current NOI: \$115,332.00
- NOI for Years 16-20: Lesser of two times CPI or 10%
- Lease Expiration: 9/20/25
- Strong Credit Tenant
- No Landlord Responsibilities

## Property Highlights

- Nearby retailers include Home Depot, Planet Fitness, CVS Pharmacy, and Kroger
- Close proximity to Interstate 20 and Interstate 285
- Large market draw resulting from excellent access to highways
- Ample parking on-site
- Approximately 10 miles from Atlanta

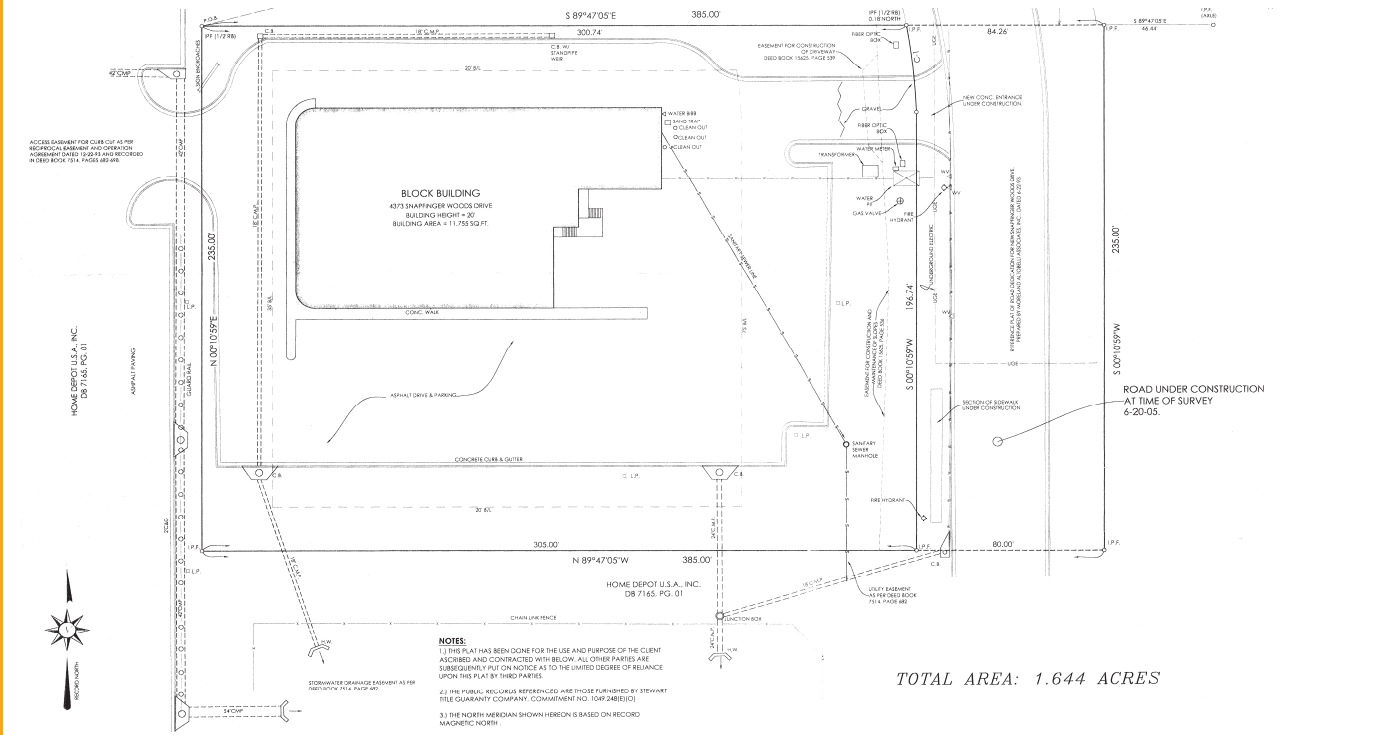
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