



CAP - 6.00%

NOI - \$ 273,804

PRICE - \$ 4,563,400

5500 E NEW MARGARET AVE, TERRE HAUTE, IN



LOCATION

- 20,000 vehicles daily at the traffic signal
- Meijer outparcel; Cattycorner to WalMart
- Less than 0.5 miles from I-70



LOW MAINTENANCE

- New construction.
- Roof, Structure, Parking Lot, and HVAC warranties.



STABILITY

- Corporate leases with Starbucks and AT&T Physical Therapy
- Long history of operating success for franchised locations (Great Clips and AT&T).



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