

LONDON SQUARE PLAZA

CORPUS CHRISTI, TEXAS

100% OCCUPIED NNN INVESTMENT OPPORTUNITY

ASKING PRICE
\$5,950,000

CAP RATE
8.3%

NOI (APPROX.)
\$493,000



INVESTMENT HIGHLIGHTS

- 24,560 SF Retail Center
- Built in 2022
- 100% Occupied
- Triple-Net (NNN) Leases
- 10 Tenant Spaces
- Concrete Parking Lot
- CMU Split-Face Construction
- Strong Tenant Diversification
- Professionally Managed
- Located in the London Community of Corpus Christi

LOCATION ADVANTAGES

- APPROX. 10,000 VEHICLES PER DAY
- AVERAGE HOUSEHOLD INCOME \$100,000+
- DIRECTLY ACROSS FROM LONDON ISD
- FASTEST GROWING COMMUNITY IN CORPUS CHRISTI
- SIGNIFICANT RESIDENTIAL DEVELOPMENT CONTINUES THROUGHOUT THE TRADE AREA



FINANCIAL SUMMARY (APPROX.)

GROSS INCOME (APPROX.)	\$588,000
OPERATING EXPENSES (APPROX.)	\$95,000
NET OPERATING INCOME (NOI)	\$493,000
OCCUPANCY	100%
YEAR BUILT	2022
BUILDING SIZE	24,560 SF
CAP RATE	8.3%



LEASE PROFILE

- Several tenants have already renewed or entered renewal discussions.
- Multiple tenants renewing for 3 to 5 years.
- Excellent opportunity for continued rent growth through future lease renewals and escalations.

IDEAL FOR

- 1031 Exchange Buyers
- Family Offices
- Physician Investment Groups
- Private Investors
- Passive Income Portfolios
- Texas Retail Investors

CONFIDENTIAL INFORMATION AVAILABLE UPON REQUEST

Rent Roll | Operating Statements
Lease Abstracts | Survey | Site Plan | Financials



LONDON SQUARE PLAZA
THE HEART OF THE LONDON COMMUNITY



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