



# SUCCESS STORY

THE MARKET SHOPPES | 2407 6<sup>TH</sup> AVENUE, DECATUR, AL 35601

**SALE PRICE:** \$10,900,000

**DATE:** 4/29/2015

**GRANTOR:** Blackwater Resources

**GRANTEE:** HBKR Investments, LLC

**SIZE:** 81,045± SF on 10.0± acres

**OCCUPANCY:** 100%

**CAP RATE:** 6.10%

**OUR ROLE:** Seller's exclusive listing agent

**COMMENTS:**

The Market Shoppes consists of 81,045 square feet of newly developed retail space, and provides qualified investors the opportunity to acquire a dominant, Class A retail center with strong national chain anchors in the heart of a growing and healthy sunbelt market. The subject property is very well located within Decatur, on its main north-south thoroughfare, US 31. Completed and delivered in late 2012, the center features excellent quality construction and finishes, with all new systems that will require virtually no capital costs over the next several years. With a rent roll of fresh leases, a strong and complimentary tenant mix comprised mostly of national chain retailers, and highly favorable assumable CMBS debt in place, the asset offers the investor long term, secure cash flow for a high quality, newly built dominant shopping center.

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