



WESTWOOD PLAZA OUTPARCEL

7765B AIRPORT BLVD | MOBILE, AL 36608



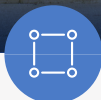
5,860± SF

Offering GLA



100%

Occupancy



0.61± AC

Land



\$4,500,000

6.00% Cap Rate



\$269,640

NOI



STRONG PERFORMING SITE

Pin Corner Site
Exceptional Visibility

High Traffic
One of the busiest
intersections in Mobile

**#1 ASPEN DENTAL IN
ALABAMA**
(Placer.ai Data)

98.6% RETAIL OCCUPANCY
in one mile radius



NET LEASES WITH INCREASES

Passive Structure with limited
Landlord responsibilities

OPTION INCREASES
10% bumps every five years



CREDIT TENANTS / CORPORATE LEASES

CHIPOTLE
\$67B Market Cap

- 3,700+ Locations
- Dominant Fast Casual Mexican Brand
- Corporate Guaranteed Lease

ASPEN DENTAL

- 1,100+ Locations (US & Canada)
- \$1B Annual Revenue
- Privately Held, Corporate Lease

Multi-Tenant Investment Opportunity

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MATTHEWS™
REAL ESTATE INVESTMENT SERVICES

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