

# Available For Sale

## Bojangles' - NNN Lease

13812 Independence Blvd.  
Indian Trail, NC 28079



# \$1,620,000

## 10 Year NNN Lease Built in 1996

# 3,538 S.F.

[www.themosergroupinc.com](http://www.themosergroupinc.com)

### Property Highlights

Great Location on Highway 74 in #1 fastest growing town in N.C.

Less Than One Mile from Wal-Mart Super Center & Major Retail & Office

Free Standing Restaurant

Single Tenant, NNN Lease, 10 year lease To 2/28/21 with one (1) five (5) year renewal

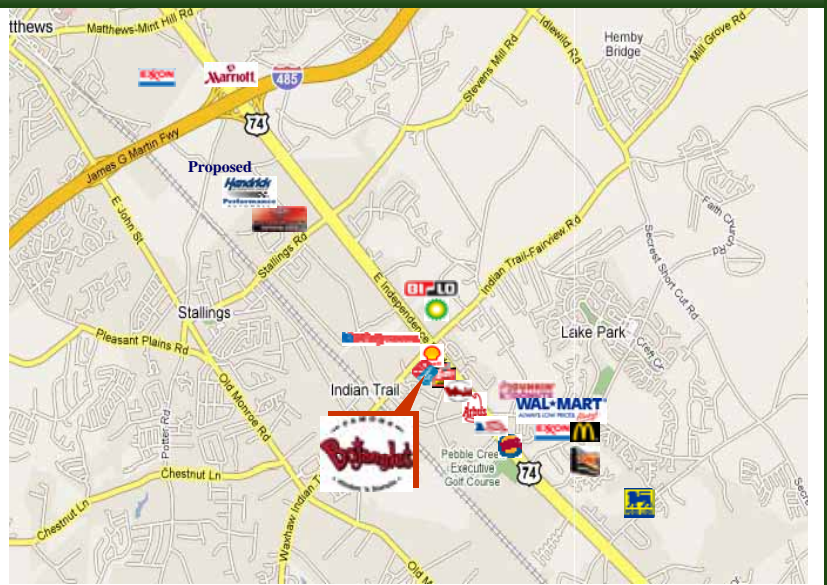
\$111,931.05 Annual Rental Income. Store In Top 10% Of Sales In Total Chain And Corporate Guarantee

2% Co-Broker Fee

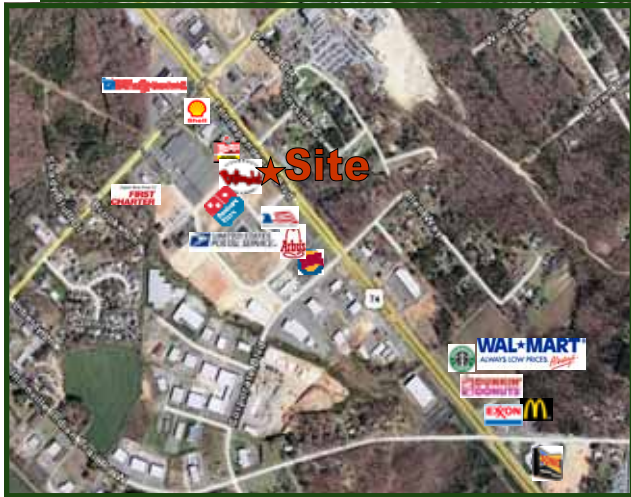
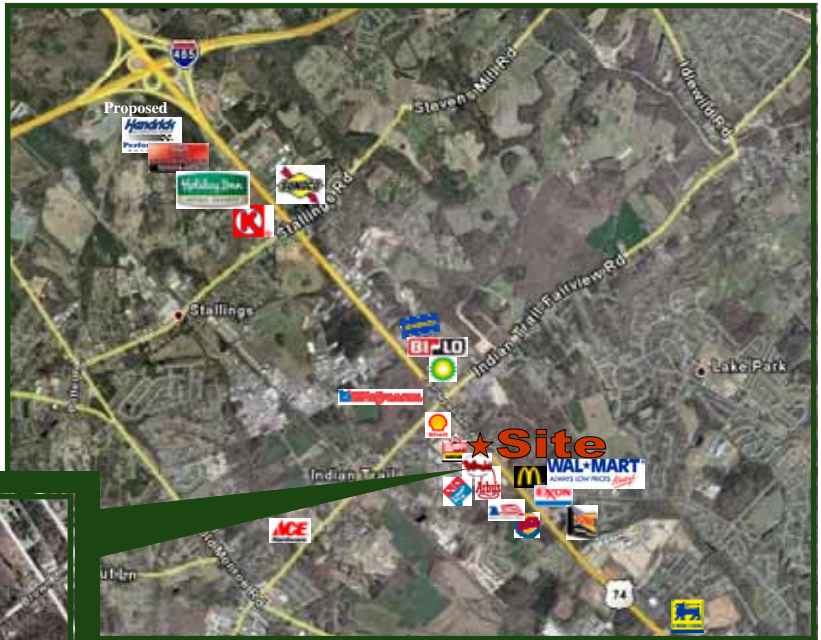
50.000 + CPD on Highway 74

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(704) 882-1700  
\* Owner / Broker Property

### Location Map



**THE MOSER GROUP, INC.**  
COMMERCIAL REAL ESTATE



**NNN Lease  
Free Standing  
Single Tenant**



**Please contact:  
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The information above has been obtained from sources we believe to be reliable, however we cannot accept responsibility for its accuracy. \* Owner/Broker Property