

# TradeCor, LLC FOR SALE

Offering Memorandum  
**RESTAURANT GROUND LEASE**



For further information, please contact:

**BRETT ANZ**  
 (972) 378-6800

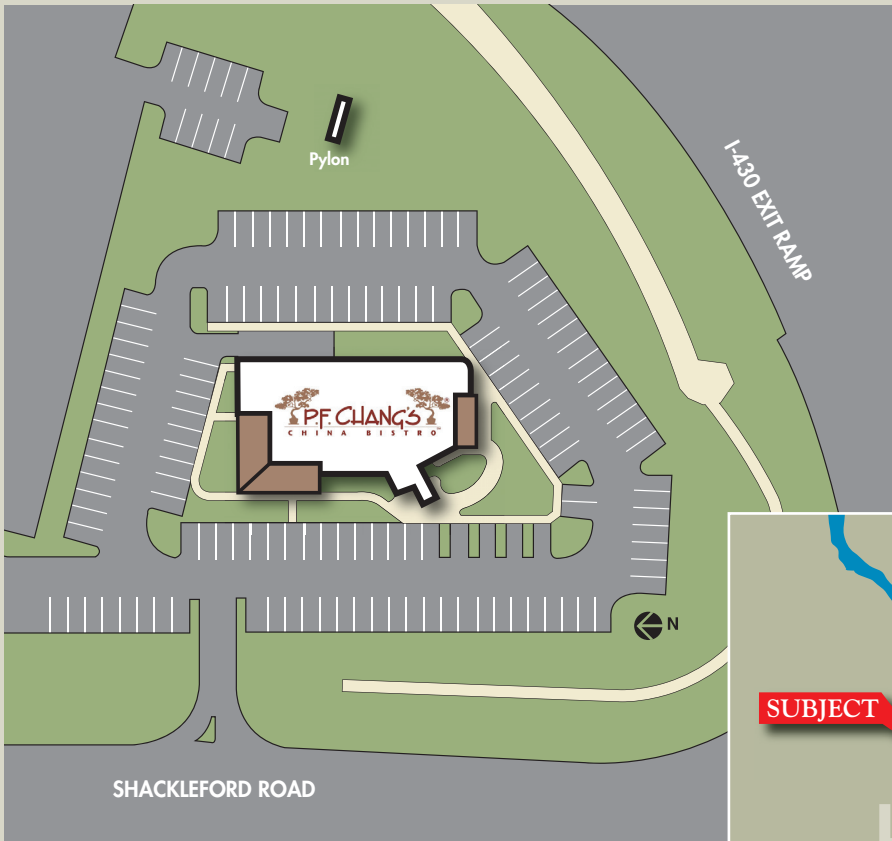


South of the Southeast Corner  
**S. Shackleford Road & W. Markham Street**  
 Little Rock, Arkansas

- 6,838 square foot existing building
  - Approx. 2.062-acre lot
  - Traffic Counts:  
 Interstate 430: ..... 73,000 cars per day  
 Markham Street: ..... 24,000 cars per day
  - Demographics: (Sites USA)
- |                                   | 1 MILE   | 3 MILES  | 5 MILES  |
|-----------------------------------|----------|----------|----------|
| Population (2010 Estimate)        | 7,660    | 71,500   | 129,021  |
| Population (2015 Projection)      | 7,754    | 73,186   | 132,855  |
| Average HH Income (2010 Estimate) | \$57,786 | \$73,379 | \$75,351 |



**TradeCor, LLC**



## FINANCIAL OVERVIEW

### LOCATION

312 South Shackleford Road  
Little Rock, Arkansas 72211

Price .....Unpriced  
 Rentable Square Feet .....6,838  
 Year Built.....2005  
 Lot Size .....2.062 Acres  
 Type of Ownership .....Fee Simple

### TENANT SUMMARY

Tenant .....PF Chang's China Bistro  
 Lease Type .....Absolute NNN Ground Lease  
 Roof and Structure .....Tenant Responsible  
 Lease Term .....15 Years  
 Rent Commencement Date .....July, 2005  
 Increases .....10% every five years  
 Options .....Four, Five-Year Options

## RENT SCHEDULE

	Monthly	Annually
Lease Year 6-10	\$8,203.85	\$98,446.20
Lease Year 11-15	\$9,024.24	\$108,290.88

### RENEWAL OPTIONS

Lease Year 16-20	\$9,926.66	\$119,119.92
Lease Year 21-25	\$10,919.33	\$131,031.96
Lease Year 26-30	\$12,011.26	\$144,135.12
Lease Year 31-35	\$13,212.39	\$158,548.68

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*The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it.*