

HIGH-PERFORMANCE RETAIL INVESTMENT WITH ASSURED INCOME & GROWTH UPSIDE

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ASICS | GLOBAL SPORT PERFORMANCE RETAIL

AIPL JOY CENTRAL | SECTOR 65, GURGAON

ASICS



(WORLD LEADER IN SPORTS PERFORMANCE FOOTWEAR)

- Unit: **GF-96, Ground Floor** (minimal info)
- Area (Super): **669.71 Sq. Ft.**
- Area (Carpet): **299.19 Sq. Ft.**
- Indicative Yield: **~6% (Year 3 MG)**

9-YEAR LONG LEASE | 12% REVENUE SHARE UPSIDE

MARQUEE INTERNATIONAL TENANT | IMMEDIATE CASH FLOW (RENT ACTIVE) | PRIME GROUND FLOOR LOCATION | RETAIL GROWTH CORRIDOR

A high-performance retail investment opportunity in AIPL Joy Central, leased to ASICS, a global leader in sports performance footwear and apparel. Located on the ground floor (Unit GF-96), this asset benefits from the massive catchment of the Golf Course Extension Road. The lease is structured to provide safety through a Minimum Guarantee (MG) while offering significant growth...

- Pre Leased, Retail Space
- For sale
- 670 sq ft

