

COMMERCIAL NET LEASE REALTY INC  
Form 8-K  
July 28, 2004

**UNITED STATES  
SECURITIES AND EXCHANGE COMMISSION**

Washington, D.C. 20549

**FORM 8-K**

**CURRENT REPORT**

Pursuant to Section 13 or 15(d) of the Securities Exchange Act of 1934

Date of Report: July 28, 2004

**COMMERCIAL NET LEASE REALTY, INC.**

*(exact name of registrant as specified in its charter)*

Maryland  
(State or other jurisdiction of  
incorporation or organization)

001-11290  
(Commission File Number)

56-1431377  
(I.R.S. Employment Identification No.)

450 South Orange Avenue, Orlando, FL 32801  
*(Address of principal executive offices, including zip code)*

(407) 265-7348  
*(Registrant's telephone number, including area code)*

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**Item 7. Financial Statements and Exhibits.**

Exhibit 99.1: Press Release dated July 28, 2004.

**Item 12. Results of Operations and Financial Condition.**

On July 28, 2004, Commercial Net Lease Realty, Inc. issued a press release announcing its results of operations and financial condition for the quarter and six months ended June 30, 2004. The press release is attached hereto as Exhibit 99.1.

The information in this Form 8-K is being furnished and shall not be deemed filed for the purposes of Section 18 of the Securities Exchange Act of 1934, as amended, or otherwise subject to the liabilities of such section, nor shall such information be deemed incorporated by reference in any filing under the Securities Act of 1933 or the Exchange Act, except as shall be expressly set forth by specific reference in such a filing.

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Pursuant to the requirements of the Securities Exchange Act of 1934, the registrant has duly caused this report to be signed on its behalf by the undersigned thereunto duly authorized.

Date: July 28, 2004

By: /s/ Kevin B. Habicht  
Kevin B. Habicht  
Executive Vice President and

