

Dollar General

3037 Centennial Blvd. | Claremont, NC 28610

FOR SALE:
NNN RETAIL PROPERTY

EXECUTIVE SUMMARY:

Investment Summary:

Sale Price:	\$752,000
Cap Rate:	8.25%
NOI:	\$62,040
Building Size:	8,000 SF
Price/SF:	\$94.00
Land Size:	.8 Acres
Year Built:	2003
Zoning:	Commercial



Lease Summary:

Lease Type:	Triple Net
Lease Rate:	\$7.76 psf
CAM:	\$0.68 psf
Term Expiration:	1/31/2023
Remaining Term:	2.5 Years
Gurantor:	Corporate
Commencement Date:	5/1/2002
Original Lease Term:	15 Years
Extension Date:	2/1/2018
Current Lease Term:	5 Year Extension



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1100A Rutherford Rd.
Greenville, SC 20609



STONE & COMPANY

— Real Estate —

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INVESTMENT HIGHLIGHTS:

General:

- Minimal Landlord Responsibilities
- Low In-Place Rent psf - Opportunity to raise rent upon lease renewal
- Situated next to multiple restaurants, a gas station, and a pharmacy

Superb Location:

- One Block from Interstate 40
- Located on Centennial Blvd: 4,030 Vehicles per Day
- Cross Street - N Oxford St: 12,605 Vehicles per Day
- .5 Miles from Highway 70: 11,000 Vehicles Per Day

Strong Demographics:

(Within 3 Miles of Property)

- Population: 9,277
- Expected Population ('20-25): 2.13%
- Median Household Income: \$58,674

Catawba County Retail Submarket Fundamentals:

- Avg Rent psf: \$13.27 psf
- Retail Vacancy Rate: 3.6%
- Avg Market Sale Price psf: \$128 psf



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