



# NNN Investment Opportunity

920 HANES MALL BLVD., WINSTON-SALEM, NC 27103

Linville | Team Partners

COMMERCIAL REAL ESTATE



## INVESTMENT OVERVIEW

Sales Price	\$3,300,000
NOI	\$178,560
Cap Rate	5.4%
Tenant	Mattress Firm
Lease Expiration	11/30/2025
Renewals	Two 5-Year Renewals

TO LEARN MORE ABOUT THIS PROPERTY CONTACT:



Ben Bloodworth

E Ben@LTPcommercial.com

M 336.655.1888

P 336.724.1715





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LOCATION									
Address	920 Hanes Mall Blvd., Winston-Salem, NC 27103								
PROPERTY DETAILS									
Property Type	Retail	Property Subtype	Free Standing	# Buildings	1	Year Built	2013	Building SF ±	6,000
Acres	0.61	Parking	31 Spaces	Roof	Flat	Building Ext.	Brick	Retail SF ±	6,000
UTILITIES									
Heat	Forced Air	Gas	Yes	Electrical	Duke	Water/Sewer	City	Air	Central
LEASE DETAILS									
Tenant	Mattress Firm	Lease Type	NNN	Lease Expiration	11/30/2025	Renewals	Two 5-Year Options		
ADDITIONAL EXPENSES									
Taxes	\$2,331	Insurance	\$900	Landscaping	\$600				
PRICING & TERMS									
Sales Price	\$3,300,000	NOI	\$178,560	Cap Rate	5.40%	Zoning	GB-S	PIN	6814-24-3928
Comments	This ±6,000 SF income-producing, single tenant, retail building sits on the busy Hanes Mall Blvd., with 31,000 VPD (vehicles per day). This NNN lease includes two five-year renewal options and has a 5.4% Cap rate. The NNN structure of the lease assures no landlord responsibilities.								

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