

# RETAIL INVESTMENT - 8.64% CAP RATE

711 & 713 MAIN STREET, SCOTLAND NECK, NC 27874

Linville | Team Partners

COMMERCIAL REAL ESTATE

ESTABLISHED DOLLAR GENERAL (SINCE 1995!)



PRESENTED BY:

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**ADDRESS**

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**SALE PRICE**

\$459,000



**CAP RATE**

8.64%



**NOI**

\$39,650



**TENANTS**

- 1) DOLLAR GENERAL
- 2) MEGA TOBACCO, VAPE, & WIRELESS

# INVESTMENT SUMMARY

## DESCRIPTION

±14,535 SF retail property on the corner of Main & East 8th Street in Scotlands Neck, NC. Dollar General occupies ±8,635 SF. Mega Tobacco, Vape, & Wireless is well situated in the remaining ±5,900 SF. ±0.92 acres with 60 parking spaces, multiple points of ingress and egress, and high visibility on Scotland Neck's main retail thoroughfare make this a great investment opportunity at a 8.64% CAP.

## RENT

\$54,360

## TAXES

\$7,595

## INSURANCE

\$4,615

## REPAIRS

\$2,500

## LEASE EXPIRATION

Dollar General - 8/31/26  
Mega Tobacco - 4/30/29



# SITE INFORMATION



### ADDRESS

711 & 713 MAIN STREET  
SCOTLAND NECK, NC 27874



### VPD

9,600



### BUILDING SIZE

±14,535 SF



### YEAR BUILT

1955



### PARKING SPACES

60



### ACRES

0.92



## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>	1,580	2,977	3,560
<b>AVERAGE HH INCOME</b>	\$42,943	\$46,806	\$48,723
<b>DAYTIME POPULATION</b>	1,548	2,865	3,319

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LINVILLE TEAM PARTNERS

206 West Fourth Street  
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The Owner expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the property and/or to terminate discussions with the Buyer at any time without notice. The Owner has no legal commitment or obligations to any Buyer reviewing the Offering Memorandum or making an offer to purchase the Property unless a written agreement for the purchase of the Property has been fully executed, delivered and approved by the Owner. The Buyer agrees not to contact the tenant, their employees or customers without prior permission from the Owner.

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