

RETAIL INVESTMENT - 7.25% 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

\$515,000



CAP RATE

7.25%



NOI

\$37,338



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 7.25% CAP.

RENT

\$51,960

TAXES

\$7,595

INSURANCE

\$4,615

REPAIRS

\$12,500

LEASE EXPIRATION

Dollar General - 8/31/26
Mega Tobacco - 8/31/24



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
POPULATION	1,580	2,977	3,560
AVERAGE HH INCOME	\$42,943	\$46,806	\$48,723
DAYTIME POPULATION	1,548	2,865	3,319

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LINVILLE TEAM PARTNERS

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Linville Team Partners has been retained as the exclusive Broker regarding the sale of this Net Leased property and hereby advises all prospective buyers as follows:

This Offering Memorandum has been prepared by Linville Team Partners and the information contained herein has been taken from sources believed to be reliable. Linville Team Partners has not verified it and makes no representation or warranties, expressed or implied, as to the accuracy or completeness of this information.

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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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By accepting this Offering Memorandum, the Buyer agrees to release Linville Team Partners and hold it harmless from any claim, cost, expense or liability arising out of the buyer's investigation and/or purchase of this Net Leased property.

All showings of this property are by appointment only. Please contact your Broker for more details.