



WALDROP PROPERTIES, LLC
Commercial Real Estate Solutions

For Sale

Investment Property – Leased To Advance Auto

106 W. Cornelius Harnett Blvd (401), Lillington, North Carolina

- Offering Price: \$1,026,000
- Net Operating Income (NOI) Estimated: \$74,400
- Landlord Expenses: Roof, Structure, Parking Lot
- Tenant Expenses: TICAM, Utilities, HVAC Repairs and Replacements, Electrical and Plumbing Inside the Building
- Lease Expiration: July 31, 2024
- Two Renewal Options:
08/01/24–07/31/29
\$7,018.00 Per Month

08/01/29–07/31/34
\$7,719.80 Per Month
- Aerial: Please See Below/ Attached
- Parcel Number: 0650-77-9619.000
- Acreage: Approximately .84 Acres
- Site Plan: Please See Below/ Attached
- Square Footage: Approximately 7,000 Square Feet
- Floor Plan: Please See Below/ Attached



for more information contact

Michael Waldrop at 919-645-1605
michael@waldropproperties.com

The information contained herein has been obtained from sources deemed reliable, however, no representation or warranty, either expressed or implied, is made as to its completeness or accuracy. Prospective buyers should make their own investigations to ascertain the accuracy of the material contained herein. This offering is subject to change, correction or withdrawal.

3700 Computer Dr, Suite 240
Raleigh, NC 27609
Office: 919-645-1605
Fax: 919-645-1600
www.waldropproperties.com

106 W. Cornelius Harnett Blvd (401)

Lillington, North Carolina



Aerial

Robert M Sprouse

From: Trianglebrokers [trianglebrokers-bounces@pairlist.net] on behalf of Michael Waldrop [michael@waldropproperties.com]
Sent: Wednesday, September 24, 2014 8:54 AM
To: trianglebrokers@pairlist.net
Subject: For Sale-Advance Auto Leased Property, Lillington, NC
Attachments: 106-cornelius-harnett-lillington_3.pdf; ATT00104.txt

Good Morning:

Please find attached the marketing materials for an Advance Auto leased property located at 106 W. Cornelius Harnett Blvd. (401) in Lillington, NC. The lease was just renewed for ten years with the lease expiring on July 31, 2014. The current estimated net operating income (NOI) is approximately \$74,400. The Landlord is responsible for the roof, structure, and parking lot. The Tenant is responsible for TICAM, utilities, HVAC repairs/replacements, and electrical/plumbing inside the building. The offering price is \$1,026,000.

Upon execution of a Confidentiality Agreement I will be glad to provide a copy of the Lease and Lease Amendment.

Please contact Mike Waldrop for more information.

Thank you,

Mike

Michael Waldrop
Waldrop Properties, LLC
Commercial Real Estate Solutions
3700 Computer Drive, Suite 240
Raleigh, North Carolina 27609
919-645-1605 tel
919-645-1606 fax
919-612-6696 cell
michael@waldropproperties.com
www.waldropproperties.com
www.twitter.com/MichaelWaldrop

9/24/2014