

INVESTMENT PROPERTY FOR SALE DOLLAR GENERAL, WALLACE (DUPLIN COUNTY), NC



Well established Dollar General Store, 1352 N. Norwood Street (US 117), Wallace, North Carolina is for Sale. Store opened in 2008. Exit 384 on Interstate 40 @ NC 11 is 5 minutes to the east. Hardees, KFC, Advance Auto, BB&T, Piggly Wiggly, AutoZone, Neighborhood Retail Stores, and numerous gas retailers are nearby.

New five-year term starts July 2018.

Rental is \$5,292 per month—\$63,500 per year; fixed for upcoming 5 year term. Each of four five-year renewal options has 10% increases in prior term's rental.

Landlord expenses are roof, HVAC & structural. Tenant pays taxes, insurance and also reimburses Landlord for common area maintenance and part of HVAC repairs and replacements.

Price — \$850,000 (7.47% Cap Rate on annual rent)

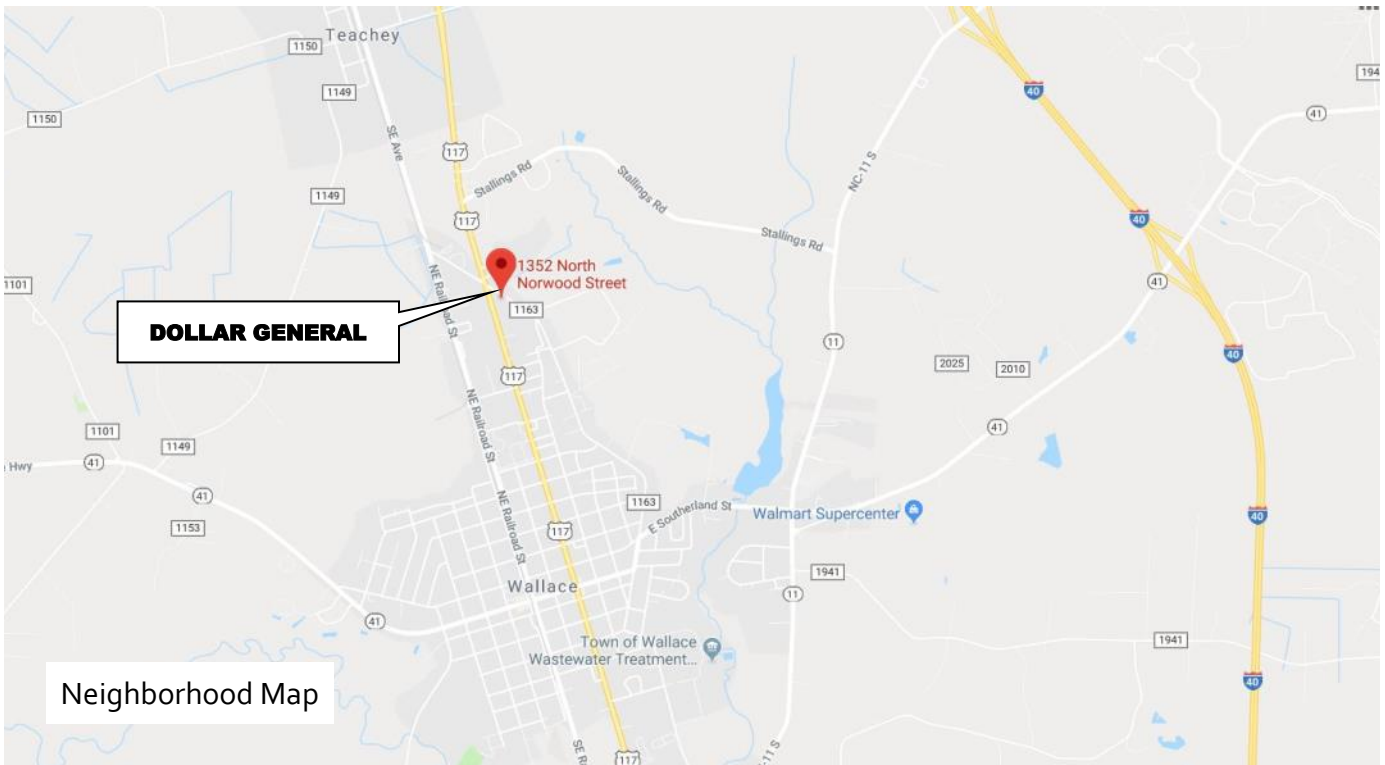
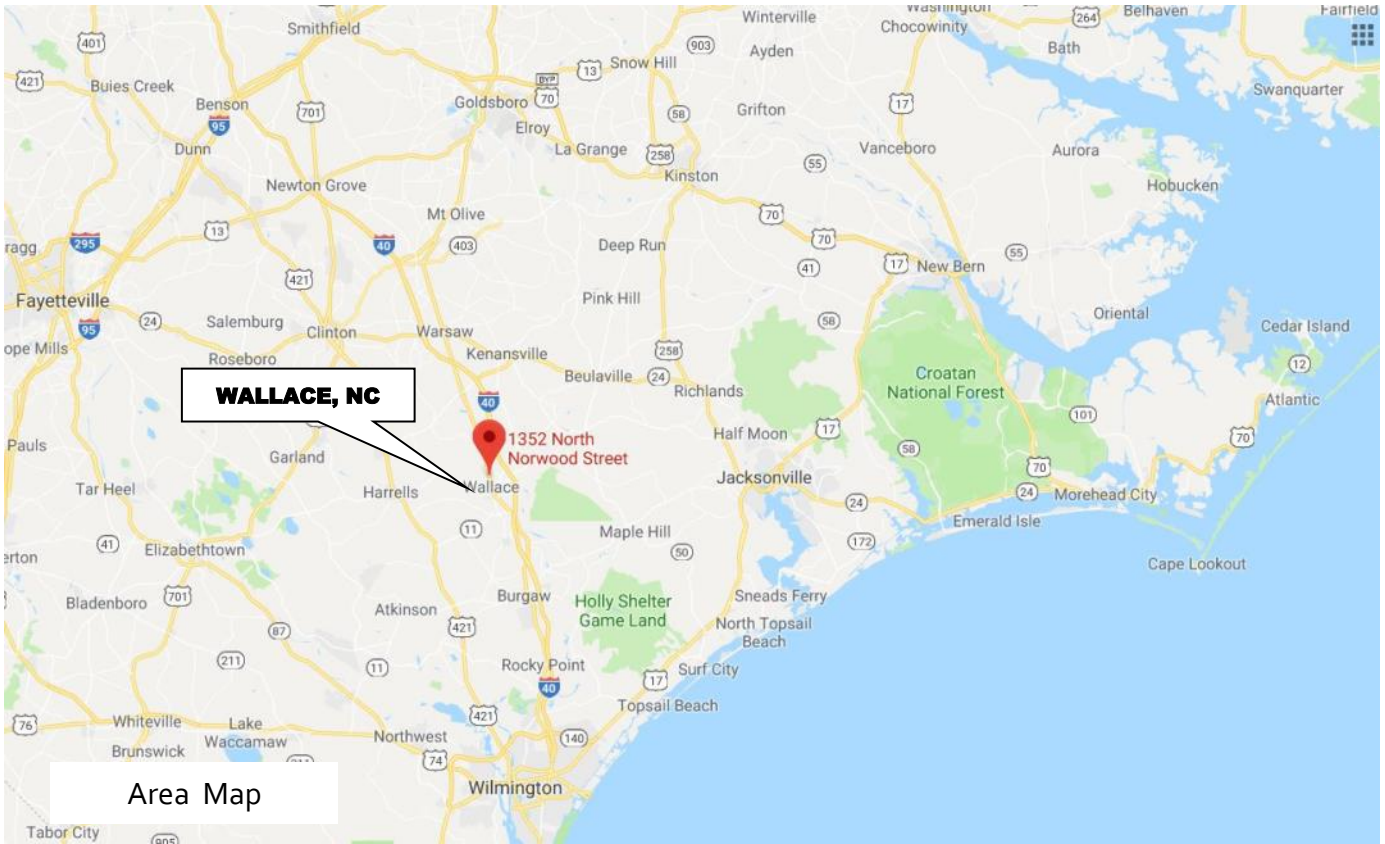
9,000 SF building was constructed in 2008 and sits on a 1.3 acre site

Shown by Appointment Only

For more details, please contact:

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INVESTMENT PROPERTY FOR SALE
1352 N. NORWOOD STREET
WALLACE, NORTH CAROLINA




DEMOGRAPHICS


POPULATION - 2017			
	< 1 Mile	< 3 Miles	< 5 Miles
Total Estimated Population	1,365	6,637	12,302
Total Estimated Population -2022 PROJECTION	1,365	6,642	12,466
Medial Age	44.2	41	41.2
Total Estimated Households	616	2,703	4,947
Total Estimated Households-2022 PROJECTION	614	2,699	5,010
Average Household Income	\$33,704	\$42,235	\$47,855
Med Household Income	\$22,424	\$34,760	\$34,062

TRAFFIC COUNT REPORT

1352 N Norwood St, Wallace, NC 28466

Building Type: **General Retail**
 Secondary: **Freestanding**
 GLA: **9,000 SF**
 Year Built: **2008**
 Total Available: **0 SF**
 % Leased: **100%**





Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 Old Teachey's Rd	N Norwood St	0.09 NW	2016	1,100	MPSI	.04
2 N Norwood St	Rockfish Plz	0.07 S	2016	9,600	MPSI	.21
3 N East Railroad St	S East Ave	0.00	2016	1,900	MPSI	.76

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