

From: Ransome Foose <foose@berkeleycap.com>

To: vaverett <vaverett@aol.com>

Subject: Walgreens | North Carolina | New Construction | 13+ Years Remaining | Great Trade Area

Date: Wed, Jan 14, 2015 10:55 am

To ensure delivery to your inbox, please add foose@berkeleycap.com to your address book.

You may [unsubscribe](#) if you no longer wish to receive our emails.

BERKELEYCAP.COM
704.379.1980



3905 NORTH ROXBORO STREET | DURHAM, NC 27704



PROPERTY HIGHLIGHTS

OFFERING SUMMARY

- **Strong Credit Tenant Lease:** 13+ year lease to an investment grade rated (S&P:BBB) company, Walgreens. Property was initially developed for Kerr Drug, which has subsequently been acquired by Walgreens. Walgreens has fully assumed the lease.
- **Rent Increases in Options:** The lease contains 5% rent increases in the options, which is higher than average drug stores.
- **Great Location:** Property is on a signalized hard corner located among several retailers (adjacent from Lowe's) and newly constructed or recently renovated medical office buildings. Duke University Hospital is 3.8 miles and Duke Regional Hospital is .5 miles from the site. Property is located in a great master planned area.

New Construction: The property was completed in 2013 and was subsequently rebranded by Walgreens.

DETAILS

YEAR DELIVERED
2013

LEASE TYPE
NN - Roof, Structure, HVAC replacement

ANNUAL RENT
\$252,990

LEASE TERM
15 Years (13+ remaining)

TOTAL BUILDING AREA
11,244 SF

ASKING PRICE
\$4.47MM (5.65% cap rate)

Please reply for offering memorandum or register at berkeleycap.com for access.

STEVE HORVATH
704-379-1981
EMAIL

RANSOME FOOSE
704-379-1985
EMAIL

MEGHAN KNOTTS
704-379-1980
EMAIL

OTHER LISTINGS

831 EAST MOREHEAD STREET, SUITE 650, CHARLOTTE, NC 28202 * 704.379.1980
© 2014 BERKELEY CAPITAL. ALL RIGHTS RESERVED.

[UNSUBSCRIBE](#)

[Forward this email](#)

 [SafeUnsubscribe](#)

This email was sent to vaverett@aol.com by foose@berkeleycap.com | [Update Profile/Email Address](#) | Rapid removal with [SafeUnsubscribe™](#) | [Privacy Policy](#)



Berkeley Capital Advisors | 831 East Morehead | Suite 650 | Charlotte | NC | 28202