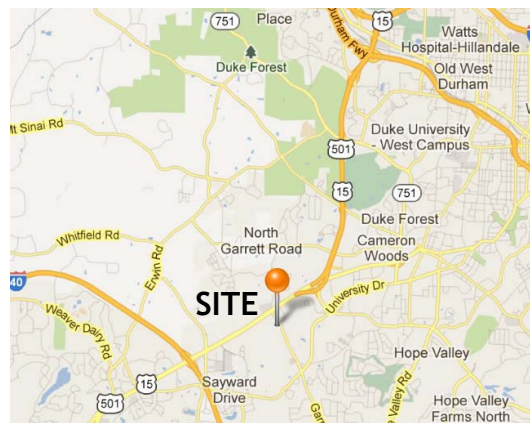


FOR SALE
DURHAM, NC



REAL ESTATE
ASSOCIATES, INC.



4226 Garrett Road

RETAIL BUILDING AVAILABLE - **100% OCCUPIED**
IN CONVENIENT SOUTH DURHAM LOCATION

LOCATION

4226 Garrett Road
Durham, NC 27707

PARCEL ID

140090

BUILDING SIZE

13,500 SF (+/-)

ACREAGE

0.899 Acres (+/-)

SALE PRICE

\$1,100,000

PRICE PER SQ. FT.

\$81.48

CAP RATE

11.2%

**based on current income and expenses*

OCCUPANCY

100%

YEAR BUILT

1983

ZONING

Commercial Neighborhood (CN)

TRAFFIC COUNT

12,000 Vehicles Per Day (Garrett Rd)
44,000 Vehicles Per Day (15-501)

CLOSE PROXIMITY TO

US 15-501, I-40, NC-54, Hope Valley
Duke University, South Durham

SETH J. JERNIGAN, CCIM

Direct: 919.287.2121

Mobile: 919.475.7080

sjernigan@realestateassoc.com

SANDY ALLEN

Direct: 919.287.2124

Mobile: 919.602.8891

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p. 919-489-2000

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3333 Durham-Chapel Hill Boulevard, Suite C | P.O. Box 52328, Durham, NC 27717-2328

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Location Aerial



2014 DEMOGRAPHIC SUMMARY

	1 MILE	3 MILES	5 MILES
POPULATION	9,339	48,095	152,224
NUMBER OF HOUSEHOLDS	4,347	20,894	65,951
AVERAGE HOUSEHOLD INCOME	\$62,368	\$85,045	\$75,188

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Rent Roll

Unit or Suite Number	Tenant	Total Monthly Rent	PSF	Lease Expires	Optional Renewal Periods	Square footage	Projected 2015 Rent Income
Suite A	Jose Guevara	\$ 2,560.00	\$ 13.96	3/31/2018	1 x 3 year	2,200	\$ 25,600.00
Suite B	Services Multiples	\$ 500.00	\$ 12.00	Month-to-Month		500	\$ 6,000.00
Suite C	La Tienda	\$ 6,000.00	\$ 14.40	8/31/2015	1 x 3 year	5,000	\$ 72,000.00
Suite D	Antonio & Sandra Autry	\$ 2,500.00	\$ 12.00	7/31/2016	1 x 3 year	2,500	\$ 30,000.00
Warehouse	VideoNav	\$ 1,675.00	\$ 6.09	1/31/2018	1 x 3 year	3,300	\$ 18,425.00
TOTAL		\$ 13,235.00				13,500 SF	\$ 152,025.00

2014 Expenses

Monthly Expenses	Total Yearly Cost
Landscaping	\$ 2,400.00
Storm Water	\$ 3,600.00
Water	\$ 2,100.00
Waste Removal	\$ 2,640.00
Insurance	\$ 2,064.00
Property Taxes	\$ 15,641.00
TOTAL	\$ 28,445.00

Profit

Total Yearly Income	\$ 152,025.00
Total Yearly Expenses	\$ 28,445.00
TOTAL	\$ 123,580.00

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