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Nashville NC

Dollar General For Sale

Price Reduced!

3650 Sandy Cross Road, Nashville, NC 27856



Investment

Pickett Sprouse Commercial Real Estate

PROPERTY OVERVIEW

1.57± **9,026±** **\$96,948**
Acres Square Feet Annual Rental Income

9,026± square foot store on a site of approximately 1.57 acres. This Nash County Dollar General is estimated to be 5.8 miles south of Nashville on Highway 58 and a half-mile from an I-95 interchange.

INVESTMENT HIGHLIGHTS

- Initial 15-year lease term expires 10/31/2034
- Five 5-year options with 10% increases each option
- Lease type: Corporate Guarantee that is absolute triple net with no landlord responsibilities
- Annual rental income of \$96,948
- Asking price: ~~\$1,563,677 (6.2 cap)~~
\$1,490,000 (6.51 cap)



PickettSprouse.com

1901 Hillendale Road, Suite 100, Durham, NC 27705

(919) 493-0395

Sandy Cross Road
4,400 Annual Average Daily
Traffic

I-95
39,000 Annual
Average Daily Traffic

Nash County Miracle
Park at Coopers



58

58

1841

58

Bend of the River Rd