



**NN INVESTMENT FOR SALE**  
**585 PATTERSON DRIVE**  
**ROXBORO, NC**



**Description:** We are pleased to present this NN investment opportunity. The tenant is The National Veterinary Associates (NVA). Here is a brief description of the tenant:

- "NVA™ is the largest private owner of freestanding veterinary hospitals. NVA owns more than 1000 veterinary hospitals and pet resorts in the United States, Canada, Australia, New Zealand and Singapore. They have over 14,000 veterinary professionals that improve the well-being of patients by providing progressive and compassionate veterinary care. Their 4,000 veterinarians provide a full range of medical and surgical services." (from NVA's website)
- National Veterinary Associates is owned by JAB Holding Company, who also holds major corporations like Panera Bread, Krispy Kreme, Caribou Coffee, and more.
- JAB Holding Company's credit rating is A-.

**Lease Terms:**

- Base Rent: \$108,000
- Increases: Minimum of 2.5% annual increases
- Increases are tied to CPI so if CPI is higher than 2.5% the rent increases by the CPI instead. Increases occur in June.
- Initial Term: 10 years
- Renewals: (2) 5 year renewal options
- Lease Commencement Date: June 4th, 2020.
- Lease Expiration Date: June 30th, 2030

**Property Overview:**

- Type: Veterinary Office
- Size: 5,953 SF
- Year Built: 2013
- Acreage: 13.89 AC
- Zoning: Rural Conservation District - RC
- Legal Description: Person County RN: 22606. Person County
- PIN: 0904-09-27-1137. Deed Book & Page: 829/758

**Asking Price: \$2,000,000**

For more information please contact:

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**A WEST & WOODALL COMPANY**

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