

From: Epropertypush.com <info@epropertypush.com>

To: vaverett <vaverett@aol.com>

Subject: SOLD 89,617 +/- SF Community Center in Durham, NC

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ANNOUNCING THE SALE OF WILLOWDAILE SHOPPING CENTER

Exclusively Marketed by **SRS Southeast Investment Sales**

89,617 +/- SF Community Center | Durham, NC

Price: \$8,250,000 | **Sold:** November 19, 2015

Anchor Tenants: Ollie's Bargain Outlet & Dollar Tree

Seller: An affiliate of RCG Ventures, LLC

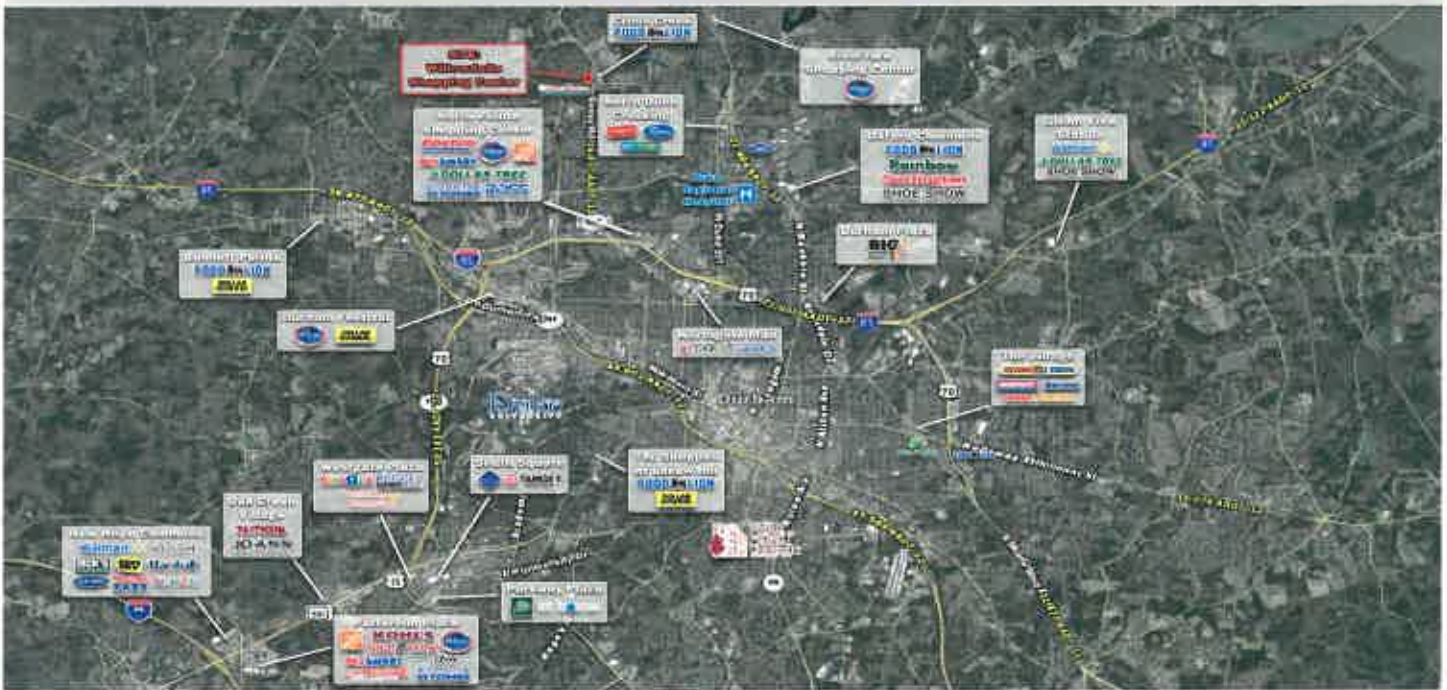


Contact us for an asset evaluation and
we'll show you how we can maximize your property's value.

RETAIL INVESTMENT OFFERING

WILLOWDAILE SHOPPING CENTER

3823 Guess Road | Durham, NC 27705



STRATEGIC POSITION: GUESS RD (NC-157) & HORTON RD

The Property benefits from its strategic location, fronting Guess Rd (NC-157) – a significant commuter corridor. Guess Rd runs north and south between the northern suburbs of Durham and Interstate 85, just two miles south of the Property, before reaching downtown Durham. Willowdaile Shopping Center is situated at a major intersection for retail shopping which is home to Harris Teeter, Food Lion and Rite Aid. Total combined traffic counts for the intersection exceed 15,650 vehicles per day.

SYNERGISTIC TENANCY

The tenants at Willowdaile Shopping Center provide consumers with a uniquely convenient shopping experience by offering a wide array of goods and services providers. From national retail providers like Ollie's Bargain Outlet and Dollar Tree, to the largest health club in North Durham with 23 years of success in Hall of Fitness, to restaurants and service providers like Edward Jones, State Farm, Italian Pizzeria, and Mathnasium, to a medical tenant in Willowdaile Dentistry – Willowdaile Shopping Center is able to fulfill the need of most any consumer.

OPPORTUNITY TO ADD VALUE

The Property presents a good opportunity for investors to add value through the lease up of 5,440 SF of shop space.

RECENT LEASING MOMENTUM

Willowdaile Shopping Center has experienced notable leasing momentum of late, including three new leases; one with Regency Furniture Store for 6,000 SF, one with a nail and hair salon for 1,200

SF and a barber shop for 1,200 SF space. Dollar Tree, Ollie's Bargain Outlet and Mathnasium also just renewed, showing their commitment to the Shopping Center. The asset is very well-positioned for an incoming buyer to continue to add value through lease-up.

CLIMBING SALES

Reporting tenants at Willowdaile Shopping Center have experienced growing sales numbers over the last several years. Italian Pizzeria has seen sales grow by 12% in 2013 and 6% more in 2014. Ollie's Bargain Outlet has seen sales trending up since its opening in 2011.



SRS Real Estate Partners

3400 Peachtree Road NE, Suite 1100 | Atlanta, GA 30326
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WILLOWDAILE SHOPPING CENTER
3823 Guess Road | Durham, NC 27705

INVESTMENT OFFERING



SRS Real Estate Partners, as exclusive broker, is pleased to offer Willowdaile Shopping Center - a 89,617 +/- square foot community center, anchored by Ollie's Bargain Outlet and Dollar Tree, located in Durham, NC.

INVESTMENT OFFERING

Community Shopping Center

SALES PRICE

\$7,681,000.00

CAP RATE

8.45%

OFFERING GLA

89,617 +/- SF

OFFERING OCCUPANCY

93.93%

ANCHOR TENANTS

- Ollie's Bargain Outlet
- Dollar Tree

NATIONAL TENANTS

- Edwards Jones
- H&R Block
- Mathnasium
- State Farm
- Starbucks (NAP)

SEPTEMBER 2015 "AS-IS" NOI

\$649,380.00

CONTACT

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INVESTMENT HIGHLIGHTS

- Anchored by national tenants: Ollie's Bargain Outlet & Dollar Tree
- Strategically positioned along a major north-south commuter corridor in Durham - Guess Rd (NC-157)
- 94% overall occupancy
- Positioned just two miles north of Interstate 85 via Exit 175 with traffic counts exceeding 15,659 VPD
- Upside potential in lease-up of 5,440 SF of available space
- Recent leasing momentum includes three new shop tenants comprising a total of 8,400 SF and early anchor renewals
- Synergistic mix of retail providers includes Ollie's Bargain Outlet, Dollar Tree along with an advantageous mix of service providers
- Situated at a major intersection with shopping destinations including Harris Teeter and Food Lion on adjacent corners
- Discount-oriented tenancy a solid match for surrounding demographics
- Additional consumer draw created by national outparcels and ancillary service providers like Starbucks and a SunTrust ATM
- Both Ollie's Bargain Outlet & Dollar Tree recently renewed early

For additional information and to view the offering memorandum, please visit SRSRE.COM/WILLOWDAILE

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