

# RETAIL INVESTMENT FOR SALE 2550 CAPITOL DR

Creedmoor, NC 27522



LEE &  
ASSOCIATES

COMMERCIAL REAL ESTATE SERVICES  
RALEIGH DURHAM



## PROPERTY DESCRIPTION

Fully leased retail investment property for sale near I-85 in Creedmoor.

## PROPERTY HIGHLIGHTS

- Fully leased 5,610 SF retail building
- Four tenants with modified gross leases
- Separately metered
- Built 2004
- Parking: 5.41 per 1,000
- Landlord responsible for taxes, insurance, water/sewer, and owner association dues
- Tenants responsible for all other utilities, janitorial, and internet
- 2022 NOI: \$44,821.70
- Estimated Cap Rate: 6.41%
- Sale Price: \$699,000



Stone Alexander, CPA  
salexander@lee-associates.com  
O: 919.591.2275  
C: 919.600.2397

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice.  
No liability of any kind is to be imposed on the broker herein.

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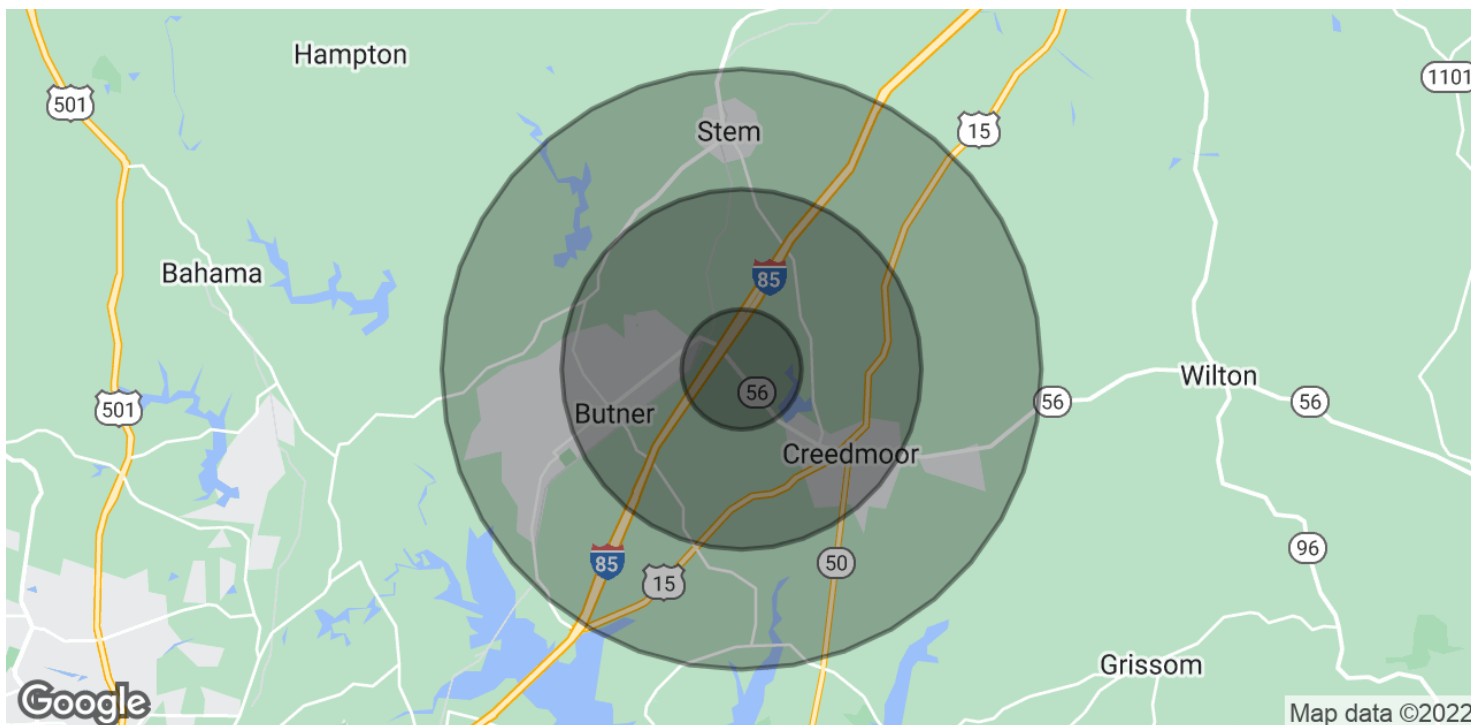


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## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	1,183	7,748	17,402
Average Age	40.8	41.9	39.9
Average Age (Male)	38.0	39.5	37.8
Average Age (Female)	43.3	44.3	41.1

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	582	3,326	6,132
# of Persons per HH	2.0	2.3	2.8
Average HH Income	\$57,496	\$59,638	\$61,055
Average House Value	\$153,636	\$150,801	\$156,419

\* Demographic data derived from 2020 ACS - US Census

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