



355 WHITEVILLE RD
SHALLOTTE, NC



INVESTMENT HIGHLIGHTS

- Single tenant investment property occupied by Wendy's
- $\pm 3,043$ SF building on ± 1 Acre lot
- 108 Feet of frontage on Bridgers Road
- 45 Parking spaces
- This location is scheduled for a Smart 2.0 Remodel in 2022
- Traffic: $\pm 12,639$ (Whiteville Rd NW)
- The 2020 growth rate for Shallotte is 5.68% and since the 2010 census the population of Shallotte has grown by 28%
- Area beaches include Holden Beach, Ocean Isle and Oak Island
- Area retailers include Lowe's, Bojangles, Best Western, KFC, and Planet Fun
- Contact Broker for Rent Schedule

EXCLUSIVELY LISTED BY

Jimmy Wright

Director/Shareholder

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INVESTMENT SUMMARY

List Price:	\$2,720,164
Cap Rate:	5.25%
NOI:	\$142,808
Lease Term Remaining:	± 15 Years
Rent Bumps:	10% Every 5 Years
Lease Type:	NNN



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