



**INVESTMENT HIGHLIGHTS**

- **Very Attractive Rental Rates:** The average rental rate is only \$16.59/SF NNN compared to the 5-year market average of \$19.89/SF (Source: CoStar)
- **Minimal Landlord Responsibilities:** All tenants leases are NNN, making this an ideal investment for passive investors
- **Seasoned and Successful Tenants:** 3 out of 5 tenants have been at this location for 13+ years, showing success and dedication to the property.
- **Great Location in Dense Retail Area:** Wendover Avenue is one of Greensboro's premier retail corridors with over 3.5M SF of high-quality retail, including notable tenants such as Costco, Sam's Club, Walmart, Lowes, Home Depot, TJ Maxx, and Chick-fil-A
- **Exceptional Visibility & High Volume Traffic:** Wendover Road is one of Greensboro's most trafficked retail corridor with ±55,500 VPD
- **Excellent Access to Population Density:** Strong demographics of 149,765 residents within five (5) miles of the Property with a 1.15% projected annual growth rate through 2025, and a AHHI of \$77,374
- **Vibrant & Affluent Location:** Only 6.5 miles from Downtown Greensboro, the W. Wendover Ave submarket is highly desired due to its close proximity to over 4.3M SF of high quality retail, excellent neighborhoods, major employers, and ease of accessibility to the greater market via I-40 & I-75
- **Booming Greater Market:** Central member of the Piedmont Urban Crescent, a large rapidly developing urbanized mega-region poised to prosper due to quality of life, low cost of living, mild climate, business friendly environment, and diverse economic base
- **Explosive Regional Growth:** Greensboro is located on the I-85 "Boombelt", a high growth corridor extending from Atlanta to Raleigh along I-85 reporting a 40% faster growth rate than the rest of the U.S

**INVESTMENT SUMMARY**

<b>List Price:</b>	\$2,411,000
<b>Cap Rate:</b>	6.75%
<b>NOI:</b>	\$162,741
<b>Lease Type:</b>	NNN



**INVESTMENT TEAM**

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