

NAITRI PROPERTIES

RETAIL OFFERING MEMORANDUM

STADIUM CENTER

1907-1917 Bragg Street
Sanford, North Carolina



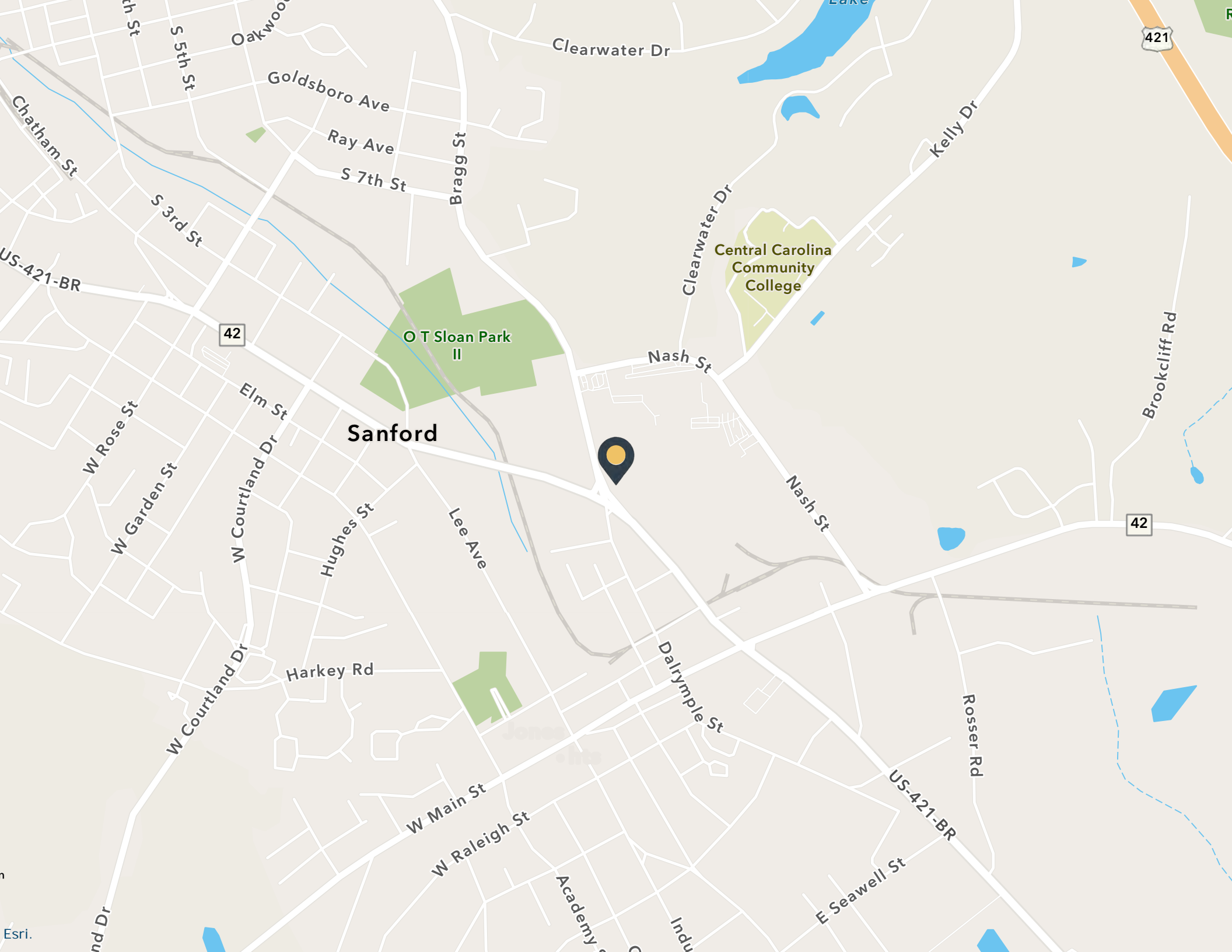
PROPERTY PROFILE

STADIUM CENTER

ADDRESS:	1907-1917 Bragg Street Sanford, NC 27330	
SIZE:	16,000 RSF (2 buildings)	
PARCEL ID#:	Two parcels, 1907 and 1917 Register of Deeds Book 1256, page 0523	
ACRES:	1.70 acres	
OCCUPANCY:	100%, fully occupied, 9 tenants	
PRICE:	\$3,200,000	
CAP RATE:	6.01%	
ZONING:	Commercial C2	
PARKNG:	83 spaces	
PARKING RATIO:	5/1,000 SF	
YEAR BUILT:	1999	
EXTERIOR:	Brick	
ROOF:	Metal seam	
LOCATION:	Downtown Sanford	2.2 Miles
	Sanford's retail center	1 Mile
	US-1	3.6 Miles
	NC 421	2.3 Miles
TRAFFIC COUNTS:	S. Horner Blvd. East	23,000 AADT
	S. Horner Blvd. West	22,500 AADT
	Bragg Street	9,200 AADT



STADIUM CENTER TENANTS	
The Cigarette Corp	1,625 SF
Kelly Services	1,625 SF
All-Kutz	1,625 SF
Luxury Nail Bar	1,625 SF
Thrift Store	1,625 SF
Carolina Wine	1,625 SF
RDT Beauty Salon	1,625 SF
Quick Bites	1,625 SF
Happy Tooth	2,976 SF



SURROUNDING AMENITIES

This site has a wealth of amenities within 1 mile. Located between downtown Sanford and Sanford's epicenter of shopping, Stadium Center sits at an ideal crossroads of S. Homer Blvd and Bragg Street.

FOOD

- ALDI
- Arby's
- Aye! Toro Mexican Restaurant & Cantina
- Biscuitville
- Brass Kettle Family Restaurant
- Brick City Boba
- Brick City Grill
- Bubba's Subs and Pizza
- Burger King
- Café Vesuvio
- Chick-fil-A
- Coach's Neighborhood Grill
- Cook Out
- Cracker Barrel
- Crossroads Grill of Sanford
- Dairy Queen Grill & Chill
- Dodge City Steakhouse
- Domino's Pizza
- Dunkin'
- El Molcajete Authentic Mexican Cuisine
- Firehouse Subs
- Fonda Lupita
- Food Lion
- Golden Corral Buffet
- Goodfellas
- Hardee's
- Jersey Mike's Subs
- Jose's Bakery
- King Chinese Buffet
- Landmark Restaurant
- Lidl
- Little Caesars Pizza
- McDonald's
- Meranda's Soul Food Kitchen
- PD Quix
- Pelican's SnoBalls
- Pizza Hut
- Ron's Barn Barbecue & Seafood
- Ruby Tuesday
- San Felipe Mexican
- Schooly's Bar & Billiards
- Smithfield's Chicken 'n Bar-BQ
- Smoothie King
- Sonic
- Starbucks
- Subway
- Sweetfrog
- Taco Bell
- Tacos El Primo
- Taste of China
- Taste of India
- Teriyaki Express
- Tokyo Express
- Wafflehouse
- Wendy's
- Yolanda's Cake Shoppe
- Zaxby's Chicken Fingers

PLAY

- Divine Fitness
- HiTONE Fitness
- Lee County Ingram Center
- O.T. Sloan Park
- Planet Fitness
- Roofener Fitness
- SNR Express Fitness Center

STAY

- Baymont by Wyndham
- Comfort Suites
- Hampton Inn
- Holiday Inn Express

BANKING

- BB&T
- Carter Bank & Trust
- Fidelity Bank
- First Bank South Horner
- First Citizens
- First Horizon Bank
- PNC Bank
- Western Union



STADIUM
CENTER

SURROUNDING AMENITIES

This site has shopping and service amenities of all kinds within 1 mile. Below is a sample of the range of this range from many big box retailers to local retailers.

SHOPPING & SERVICES

- | | |
|--------------------------------|----------------------------------|
| ABC Stores | Mirandas |
| Adelas Beauty Salon | Nail Palace & Spa |
| Allstate | Nail Time 2 |
| Atlantic Auto & Tire | O'Reilly Auto Parts |
| Big Lots | Petco |
| Boost Mobile | Pretty Nails |
| C&C Thrift | Q Auto Sales |
| Cagle's Home Furnishings | Rack Room Shoes |
| Carquest Auto Parts | Red Diamond Tattoo |
| Cato Fashions | Ross Dress for Less |
| Cricket Wireless | S&H Beauty Supply |
| CVS | Sanford Barber Shop |
| Dix Car Wash | Sanford Laundromat |
| Dollar General | Sanford Tobacco Shed |
| Dunham's Sports | Save A Lot |
| Enterprise Rent-A-Car | Sherwin-Williams Paint Store |
| Exxon | Sweet Dreams Mattresses & More |
| Family Dollar | T-Mobile |
| Farmers Home Furniture | Tractor Supply Co |
| Hobby Lobby | U-Haul |
| House of Lights | UPS Store |
| It's Fashion Metro | USPS |
| It's Party Time | Verizon |
| Johnson & Riggs Home Furniture | Vivid Salon of Sanford |
| K Discount Beauty Supply | VN Nails |
| Kangaroo Express | Walgreens |
| Key's Upholstery | Walker Appliance Parts & Service |
| Liberty Tax | Walmart |
| Lucas Jewelry & Repair | Willow Creek Animal Hospital |
| Marathon Gas | |
| Mariner Finance | |
| Marshalls | |
| Mattress Firm | |
| Mattress Warehouse | |



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