



FRESENIUS REDEVELOPMENT SITE (TENANT IN  
HOLD OVER)

625 Lewis Street • Oxford, NC 27565

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FRESENIUS REDEVELOPMENT SITE (TENANT IN HOLD OVER)  
Oxford, NC  
ACT ID ZAA0160277

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Marcus & Millichap



## EXECUTIVE SUMMARY

## OFFERING SUMMARY

Price	\$1,763,000
Net Operating Income	\$264,429
Capitalization Rate – Current	15%
Price / SF	\$204.26
Rent / SF	\$30.64
Lease Type	NN
Gross Leasable Area	8,631 SF
Year Built / Renovated	1997
Lot Size	1.26 acre(s)

## FINANCING

Down Payment	All Cash
Net Cash Flow	15.00% / \$264,429
Cash on Cash Return	15.00%
Total Return	15.00% / \$264,429

## MAJOR EMPLOYERS

EMPLOYER	# OF EMPLOYEES *
Granville Hlth Sys Foundation	354
Certainteed Corporation	250
Granville Health System	194
McDonalds	155
Clayton Homes Inc	151
Ideal Accessories	150
Walmart	150
City of Oxford	132
Dill Air Controls Products LLC	110
Revlon Consumer Products Corp	100
Masonic Home For Children	90
Plastic Ingenuity Inc	90

## DEMOGRAPHICS

	1-Miles	3-Miles	5-Miles
2018 Estimate Pop	1,739	10,453	14,955
2010 Census Pop	1,754	10,271	14,363
2018 Estimate HH	742	4,290	5,946
2010 Census HH	742	4,139	5,638
Median HH Income	\$30,104	\$43,014	\$46,718
Per Capita Income	\$20,309	\$25,453	\$25,463
Average HH Income	\$47,412	\$61,382	\$63,518

\* # of Employees based on 5 mile radius



## INVESTMENT OVERVIEW

Marcus and Millichap are pleased to present an excellent re-development opportunity in Oxford, North Carolina. The 8,631 square foot medical office building sits on 1.26 acres and a signalized hard corner. Currently the property is occupied by Fresenius Medical Care and operating as a dialysis clinic. The site offers an owner/user or investor the opportunity to receive substantial cash flow as the current tenant remains in holdover awaiting their new facility to open.

Located at the top of North Carolina's Research Triangle Park, Oxford offers a small town quality of life with big opportunities for small business, commercial, and industrial development. Three interchanges off of I-85 serve the community (exits 202, 204 & 206), as well as NC 15, NC 96 and NC 158.

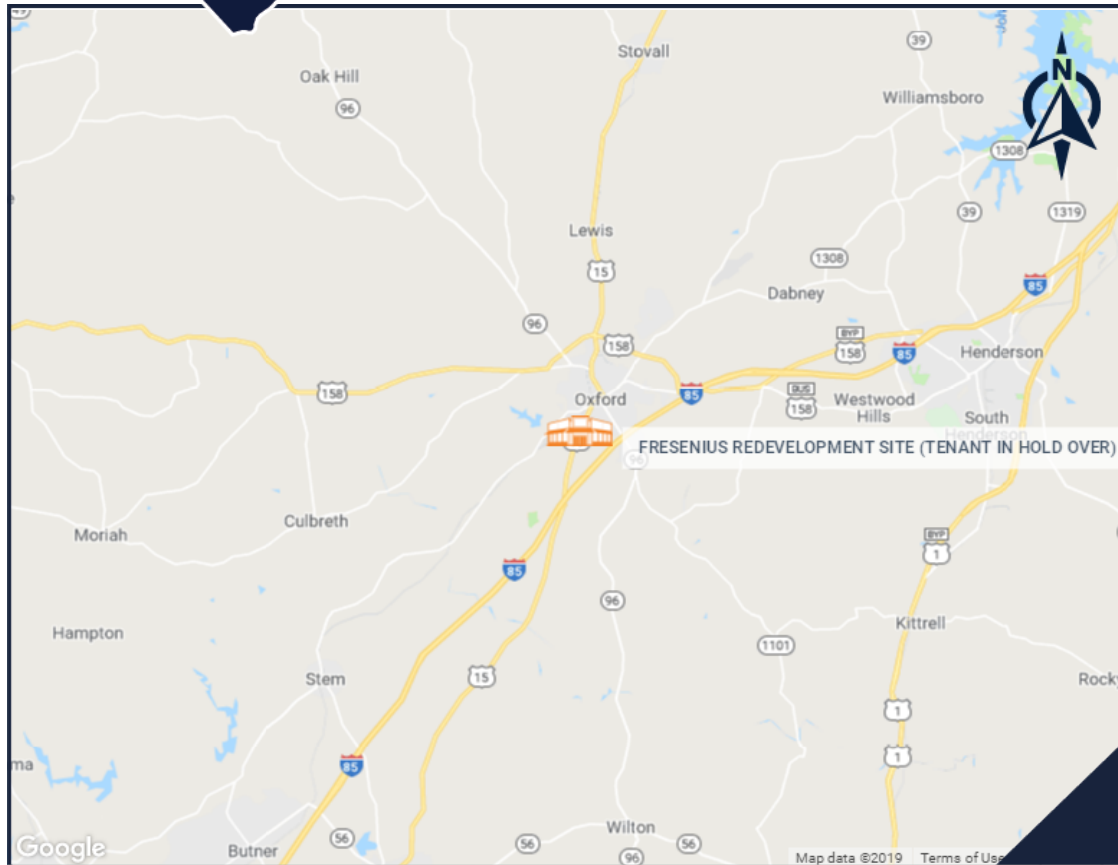
## INVESTMENT HIGHLIGHTS

- Signalized Hard Corner
- Tenant is Currently in Hold Over Allowing New Buyer to Enjoy Cash Flow
- Heavy Traffic Counts- 14,000 & 11,000 Cars per Day
- Current Cash Flow in Excess 15 Percent



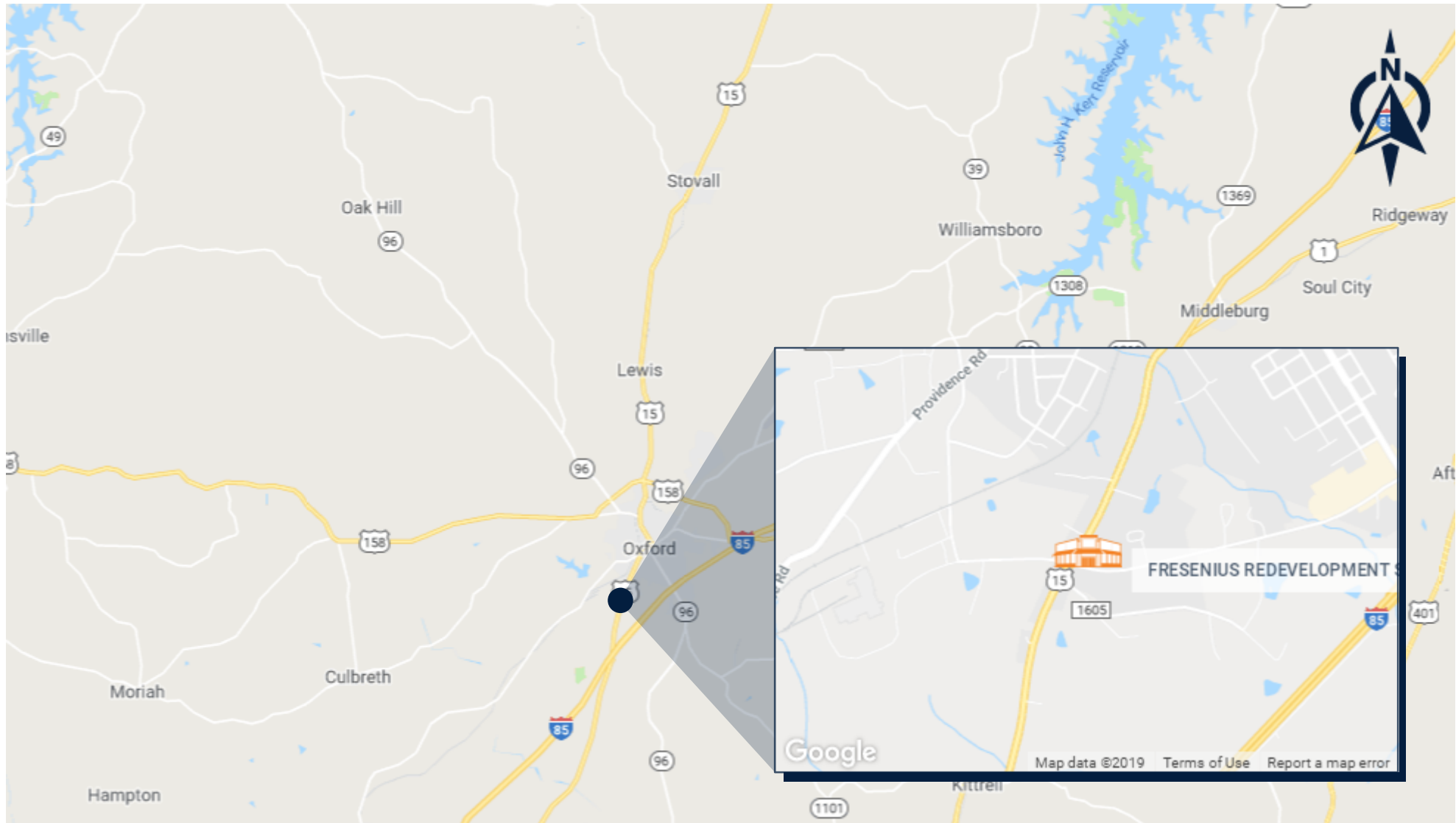


625 Lewis Street, Oxford, NC 27565

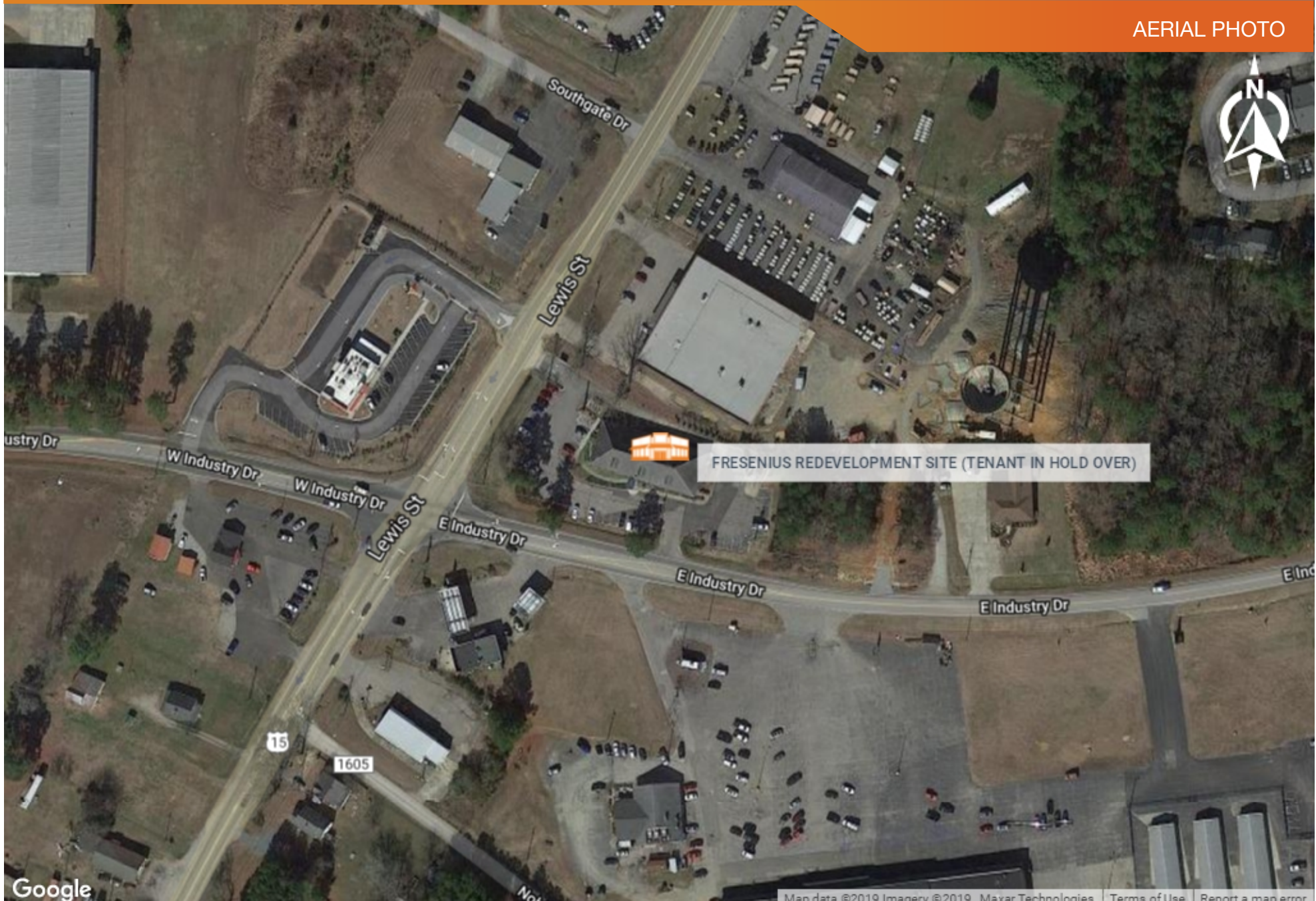


CLOSE PROXIMITY TO:

625 Lewis Street, Oxford, NC 27565







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## PROPERTY SUMMARY

## THE OFFERING

Property	Fresenius Redevelopment Site (Tenant in Hold Over)
Property Address	625 Lewsi Street Oxford, NC 27565
Price	\$1,763,000
Capitalization Rate	15.00%
Price/SF	\$204.26

## PROPERTY DESCRIPTION

Year Built / Renovated	1997
Gross Leasable Area	8,631 SF
Zoning	B2
Type of Ownership	Fee Simple
Lot Size	1.26 Acres

## LEASE SUMMARY

Property Subtype	Single Tenant Office Medical
Tenant	Bio-Medical Applications Management Company, Inc.
Rent Increases	N/A
Guarantor	Corporate Guarantee
Lease Type	NN
Lease Commencement	July 1, 1997
Lease Expiration	June 30, 2019
Lease Term	22
Term Remaining on Lease (Years)	0.0
Renewal Options	N/A
Landlord Responsibility	Roof, Structure and Parking Lot
Tenant Responsibility	Taxes, Insurance and CAM
Right of First Refusal/Offer	No

## ANNUALIZED OPERATING INFORMATION

## INCOME

Net Operating Income	\$264,429
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## RENT SCHEDULE

YEAR	ANNUAL RENT	MONTHLY RENT	RENT/SF	CAP RATE
Current	\$264,429	\$22,036	\$30.64	15.00%



## NOTES

## RALEIGH OVERVIEW

The Raleigh-Durham-Chapel Hill metro is located in the north-central portion of North Carolina where the North American Piedmont and Atlantic Coastal Plain regions join. The area is approximately two hours west of the Atlantic Ocean and four hours east of the Appalachian Mountains. The metro is composed of 11 counties: Wake, Durham, Johnston, Chatham, Orange, Franklin, Harnett, Vance, Granville, Lee and Person.

The market has a population of nearly 2.2 million people, almost half of whom live in Wake County. Raleigh, home to the state capitol, is the most populous city in the metro with approximately 464,000 citizens. Durham is the second largest with 269,000 residents.

### METRO HIGHLIGHTS



#### HIGHLY SKILLED WORKFORCE

Numerous world-renowned colleges and universities are located in the metro and contribute to an educated labor pool.



#### AFFORDABLE COST OF LIVING

A metro median home price of roughly \$290,000 is lower than many other East Coast communities and the annual median household income of \$65,100 is well above that of the U.S.



#### HIGH-TECH EMPLOYMENT

The Research Triangle Park attracts and fosters high-tech and biotechnology firms.



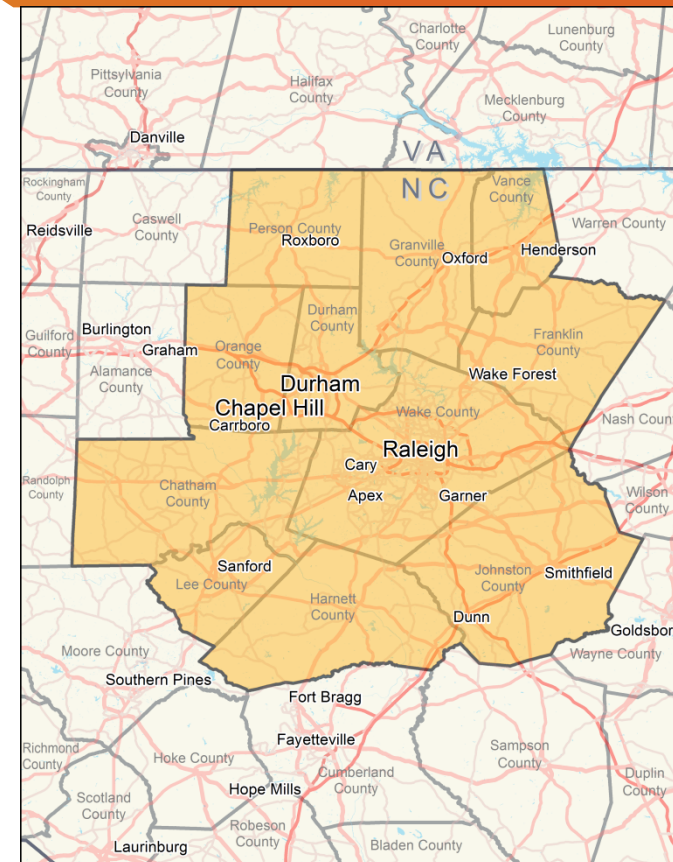
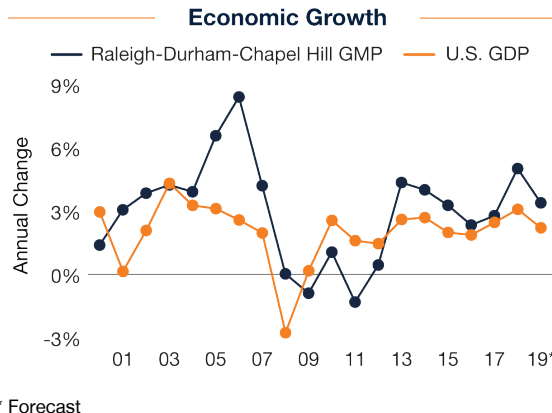
## MARKET OVERVIEW

## ECONOMY

- Primary to the Raleigh-Durham-Chapel Hill economy is the Research Triangle Park (RTP), spanning 7,000 acres and home to more than 200 global companies that employ roughly 50,000 workers.
- In addition to a thriving life-sciences sector, the metro is home to one of the fastest-growing CleanTech clusters, with a host of companies focused on smart grid technologies, electric vehicles and renewable energy.
- The metro ranks high in tech jobs, partially attributed to three Tier 1 universities: Duke University, North Carolina State University and University of North Carolina at Chapel Hill.

### MAJOR AREA EMPLOYERS

Duke University and Health System
IBM Corp.
WakeMed Health and Hospitals
Cisco Systems Inc.
UNC Rex Healthcare
SAS Institute Inc.
GlaxoSmithKline
Harris Teeter
Wells Fargo
Blue Cross Blue Shield of North Carolina



## SHARE OF 2018 TOTAL EMPLOYMENT



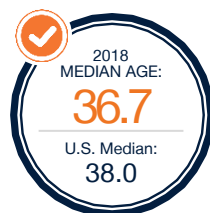




## DEMOGRAPHICS

- The metro is projected to add nearly 210,000 people over the next five years, which will result in the formation of 88,000 households.
- A median home price of \$287,000 allows 64 percent of households to own their homes, on par with the national level.
- Roughly 41 percent of people age 25 and older hold a bachelor's degree; among these residents, 15 percent have also earned a graduate or professional degree.

### 2018 Population by Age



## QUALITY OF LIFE

Situated on rolling hills between the Atlantic coast beaches and the Appalachian Mountains, the Raleigh-Durham-Chapel Hill region provides a wide variety of outdoor activities. Sports enthusiasts follow the Atlantic Coast Conference rivalry among the University of North Carolina, Chapel Hill, North Carolina State and Duke. Also, the NHL's Carolina Hurricanes play in Raleigh and minor league baseball is represented by the Durham Bulls and the Carolina Mudcats. The region also provides many cultural opportunities, such as the Carolina Theater, Carolina Ballet, North Carolina Symphony and NC Opera. Venues include the Durham Performing Arts Center, the Time Warner Cable Music Pavilion at Walnut Creek and the Raleigh Amphitheatre and Festival Site.

\* Forecast

Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau



## SPORTS



## EDUCATION



THE UNIVERSITY  
of NORTH CAROLINA  
at CHAPEL HILL



MEREDITH  
COLLEGE

Duke  
UNIVERSITY



## ARTS & ENTERTAINMENT



NASHER  
MUSEUM OF ART AT DUKE UNIVERSITY

Created on August 2019

POPULATION	1 Miles	3 Miles	5 Miles
■ 2023 Projection			
Total Population	1,717	10,663	15,389
■ 2018 Estimate			
Total Population	1,739	10,453	14,955
■ 2010 Census			
Total Population	1,754	10,271	14,363
■ 2000 Census			
Total Population	1,796	10,199	13,671
■ Current Daytime Population			
2018 Estimate	3,674	16,399	20,351
HOUSEHOLDS	1 Miles	3 Miles	5 Miles
■ 2023 Projection			
Total Households	734	4,440	6,205
■ 2018 Estimate			
Total Households	742	4,290	5,946
Average (Mean) Household Size	2.40	2.40	2.47
■ 2010 Census			
Total Households	742	4,139	5,638
■ 2000 Census			
Total Households	781	3,940	5,182
■ Occupied Units			
2023 Projection	734	4,440	6,205
2018 Estimate	826	4,727	6,538
HOUSEHOLDS BY INCOME	1 Miles	3 Miles	5 Miles
■ 2018 Estimate			
\$150,000 or More	4.07%	5.08%	5.32%
\$100,000 - \$149,000	5.91%	8.76%	9.77%
\$75,000 - \$99,999	6.73%	9.63%	10.42%
\$50,000 - \$74,999	17.08%	21.67%	22.37%
\$35,000 - \$49,999	11.67%	10.74%	11.26%
Under \$35,000	54.54%	44.10%	40.86%
Average Household Income	\$47,412	\$61,382	\$63,518
Median Household Income	\$30,104	\$43,014	\$46,718
Per Capita Income	\$20,309	\$25,453	\$25,463

HOUSEHOLDS BY EXPENDITURE	1 Miles	3 Miles	5 Miles
Total Average Household Retail Expenditure	\$52,075	\$61,291	\$64,559
■ Consumer Expenditure Top 10 Categories			
Housing	\$14,218	\$16,409	\$17,110
Transportation	\$8,161	\$9,932	\$10,348
Shelter	\$8,087	\$9,284	\$9,677
Food	\$5,508	\$6,225	\$6,542
Personal Insurance and Pensions	\$4,489	\$5,966	\$6,603
Health Care	\$3,509	\$4,221	\$4,413
Utilities	\$3,301	\$3,862	\$4,025
Entertainment	\$2,263	\$2,695	\$2,824
Cash Contributions	\$1,713	\$2,389	\$2,617
Gifts	\$1,254	\$1,417	\$1,509
POPULATION PROFILE	1 Miles	3 Miles	5 Miles
■ Population By Age			
2018 Estimate Total Population	1,739	10,453	14,955
Under 20	28.23%	24.38%	24.39%
20 to 34 Years	19.96%	17.04%	16.99%
35 to 39 Years	5.07%	4.42%	4.51%
40 to 49 Years	10.69%	11.08%	11.70%
50 to 64 Years	17.96%	21.19%	21.89%
Age 65+	18.09%	21.90%	20.53%
Median Age	36.72	44.27	44.04
■ Population 25+ by Education Level			
2018 Estimate Population Age 25+	1,131	7,231	10,358
Elementary (0-8)	3.74%	5.71%	5.33%
Some High School (9-11)	15.91%	10.68%	10.10%
High School Graduate (12)	26.17%	29.22%	31.25%
Some College (13-15)	25.36%	20.28%	20.39%
Associate Degree Only	9.62%	9.15%	9.01%
Bachelors Degree Only	10.99%	16.28%	15.73%
Graduate Degree	5.56%	5.52%	5.38%

Source: © 2018 Experian

## PRESENTED BY

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