

Sherwin Williams, Marco's Pizza, & Chic Nail

CARY, NC

INVESTMENT OPPORTUNITY

FOR SALE



Investment opportunity in the rapidly growing Cary, North Carolina. This new construction is 100% occupied with three long-term tenants in place. Easily accessible by NC-540, this property is well situated among other retailers including Publix, Aldi, Harris Teeter, & Walgreens.

TO LEARN MORE ABOUT THIS PROPERTY, OR REQUEST FULL OFFERING MEMORANDUM, CONTACT:



Aubrey Linville

E Aubrey@LTPcommercial.com

M 336.345.7300

P 336.724.1715



Linville | Team Partners

COMMERCIAL REAL ESTATE



PROPERTY OVERVIEW

Address	326 Carpenter Hill Lane
Sales Price	\$3,450,000
NOI	\$216,650
Cap Rate	6.28%
Rentable SF	7,296sf
Roof	60mil TPO roofing with 15-year warranty
Year Built	2019
Lot Size	5.143 acres
Tenants	Sherwin Williams, Marco's Pizza, Chic Nail

PRICE PER SQUARE FOOT: \$472.86

INVESTMENT GRADE CREDIT:

Corporate Guarantors: Sherwin Williams (SHW)

Fortune 500 Company

YEAR BUILT: 2019 (September delivery)

IMMEDIATELY ADJACENTS RETAILERS:

Aldi, Walgreens, Publix, Harris Teeter

- New construction with modern architecture
- 100% Occupied with three tenants
- Long Term net leases with all three tenants