



*Actual location is not shown



Long Term Corporate Lease



New Build to Suit Construction



Daily Traffic Counts Exceeding 25,000/day



Household Income \$88K+ Within a 1 Mile radius

FOR MORE INFORMATION :

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TERMS

PRICE	\$3,226,667
CAP	6.75%

HIGHLIGHTS :

- Strong 10 Year Harbor Freight Tools corporate lease
- Freestanding Harbor Freight Tools store with Upgraded Construction (3 visible exterior sides all brick)
- Main Thoroughfare Site with Excellent Visibility
- Approximately 5 miles from Downtown New Bern, NC
- Average Household Income of \$88,000+ Within a 1 Mile Radius**
- Close proximity to new shopping center with Hobby Lobby, Academy Sports, Harris Teeter, Ross and ULTA Beauty
- New Bern, NC is one of NC's fastest growing cities and on Forbes List of "Best Small Places for Business and Careers"



	1 MILE	3 MILE	5 MILE
POPULATION	3,504	24,844	41,426
HOUSEHOLDS	1,532	10,957	17,858
HOUSEHOLD INCOME	\$88,595	\$76,956	\$72,234



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