

FOR SALE – FAMILY DOLLAR STORE

155 South Walnut Street, Pine Bluff, NC

Asking Price: \$750,000

Cap Rate: 8.33%



Offering Memorandum



National Asset Realty, LLC

Please contact:

Joe Pope

1530 Williams Street

Columbia, SC 29201

803-446-4457 (c)

joepope@nationalassetrealty.com

FOR SALE – FAMILY DOLLAR STORE

Pine Bluff, North Carolina

PROPERTY HIGHLIGHTS		
Tenant	Family Dollar Stores	
Location	155 S. Walnut Street, Pine Bluff, NC 28373	
Building	8,000 SF Single-Tenant, Single Story, (Build-To-Suit)	
Site	.77+/- Acres	
Parking	35 Spaces	
Built	2005	
Initial Term	10 years	
Lease	NN	
Current Rental Rate Per Year	\$62,496.00	
Tenant Responsibilities	HVAC, Doors, Glass, Interior, Plumbing & Electrical. Tenant reimburses for taxes & insurance. Tenant responsible for CAM.	
Landlord Responsibilities	Parking Lot Repair & Repaving, Roof, Gutters & Structure	
Lease Expiration	June 30, 2021	
Options	2 Five Year Options w/ 10% Rental Increase Per Option Period	



Representation Photo



Representation Photo

FOR SALE – FAMILY DOLLAR STORE

Pine Bluff, North Carolina



FOR SALE – FAMILY DOLLAR STORE

Pine Bluff, North Carolina



FOR SALE – FAMILY DOLLAR STORE

Pine Bluff, North Carolina

Pine Bluff is a town in Moore County, North Carolina. It is a bedroom community, as the population was 1,337 at the 2010 census. There has been recent job growth in the town, and Pine Bluff jobs have increase by 2.3%. The cost of living is 14.9 lower than the U.S. average.

The town of Pine Bluff was established as part of the late-19th century effort to populate the Sandhills Region of the state, and thereby bring in some needed economic stimulus. In the aftermath of the War between the states, the Sandhills Region had been heavily timbered, with most of the longleaf pines either cut for lumber or boxed for turpentine. Seeking to attract new residents, John Tyrant Patrick, the State Commissioner of Immigration, helped to found and lay out the town of Southern Pines.

Pine Bluff is still a small, primarily residential, community of about 1,000 inhabitants. The automobile has taken predominance over the railroad and the main thoroughfare through Pine Bluff is no longer the train tracks, but rather is the north-south U.S. Highway 1. Though the original sand streets and avenues have mostly been paved, the town retains much of its original character with its tree-lined roads and walkways, its two original churches, its ecologically diverse lake, and its mix of old and new homes in and among the pines.

Pine Bluff is only 7.5 miles from the well-known Pinehurst Resort, 40 miles from Fayetteville and 93.7 miles from Charlotte, North Carolina.



DISCLAIMER

- The information contained in this offering memoranda has been prepared to provide a summary of information. It does not purport to be all-inclusive and is not a substitute for a thorough due diligence investigation. The owner and its representatives make no warranty or representation as to the accuracy of this information.
- National Asset Realty has not verified and will not verify any of the information contained within. The information contained in the offering memorandum has been obtained from sources we believe to be reliable. No legal obligations shall rise from the contents of this memorandum.
- By receipt of this memorandum you agree that the information within is of a private nature and that you will keep it confidential. You also agree to hold National Asset Realty harmless from any claim or liability throughout your investigation and or purchase of the property.
- National Asset Realty represents the Seller of this property.