

# HARBOR FREIGHT

1330 CLINTON ROAD, FAYETTEVILLE, NC 28312



OFFERING MEMORANDUM

CROSS CREEK SHOPPING MALL

FTCC  
Fayetteville Technical Community College

FAYETTEVILLE STATE UNIVERSITY  
6,000 STUDENTS

AMC THEATRES Ashley HOMESTORE ULTA planet fitness  
2ND & CHARLES LIDL Gabes Pier 1 imports BARNES & NOBLE BOOKSELLERS  
LOWE'S TJ-MAXX STAPLES  
KOHL'S OLD NAVY HAVERТЫS

DOWNTOWN FAYETTEVILLE

HARBOR FREIGHT TOOLS

TARGET Academy  
DOLLAR TREE HOBBY LOBBY THE HOME DEPOT  
DICK'S SPORTING GOODS Marshalls  
DSW FOOD LION SPROUTS FARMERS MARKET  
PET SMART HomeGoods  
Burlington five BELOW  
BEST BUY WORLD MARKET buy buy BABY  
FIELD STREAM Michaels Party City  
Where Creativity Happens

CROWN COMPLEX

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# Executive Summary

## PROPERTY SUMMARY

Building Size	14,850 SF
Year Built	1982 / Remodeled 2013
Lot Size	1.116 Acres

## LEASE SUMMARY

Lease Type	Gross Lease
Tenant	Harbor Freight Tools USA Inc
Guarantor	Corporate
Roof & Structure	Tenant Responsible
Lease Commencement Date	December 29, 2000
Lease Expiration Date	May 31, 2028
Lease Term Remaining	8 Years
Rental Increases	In Options
Renewal Options	5, 5 Year Options Remaining

## ANNUALIZED OPERATING DATA

Options	Annual Rent
Option 3 (Current - 5/31/2026)	\$103,628.88
Option 3 (6/1/2026 - 5/31/2028)	\$108,810.24
Option 4 (6/1/2028 - 5/31/2031)	\$108,810.24
Option 4 (6/1/2031 - 5/28/2033)	\$114,250.80
Option 5 (6/1/2033 - 5/31/2036)	\$114,250.80
Option 5 (6/1/2036 - 5/31/2038)	\$119,963.28
Option 6 (6/1/2038 - 5/31/2041)	\$119,963.28
Option 6 (6/1/2041 - 5/31/2043)	\$125,961.36
Option 7 (6/1/2043 - 5/31/2046)	\$125,961.36
Option 7 (6/1/2046 - 5/31/2048)	\$132,259.44
Option 8 (6/1/2048 - 5/31/2051)	\$132,259.44
Option 8 (6/1/2051 - 5/31/2053)	\$138,872.40

## INCOME

Scheduled Base Rent	\$103,629
Estimated Total Potential Base Rent	\$103,629
<b>EFFECTIVE GROSS INCOME</b>	<b>\$103,629</b>

## OPERATING EXPENSES

CAM Expense <sup>(1)</sup>	\$1,171	\$0.08
Insurance	\$500	\$0.03
Property Taxes	\$6,049	\$0.41
Maintenance Reserve (5% of Rent)	\$5,181	\$0.35
Management Fee (3% of Rent)	\$3,101	\$0.21
<b>TOTAL OPERATING EXPENSES</b>	<b>\$16,002</b>	<b>\$1.08</b>

<b>Net Operating Income</b>	<b>\$87,627</b>
<b>Offering Price</b>	<b>\$1,252,000</b>
<b>Cap Rate</b>	<b>7.00%</b>
<b>Price Per Square Foot</b>	<b>\$84.31</b>

(1) Owner of the Shopping Center to facilitate CAM, buyer shall reimburse.  
\*Contact broker for details



PATTERSON'S  
BARBEQUE

14,000 CPD  
CLINTON ROAD



MYROVER-REESE  
THRIFT STORE  
The  
HOUSE  
of SUBS  
J.R. FURNITURE  
Rooms For Less  
FAMILY DOLLAR



HARBOR  
FREIGHT  
TOOLS

# Property Description



## INVESTMENT HIGHLIGHTS

- » **8 Years Remaining in Current Option Period - 5, 5 Year Options Remaining**
- » Corporate Guarantee with Harbor Freight Tools
- » **62,995 Residents within a 5-Mile Radius - Growing Fayetteville Trade Area**
- » Households and Population Projected to Increase Nearly 11% in Immediate Area Over the Next 5 Years
- » **Visible to 14,000 Cars/Day Along Clinton Road, Direct Access to Downtown Fayetteville and the I-95 Freeway**
- » Less Than 3 Miles Off the I-95, a Major Connector for the East Coast
- » **Strong Daytime Population - 117,729 Employees in Surrounding Area**
- » Average Household Income Exceeds \$64K within a 1-Mile Radius



## DEMOGRAPHICS

1-mile

3-miles

5-miles

### Population

2024 Projection	2,756	19,912	65,092
2019 Estimate	2,488	18,781	62,995
Growth 2019 - 2024	10.80%	6.02%	3.33%

### Households

2024 Projections	1,099	7,486	26,461
2019 Estimate	993	7,039	25,451
Growth 2019 - 2024	10.74%	6.34%	3.97%

### Income

2019 Est. Average Household Income	\$36,136	\$44,690	\$57,924
2019 Est. Median Household Income	\$21,242	\$28,219	\$38,672
2019 Est. Per Capita Income	\$14,587	\$17,655	\$24,306

**HARBOR  
FREIGHT  
TOOLS**

# Tenant Overview



**Harbor Freight Tools**

**Calabasas, CA**

**1,000+**

**[www.harborfreight.com](http://www.harborfreight.com)**

Company

Headquarters

Locations

Website

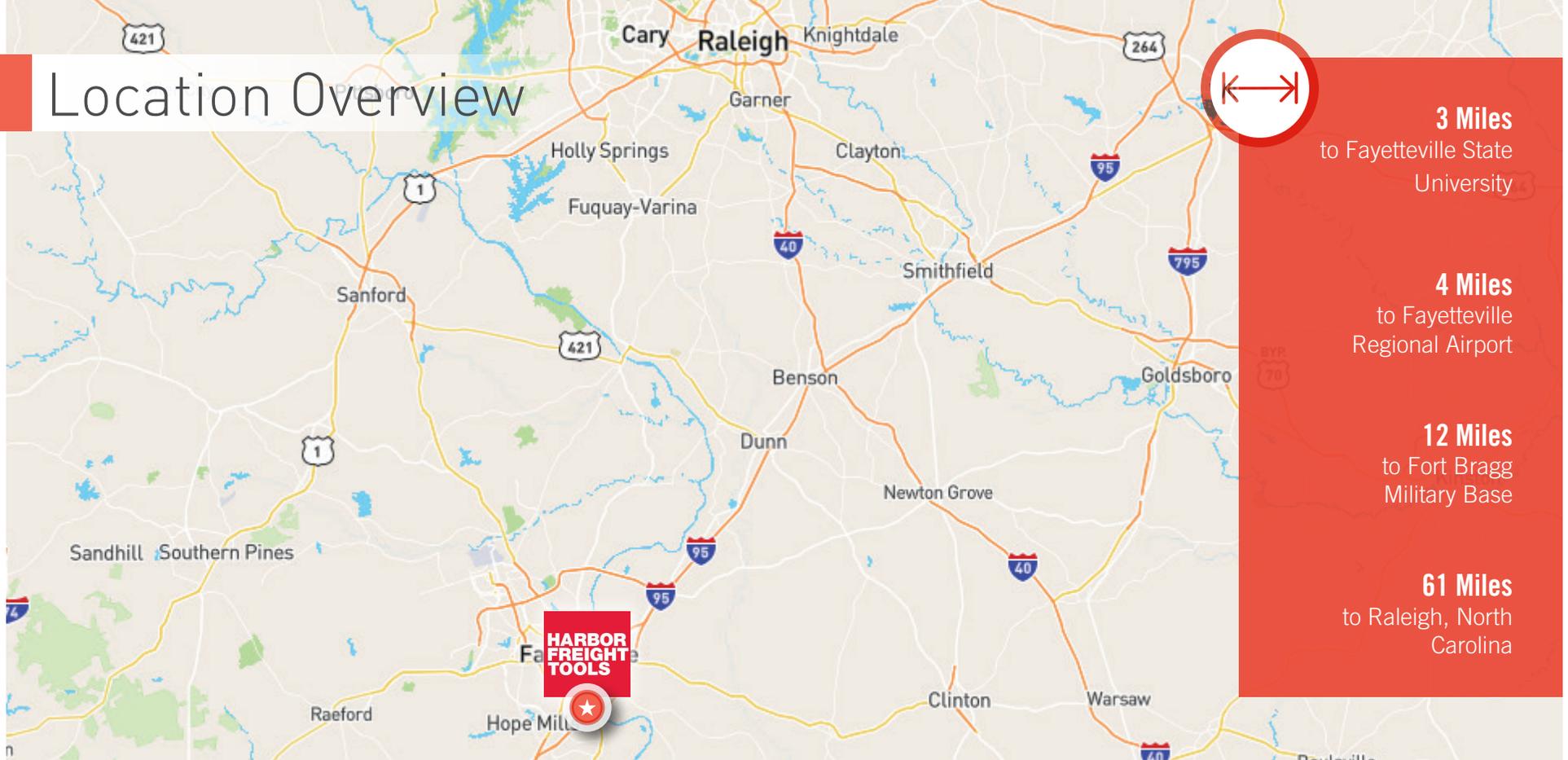
Harbor Freight Tools is a privately held discount tool and equipment retailer, headquartered in Calabasas, California, which operates a chain of retail stores, as well as a mail-order and e-commerce business. The company employs over 20,000 people in the United States and has 1,000 locations in 48 states. On August 14th, 2019, they opened their 1,000th store in Louisville, Kentucky. Harbor Freight tests their tools in their own quality assurance facility located in Calabasas, California, which opened in 2010.

The company was founded in 1977 in North Hollywood, California as a small family-owned business with a commitment to providing working people with

great quality tools at the lowest prices. Harbor Freight began as a mail-order tool business that dealt with liquidated and returned merchandise, eventually becoming the company it is today. From hand tools to generators, to air and power tools, from shop equipment to automotive tools, Harbor Freight offers more than 7,000 tools and accessories at quality levels that match or exceed competing brands, at prices of up to 80% less.

Harbor Freight Tools test their own tools in state-of-the-art labs. Tools are put through punishing tests, which far exceed the strain of normal use, ensuring that the tools perform to professional standards and stay tough for the long haul.

# Location Overview



Fayetteville, located in North Carolina's Cumberland County, has a population of more than 200,000 residents. The city is located in the Sandhills in the western part of the Coastal Plain region, on the Cape Fear River. Fayetteville is familiar to many as the home of the U.S. Army's most populous military installation, Fort Bragg. The area around Fayetteville has a large and growing defense industry, with eight out of the ten top American defense contractors located within commuting distance as well as many supporting technology and service businesses populating the area. Fayetteville boasts a low unemployment rate and a large labor pool of trained professionals.

With an economy supported by more than 55,000 military personnel, Fayetteville

ranks as one of the best retail markets in the country, and serves as the region's hub for shopping, dining, lodging, healthcare, and entertainment. Fayetteville's downtown reflects history and culture, with historical buildings, cobblestone sidewalks, and an eclectic array of shops, galleries, and eateries.

Fayetteville is a highly livable city that has been named an All-American City three times by the National Civic League, and is noted for a great job market, affordable housing, and high per capita income growth. With its estimated population of 209,468, it is the sixth-largest city in North Carolina, and the greater Fayetteville Metropolitan Area is the largest metro in southeastern North Carolina.

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**Marcus & Millichap**