

FOR SALE

WELLS FARGO

357 NORTHEAST BLVD, CLINTON, NC 28328



CLICK ON THE FOLLOWING LINKS:



Map



Street

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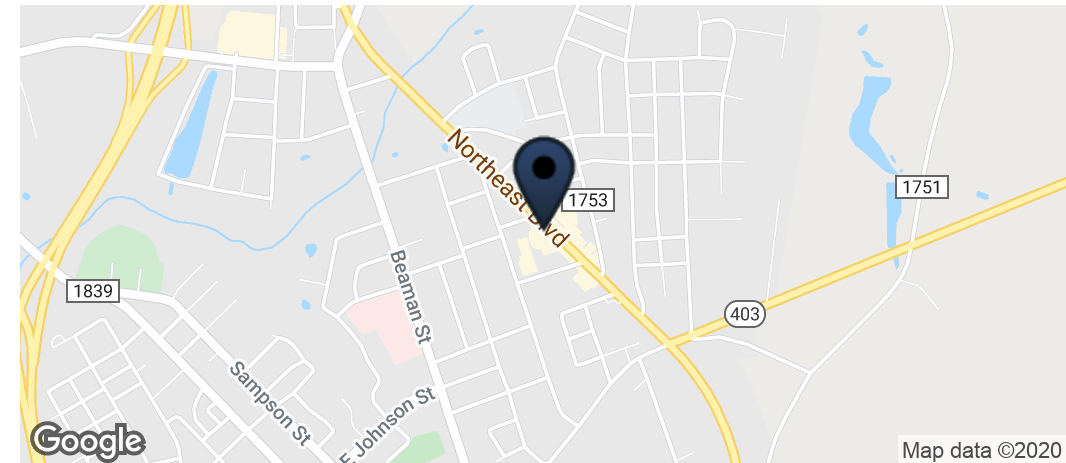
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OFFERING SUMMARY

Sale Price:	\$770,000
Building Size:	2,516 SF
Price / SF:	\$306.04
Cap Rate:	6.0%
NOI:	\$46,200

LEASE SUMMARY

Lease Type:	NN
Taxes / Insurance / CAM:	Tenant
Roof / Structure:	Landlord
Term Remaining:	4 Years
Original Lease Term:	5 Years
Options:	(4) 5 Year Options
Increases:	10% Every 5 Years

PROPERTY HIGHLIGHTS

- Investment Grade Tenant; Standard & Poor's Credit Rating A-
- Constructed with a Drive Thru ATM
- \$8,156,000 Increase of Deposits from 2015 to 2019
- Over 14,000 Vehicles Pass Site Daily on Northeast Blvd
- Average Household Income Exceeds \$53,000 Annually within a 5 Mile Radius



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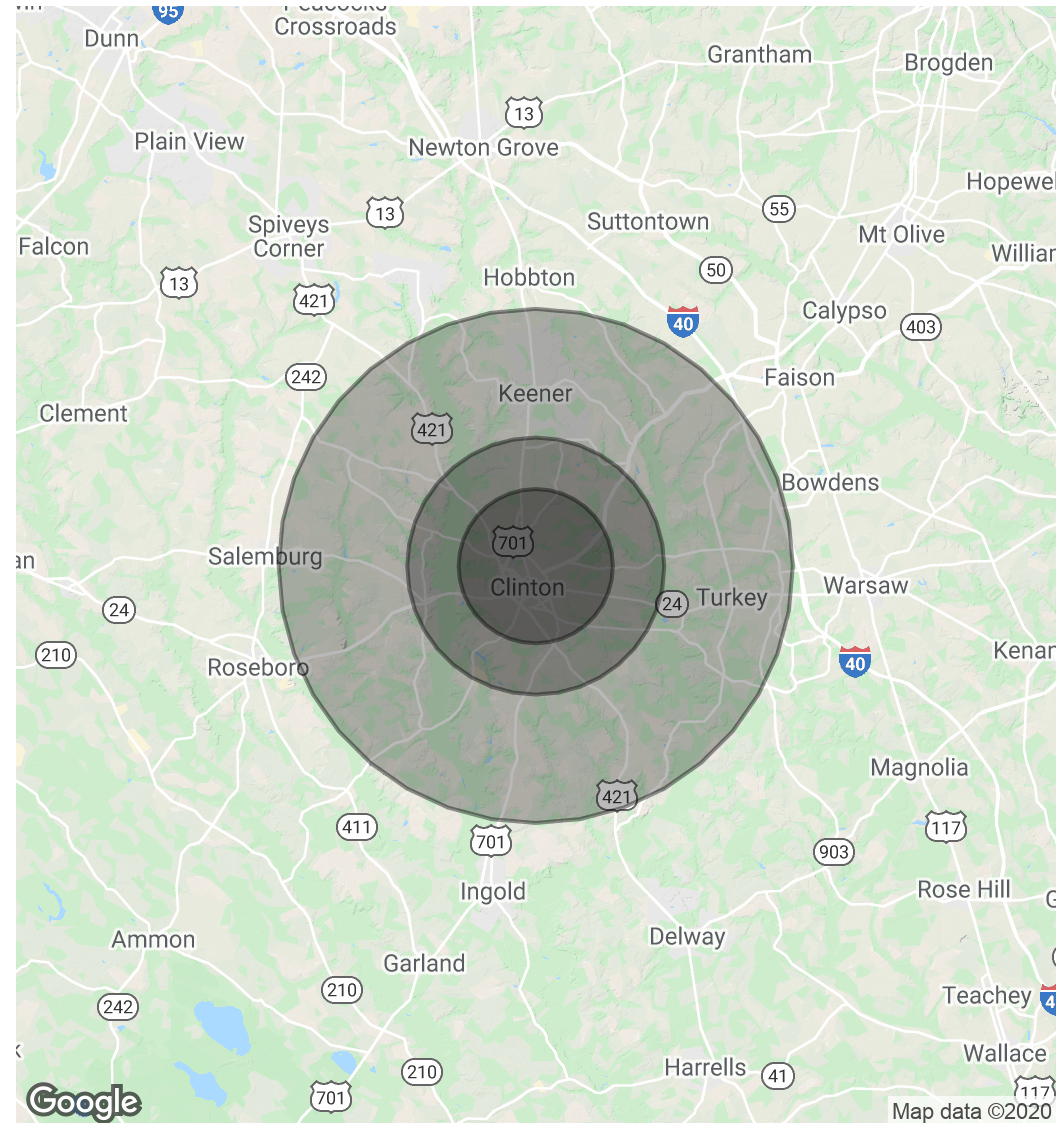


Demographics Map & Report

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	12,656	16,961	32,353
Average age	39.4	39.3	38.5
Average age (Male)	37.8	37.7	37.0
Average age (Female)	41.7	41.6	40.7

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total households	4,970	6,558	12,468
# of persons per HH	2.5	2.5	2.6
Average HH income	\$50,965	\$53,242	\$52,261
Average house value	\$143,664	\$141,165	\$135,806

* Demographic data derived from 2010 US Census



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