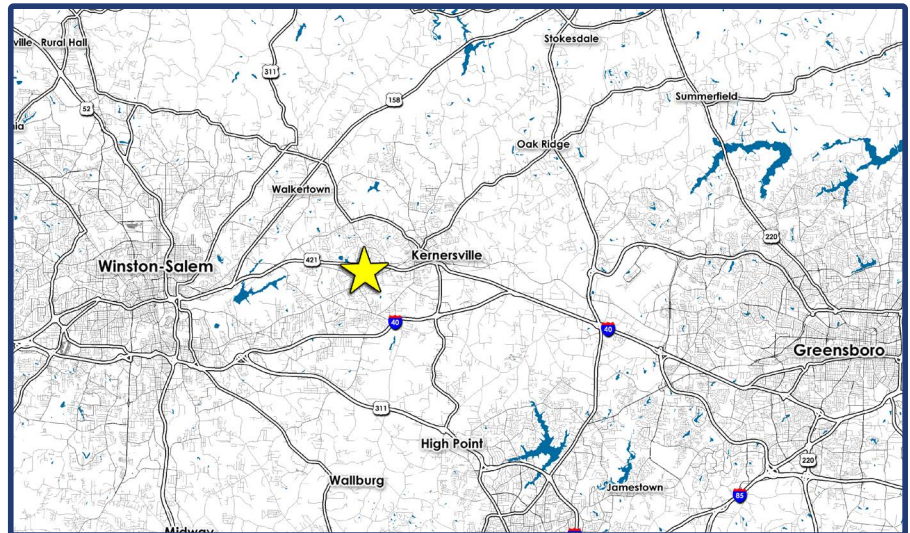




# INVESTMENT SALE

## DESCRIPTION

- 86,584 SF freestanding building
- 11.80 acres (514,008/SF)
- Fee simple ownership delivered free & clear of debt
- Lease Term: Recent 10 year renewal following 20 year lease term
- Annual Base Rent:  
\$595,000 / NNN \$6.87/SF
- Cap Rate: 7.48%
- Price: \$7,950,000



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ST. LOUIS, MO 63141  
**314.567.9944**

FOR INFORMATION

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**SLH@STLCOREALTY.COM**

NC BROKER OF RECORD  
**RAYMOND COLLINS, JR**  
COLLINS COMMERCIAL  
PROPERTIES, INC.



# RETAIL AERIAL

## KOHL'S INVESTMENT SALE

224 HARMON CREEK ROAD  
KERNERSVILLE, NC 27284



### LOCATION

SWQ of US 421/Salem Pkwy & S Main St, in  
Kernersville, North Carolina

### INVESTMENT HIGHLIGHTS

Lease Start Date:	November 4, 1999
Extension Date:	September 16, 2020
Lease Expiration:	January 31, 2031
Renewal Options:	Five - 5 year renewal options at \$595,000/yr.
Termination:	One time option to terminate 1/31/2026
Lease Type:	NNN
Guarantee:	Corporate
Real Estate Taxes:	Paid directly by tenant
Year Built:	2000
Competition:	Only department store in Kernersville, NC

### TRAFFIC COUNTS

S Main St:	20,000 VPD east of Masten Dr
Kernersville Rd:	18,000 VPD east of Hastings Hill
US-421/Salem Pkwy:	52,500 VPD west of Main St 56,500 VPD east of Main St

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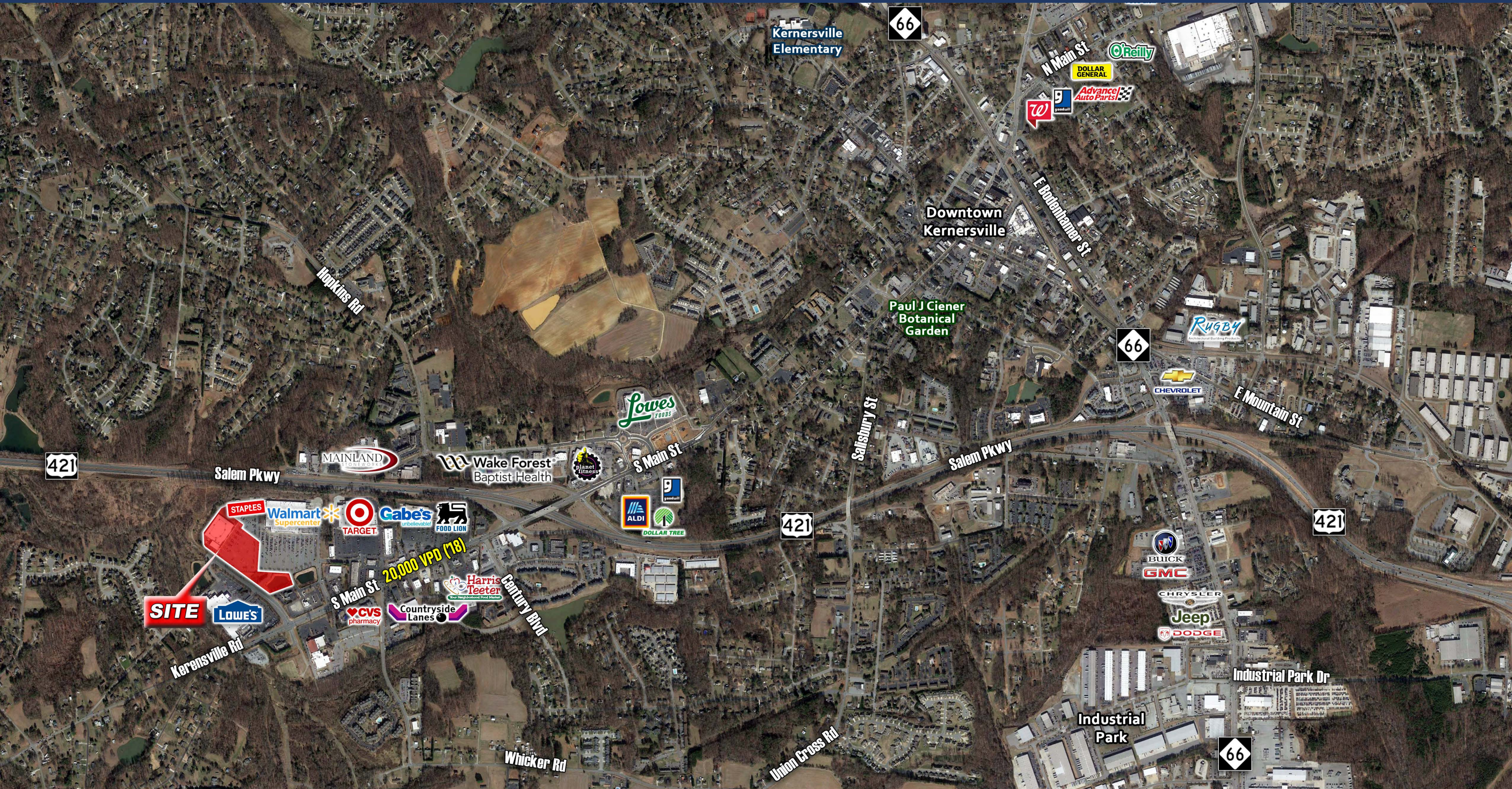
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# TRADE AERIAL

## KOHL'S INVESTMENT SALE

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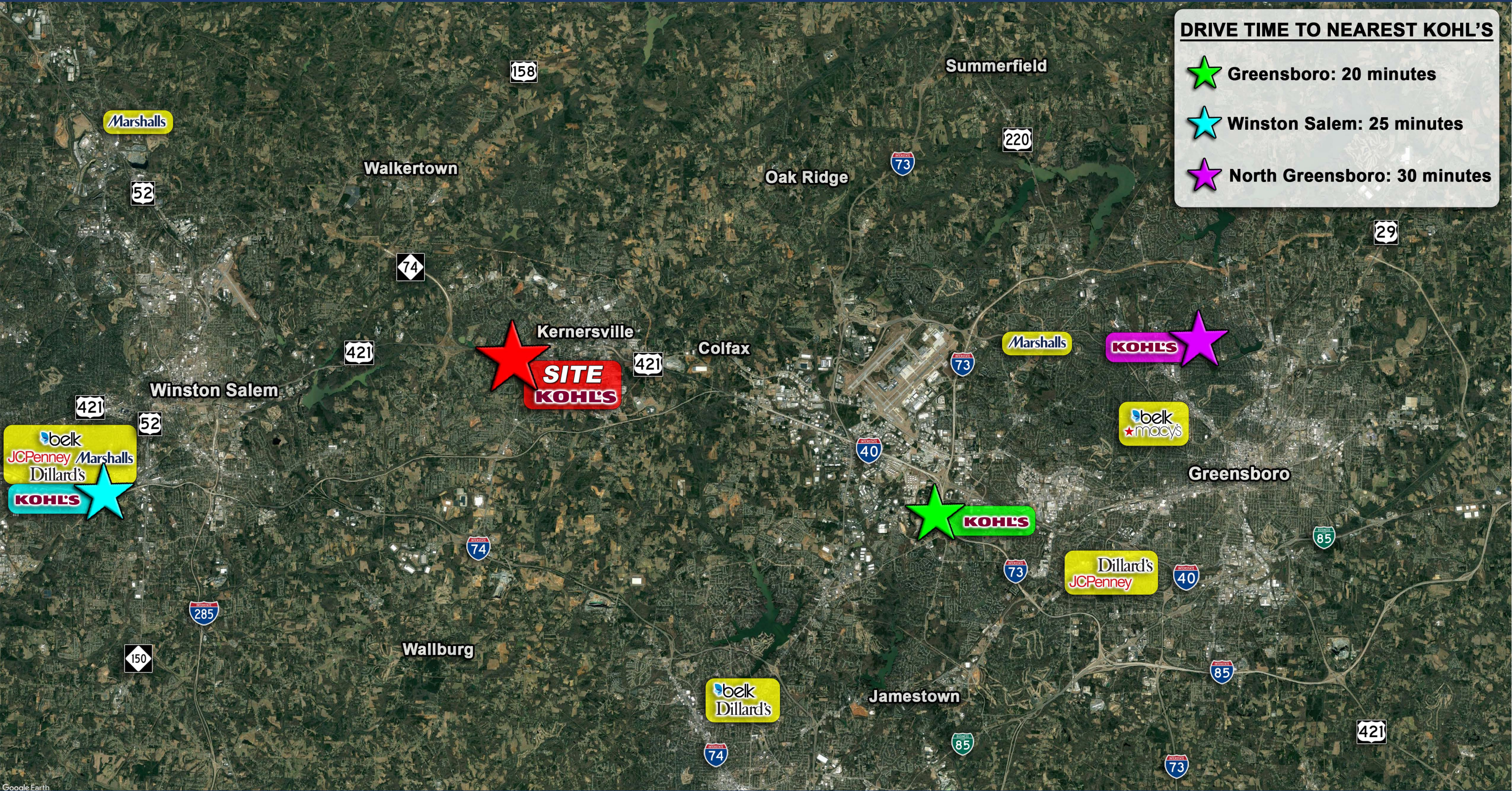
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# COMPETITION AERIAL

KOHL'S INVESTMENT SALE  
224 HARMON CREEK ROAD  
KERNERSVILLE, NC 27284



**DRIVE TIME TO NEAREST KOHL'S**

- Greensboro: 20 minutes
- Winston Salem: 25 minutes
- North Greensboro: 30 minutes

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2020 DEMOGRAPHICS



Population

1-Mile	4,287
3-Mile	37,573
5-Mile	72,089



Average Household Income

1-Mile	\$86,406
3-Mile	\$74,349
5-Mile	\$72,935



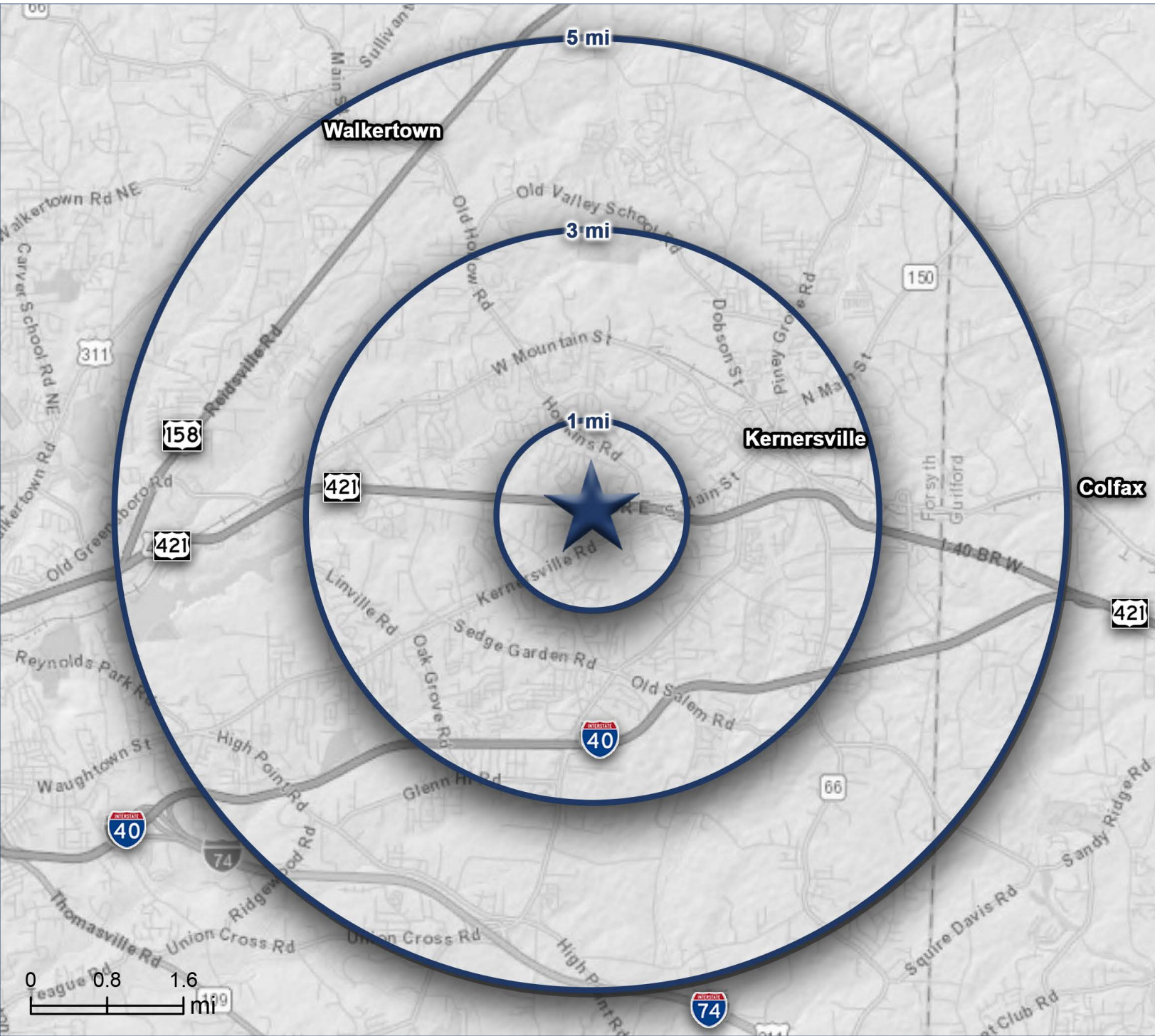
Number of Households

1-Mile	1,832
3-Mile	15,921
5-Mile	28,718



Daytime Population

1-Mile	5,658
3-Mile	39,132
5-Mile	68,027



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