

FOR SALE

SUNTRUST

1625 N CENTER ST, HICKORY, NC 28601



CLICK ON THE FOLLOWING LINKS:



Map



Street

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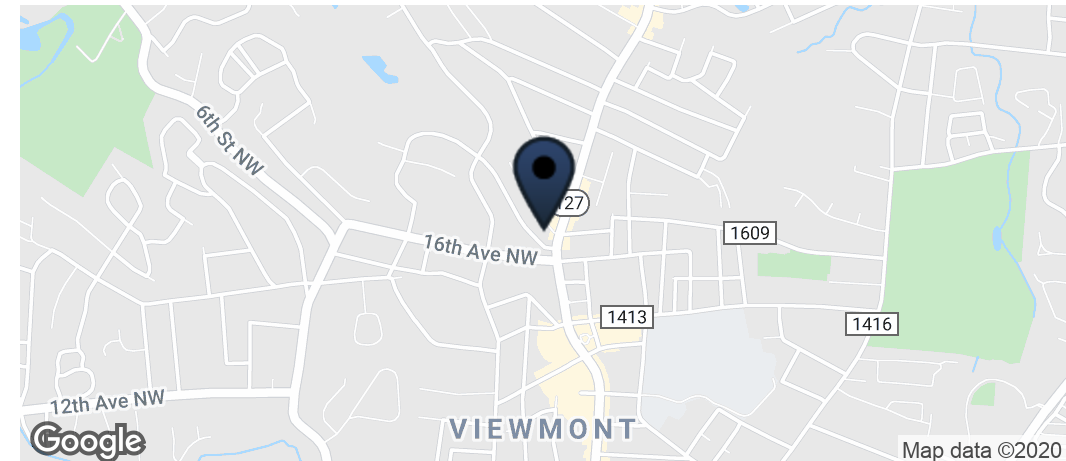
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## Executive Summary



### OFFERING SUMMARY

Sale Price:	\$1,550,000
Building Size:	3,010 SF
Lot Size:	1.35 Acres
Price / SF:	\$514.95
Cap Rate:	7.08%
NOI:	\$109,692

### LEASE SUMMARY

Lease Type:	NNN
Taxes / Insurance / CAM:	Tenant
Roof / Structure:	Tenant
Term Remaining:	3 Years
Current Term Expiration:	10/31/2023
Options:	(4) 5 Year Options
Increases:	Lesser of CPI or 3% Annually

### PROPERTY HIGHLIGHTS

- Absolute Triple Net with Zero Landlord Responsibilities
- Investment Grade Tenant; Standard & Poor's Credit Rating A-
- \$30,831,000 Increase of Deposits from 2013 to 2019
- Constructed with a Drive Thru ATM
- Site Sits on a 1.35 Acre Lot Providing Excellent Parking and Options to Re-Tenant or Re-Purpose
- Over 33,000 Vehicles Pass Site Daily on N Center St
- Population Exceeds 71,000 People within a 5 Mile Radius





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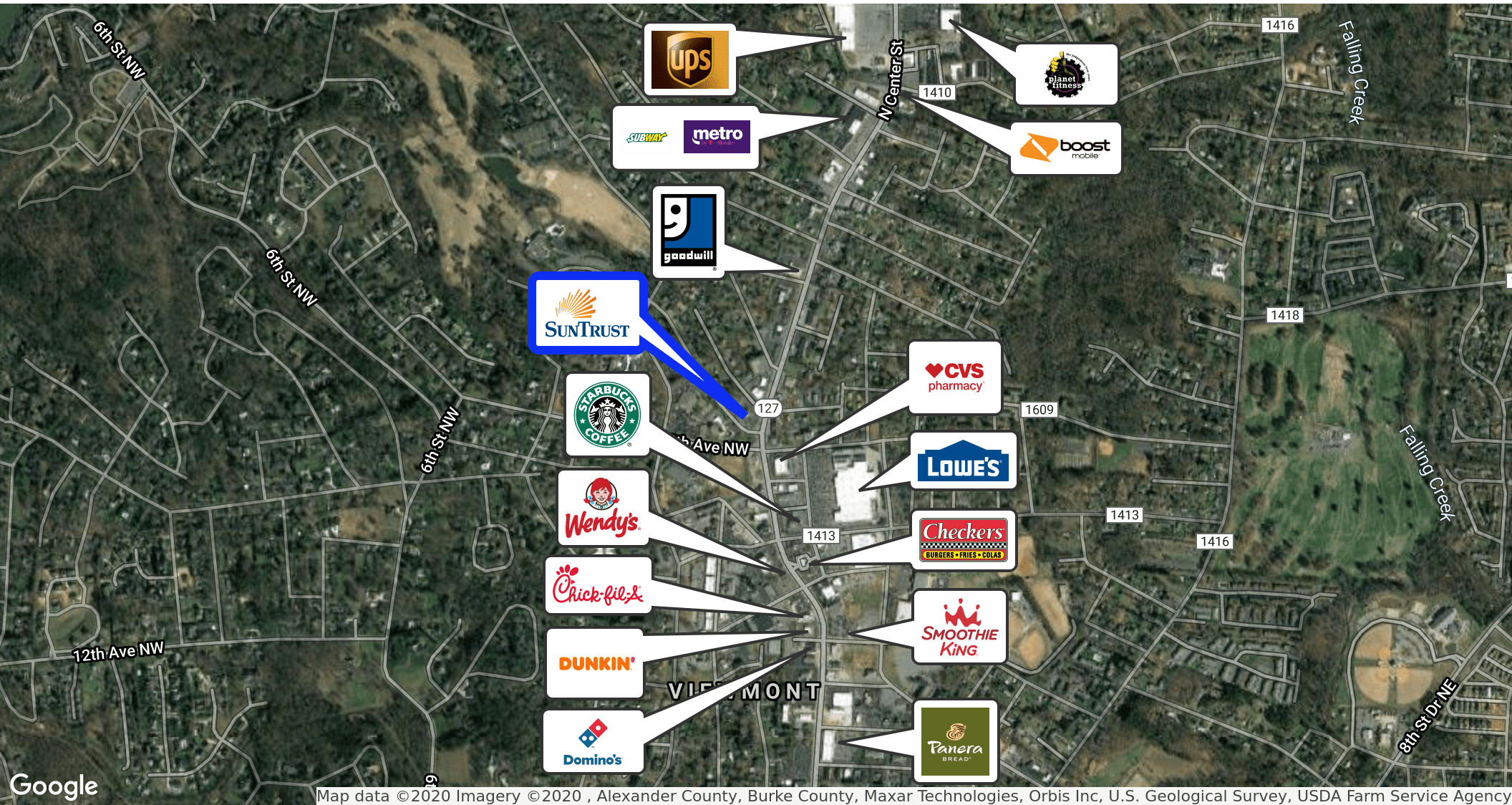
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Retailer Map







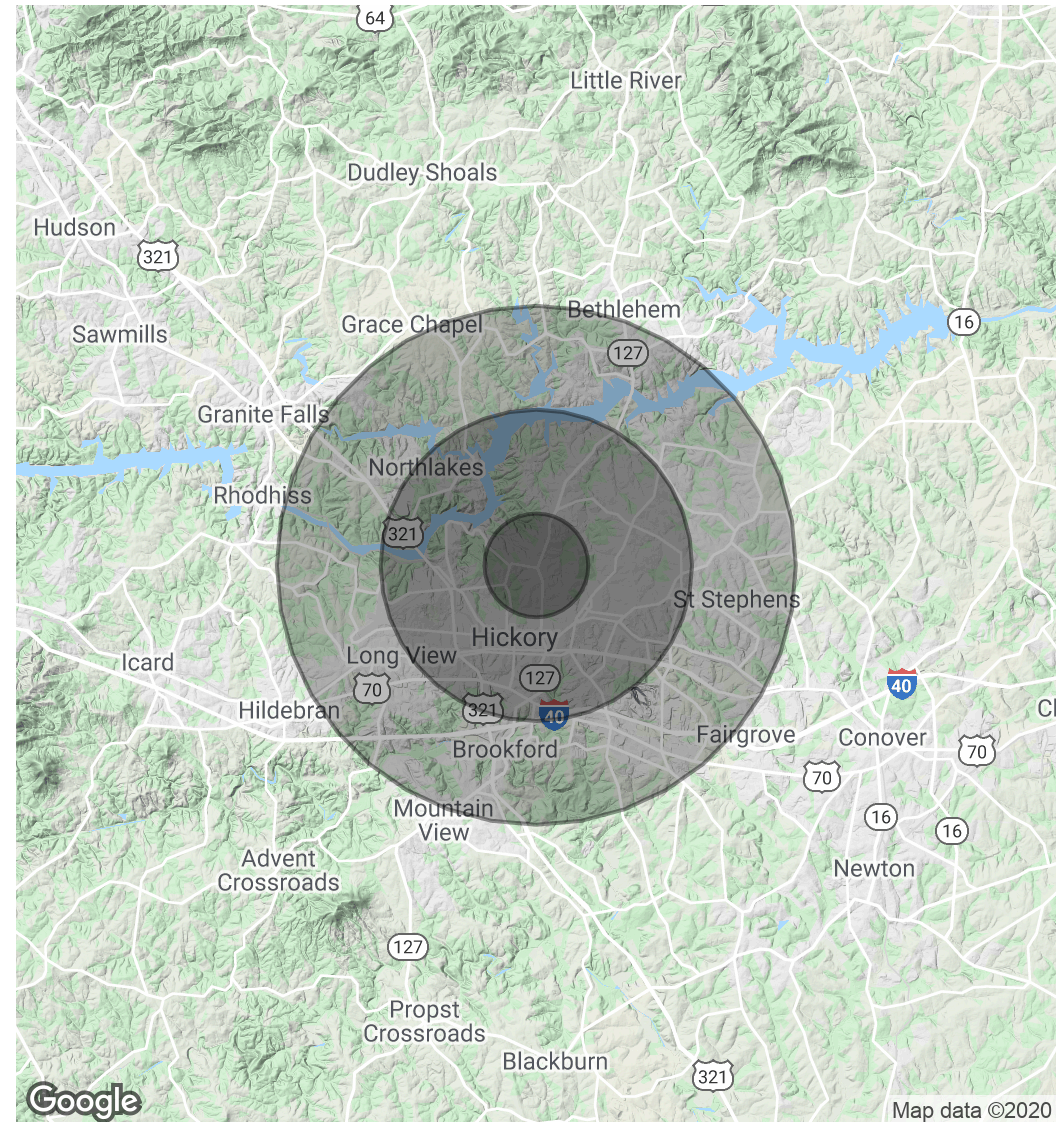


## Demographics Map &amp; Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,379	41,271	71,121
Average age	34.3	37.5	38.1
Average age (Male)	33.2	35.9	37.0
Average age (Female)	35.4	39.3	39.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,177	17,209	28,530
# of persons per HH	2.6	2.4	2.5
Average HH income	\$68,991	\$67,109	\$66,339
Average house value	\$270,430	\$224,595	\$189,922

\* Demographic data derived from 2010 US Census





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