

FOR SALE

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OSWALD COOKE & ASSOCIATES



Representative Photo

7364 Main Street
Bethel, NC



9+ Year NN+ Lease | Corporate Guaranty | 20-Year Warranty

DISCLAIMER

This Offering Memorandum has been prepared by Oswald Cooke & Associates and has been reviewed by the Owner. This Offering Memorandum and the contents are of a confidential nature, intended for use by a limited number of parties, and furnished solely for the purpose of considering the acquisition of the Property described herein. By accepting the Offering Memorandum, you agree that you will hold and treat it in the strictest confidence, that you will not photocopy or duplicate it, that you will not disclose the Offering Memorandum or any of the contents to any other entity without the express written consent of OC&A and that you will not use the Offering Memorandum or any of the contents in any fashion or manner detrimental to the interest of Owner and/or OC&A.

This offering does not constitute a representation that there has been a change in the business affairs of the Property of the Owner since the date of preparation of the Investment Offering. No representation is made by Owner and/or OC&A as to the accuracy or completeness of the information contained herein and nothing contained herein is, or shall be relied on as, a promise or representation as to the future performance of the Property. The information contained within has been obtained from sources that we deem reliable, and we have no reason to doubt its accuracy; however, no warranty or representation, expressed or implied, is made by the Owner and/or OC&A or any related entity as to the accuracy or completeness of the information contained herein. Prospective purchasers are expected to exercise independent due diligence in verifying all such information. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. Owner and/or OC&A each expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the Property and/or terminate discussions with any entity at any time with or without notice. The terms and conditions stated in this section will apply to all of the sections of the Offering Memorandum.

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PRICE	\$1,417,142
CAP RATE	7%
NOI	\$99,200
LEASE EXPIRATION	09/01/2030
LEASE TYPE	NN+
LANDLORD RESPONSIBILITIES	Roof and Structure
RENTAL INCREASES	5% at each option
RENEWAL OPTIONS	(5) 5-Year Options
BUILDING SIZE	9,180 SF
LOT SIZE	1.35 Acres
YEAR BUILT	2020
TMS	13417
COUNTY	Pitt



Oswald Cooke & Associates is pleased to offer a new construction 9+ Year NN leased Corporate Family Dollar. The lease is fixed during the initial term and offers 5% bumps in all options. Landlord is responsible for roof and structure. The initial term expires September 2030. The building was constructed in 2020 and a 20-year building warranty will transfer with the property. The 1.35 acre parcel is located at the intersection of Bells Main Street (Hwy 11) and East Washington Street (Alt Hwy 64), and is across the street from Bethel Elementary School. The site is ideal for a Family Dollar and offers a rural commuters and local residents a local place to shop. Bethel is rich in agriculture and is home to many local businesses that support the community.

AERIAL

W Railroad Street

Bethel Fire Department

Bethel Senior Center



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Forrest Generator Services, Inc.

Bethel Town Hall

Crawford's Hardware

Bethel Elementary
School

E Washington Street



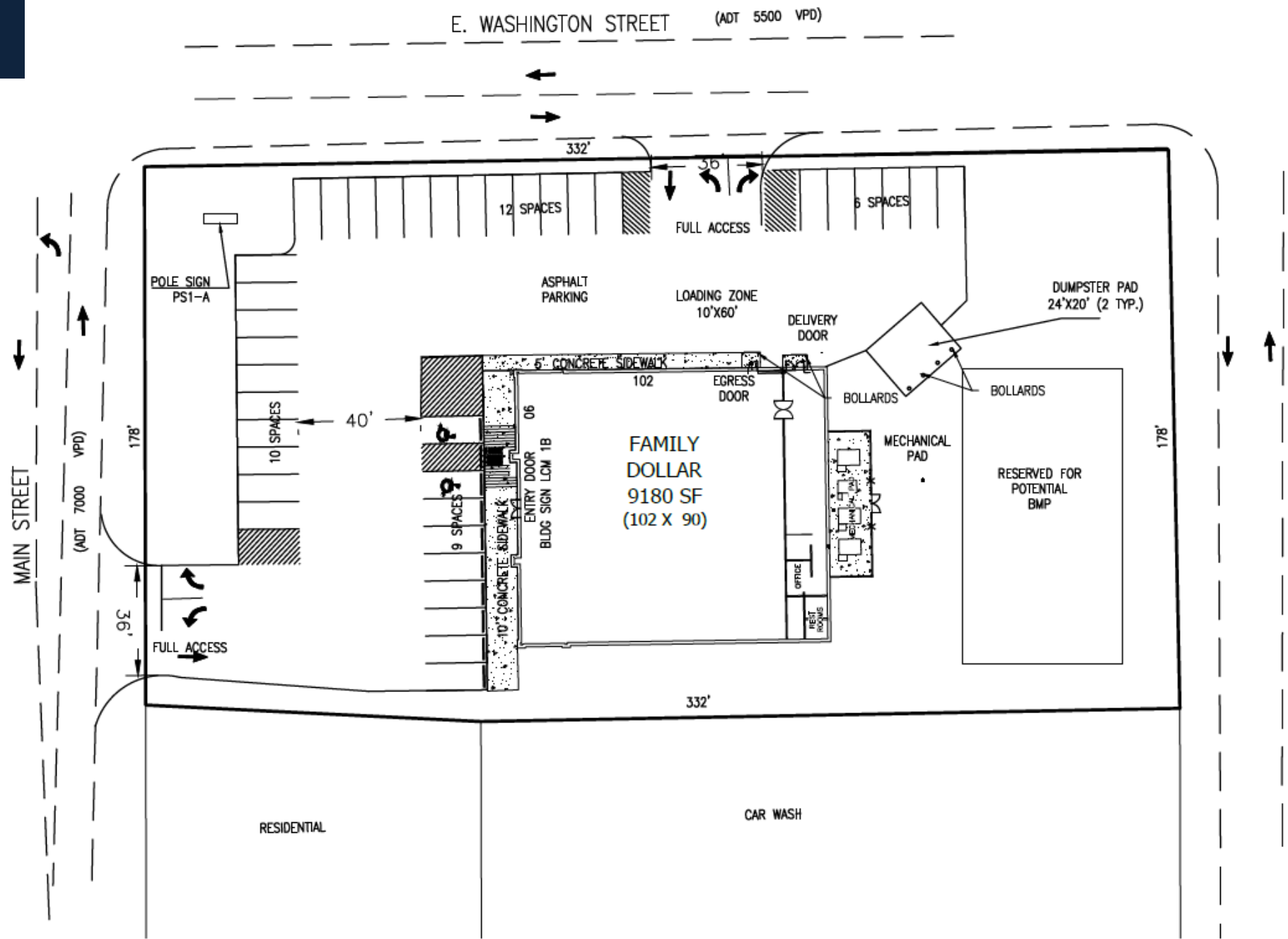
Bethel United
Methodist Church

Main Street

East Street

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SITE PLAN



VICINITY



8 Miles to Robersonville



14 Miles to Greenville



21 Miles to Williamston



28 Miles to Rocky Mount

DEMOGRAPHICS

	ONE MILE	THREE MILE	FIVE MILE	TEN MILE
2020 Population	1,071	2,028	3,463	16,785
2020 Households	449	837	1,301	5,773
2020 Median Household Income	\$38,636	\$36,428	\$35,689	\$32,661
Traffic Count	Main Street 1,400 VPD		E Washington Street 1,400 VPD	





TENANT OVERVIEW

Company Overview	Dollar Tree, Inc. (NASDAQ: DLTR), a Fortune 500 Company Purchased Family Dollar in July 2014
Locations	8,000+ Stores
Headquarters	Chesapeake, VA
Website	www.FamilyDollar.com



TENANT HIGHLIGHTS

- FD is a leading operator of discount variety stores that has served North America for more than thirty years. The company is now headquartered in Chesapeake, Virginia and operates 8000+ stores across the 48 contiguous states and five Canadian provinces, supported by a coast-to-coast logistics network and more than 60,000 associates.
- As the nation's leading operator of single-price-point dollar stores, they understand that the location of each store is vital to success. That's why they team up with local real estate experts to secure the best possible locations for new stores. All stores incorporate the same philosophy: Bright Stores, Big Signs, and a Clean Environment.
- They locate stores where Middle-America lives and shops.
- Building Guidelines Include: •Regional or neighborhood centers, Freestanding locations in a strong retail corridor with street presence, easy ingress/egress Ample parking, Shopping centers that are highly visible & have strong traffic counts, Back door freight delivery, accessible by tractor-trailers In addition to offering quality merchandise at low prices.
- Family Dollar is committed to the communities they serve by supporting the nonprofit organizations that seek to improve the quality of life for their customers and Team Members. Through a grassroots approach to giving, the Family Hope Community Foundation aims to give back to organizations that help local families in need.

ABOUT GREENVILLE- PITT COUNTY

Bethel is a town in Pitt County, North Carolina, United States. The population was 1,577 at the 2010 Census. The town is a part of the Greenville Metropolitan Area located in North Carolina's Inner Banks region.

Greenville-Pitt County is centrally situated to serve the largest concentration of population and industry in eastern North Carolina (more than 812,000 people within 45 miles). Greenville (35 square miles) and Pitt County (656.52 square miles) are located in the north central coastal plains region of eastern North Carolina, 85 miles east of Raleigh, 87 miles west of the Atlantic Ocean, and 265 miles south of Washington DC. Pitt County, also known as the Greenville, NC MSA, is one of the fastest growing urban centers in North Carolina. It is also a leading retail center in eastern North Carolina and ranks as one of only a dozen billion dollar retail markets in the state. The local economy is well diversified with industries in advanced manufacturing, pharmaceuticals, Life science, and food processing.

With a population of 93,137, Greenville is the 10th largest city in North Carolina. Strategically located off the east coast, Greenville offers convenient access to rail, air, ports and roads and is widely recognized as the cultural, educational, economic, and medical hub of eastern North Carolina. The community manages its own utilities through Greenville Utilities Commission (GUC), which provides quality water, sewer, gas and power to residents and businesses and alike. The City of Greenville is ranked in the top ten of the nation's "Best Small Places For Business and Careers" by Forbes Magazine.

Pitt County covers 651.58 square miles of prime agricultural land in eastern North Carolina. The county approximately 90 miles from the nearest beach, Atlantic Beach, NC, and approximately 78 miles from our state capital, Raleigh, NC. The county's highest point 126.4 feet above sea level, in the Northwest portion of the county. Pitt County got its name from William Pitt, Earl of Chatham. William Pitt was an English statesman and orator, born in London, England, UK. Pitt County was founded in 1760 under British Colonial government.

With nearly 300 years of history and culture, visitors can find museums, historic sites, unique architecture, and artifacts that tell the story of Greenville-Pitt County from before the American Revolution up to the present day.

Information courtesy of: <https://www.greenvillenc.org/golocal/about-greenville-pitt-county/>





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