



*Actual Location Shown

INVESTMENT HIGHLIGHTS:

- Long Term Tenant Occupancy with Tenant investing approx. \$580k in Renovations (2013).
- Rare Cell Tower Connecting to equipment room located in building.
- Tilt up concrete construction with new roof (2016) and 15-year warranty



Broker of Record:
Colin Edwards
SWE Realty, LLC
NC License: LC601

New Roof and HVACs

**52k+ Residents
Within a 3 Mile Radius**



Corporate Verizon

25+ Year Tenant Occupancy

FOR MORE INFORMATION:

Luke Waters

(770) 301-2349 cell
lukebwaters@gmail.com



PROPERTY HIGHLIGHTS

1720 E Dixon Blvd, Shelby, NC 28152



Population
+37,000 Residents
Within 5 Miles of Site



Located in
Shelby, NC

Long Term
TENANT OCCUPANCY



**Strong Tenant
Performance
Throughout Covid
19 Pandemic**



**\$2 Billion Valued
Tenant**

PROPERTY GLA



10,646 SF



ANNUAL RENT
\$159,690



PROPERTY
ADDRESS

1720 E Dixon Blvd
Shelby, NC 28152

100%
Occupancy



**15 Year Warranty
on Roof (10 years
remaining)**



EXECUTIVE SUMMARY

1720 E Dixon Blvd, Shelby, NC 28152



SUMMARY

| | |
|-------------------------|---|
| ANNUAL RENT | \$159,690 (\$18.50 rent per SF) (10,646 SF building) |
| CURRENT RENEWAL TERM | October 16, 2018 |
| LEASE EXPIRATION | October 15, 2023 (2.5 years remaining) |
| Year Built/Renovated | 1993/2013 |
| Parcel Number | 26189 |
| TENANT RESPONSIBILITIES | CAM, RE Taxes, Insurance, HVAC Preventative Maintenance & Parking Lot Maintenance |
| LESSOR RESPONSIBILITIES | Roof, Structure and Capital Repairs to Parking Lot |
| LEASE GUARANTOR | Cellco Partnership (S&P: BBB+) |

TERMS

| | |
|-------|--------------------|
| PRICE | \$2,331,240 |
| CAP | 6.85% |

HIGHLIGHTS:

- Freestanding Corporate Verizon Wireless
- 37,000 Cars Per Day
- Verizon invested approx. \$580k in renovations in 2013 with no Landlord concessions
- 27 Year Tenant Occupancy with Long Term Commitment to Site
- Rare Cell Tower Located on Parcel with 99-year Lease with equipment room being used by Tower and Verizon. Estimated cost of equipment is \$500k +
- 25+ Year tenant occupancy
- 2021 All New Plumbing, Septic, Piping
- 2016 New Roof with Transferable 15-year Warranty (expires 9/6/31)
- Rare Concrete Tilt up construction including loading docks and bays, excellent for future light industrial or retail if necessary
- Newer HVAC Units (one replaced in 2019 and the other six replaced in 2012)
- On site Employee Training Room



PROPERTY DETAILS

1720 E Dixon Blvd, Shelby, NC 28152





LOCAL BUSINESSES

1720 E Dixon Blvd, Shelby, NC 28152





LOCATION OVERVIEW

1720 E Dixon Blvd, Shelby, NC 28152





ACTUAL STORE PHOTOS

1720 E Dixon Blvd, Shelby, NC 28152





TOWER PHOTOS

1720 E Dixon Blvd, Shelby, NC 28152



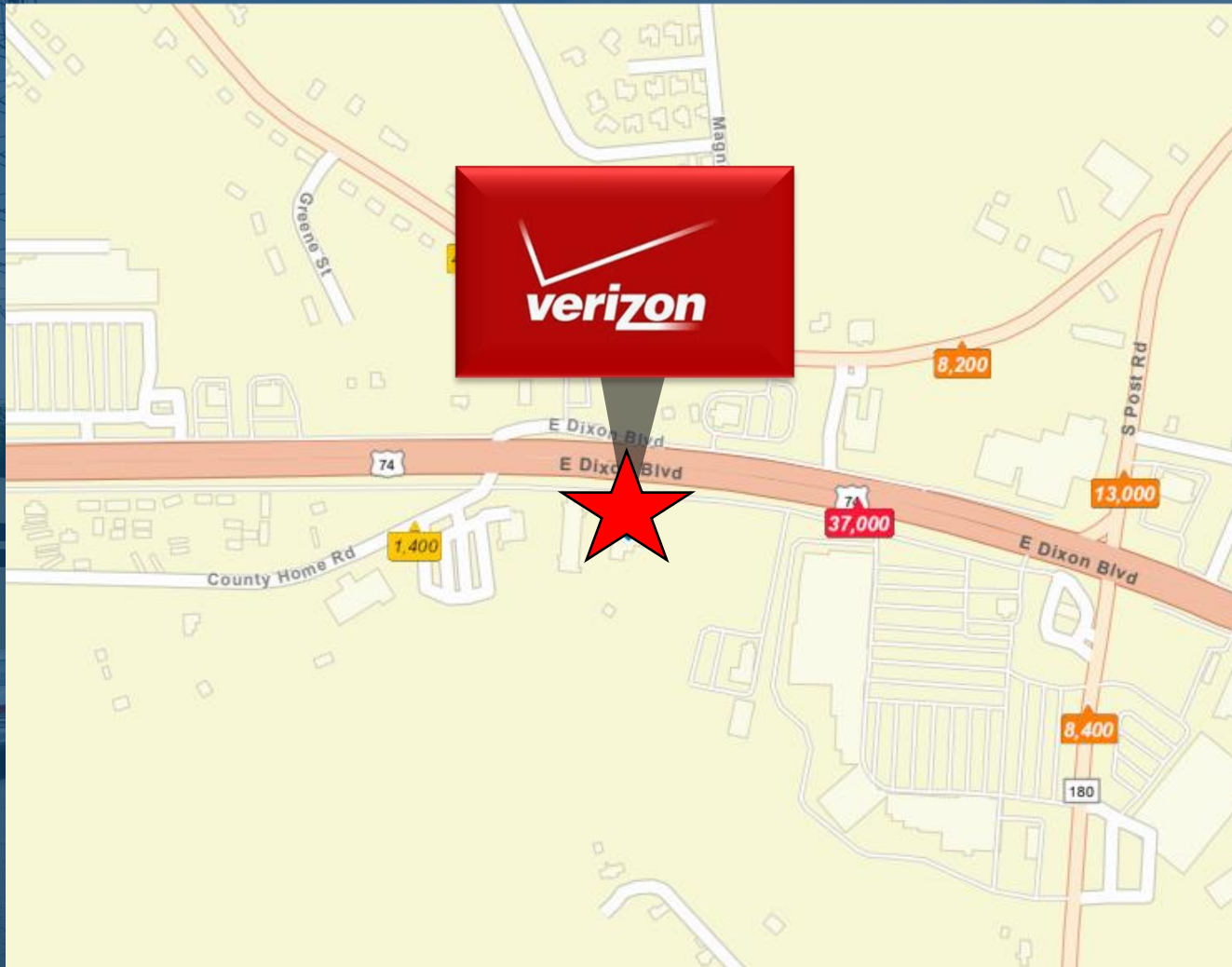
Wires from Tower leading to
equipment room





TRAFFIC COUNTS

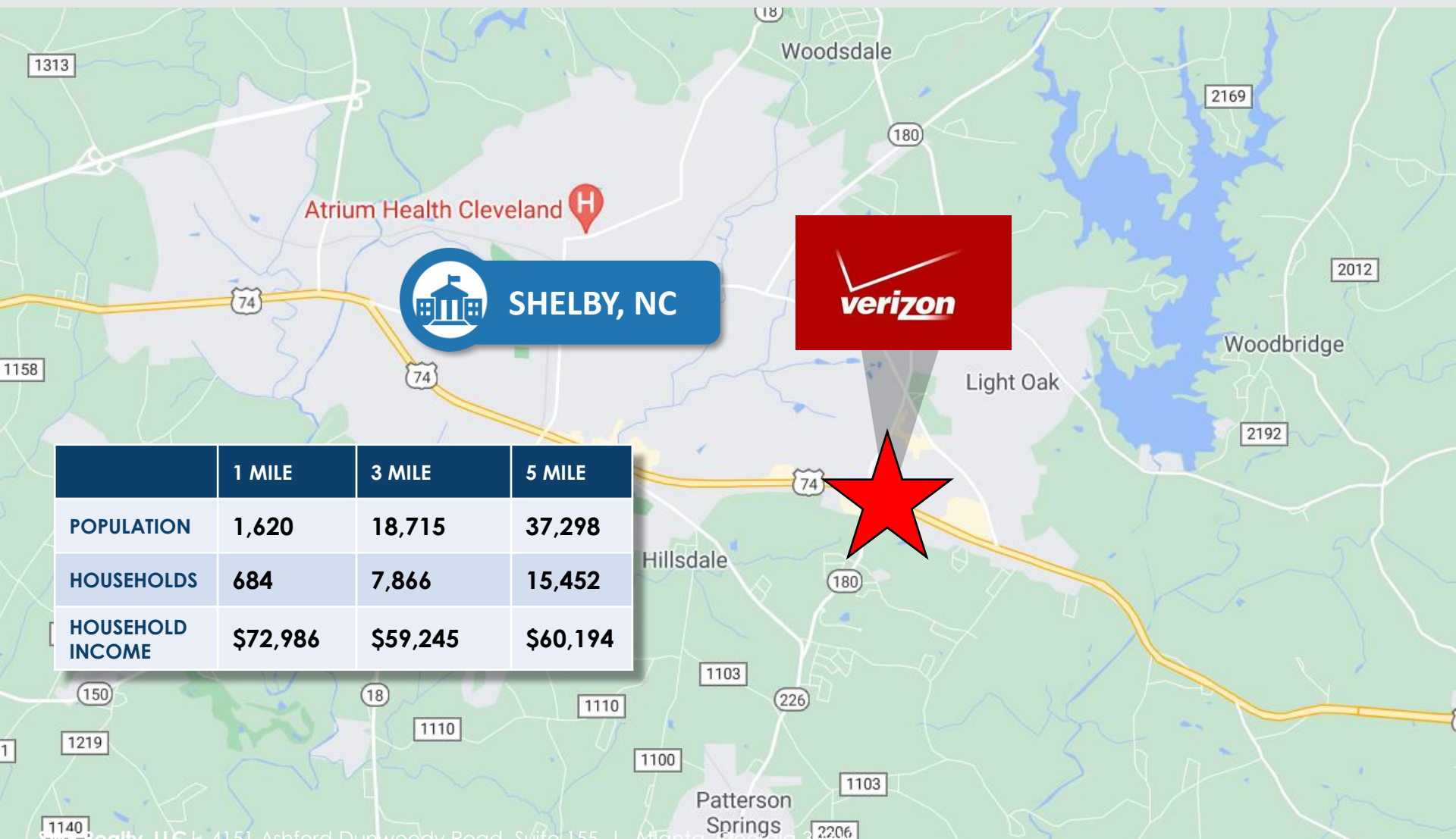
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DEMOGRAPHICS

1720 E Dixon Blvd, Shelby, NC 28152





CORPORATE TENANT INFORMATION

Verizon Communication Inc. (NYSE, Nasdaq: VZ) is one of the world's leading providers of technology, communications, information and entertainment services. Corporately located in NYC and with a presence around the world, Verizon generates revenues of \$128.3 Billion in 2020. The company offers voice, data and video services and solutions on its award-winning networks and platforms, delivering on customers demand for mobility, reliable network connectivity, security and control. Verizon was the first company in the world to launch a commercial 5G mobile network with a commercially available 5G enabled smart phone.

Company Profile: (NYSE & Nasdaq: VZ)

| | |
|--------------|------------------------|
| Tenant | Verizon Communications |
| Industry | Wireless |
| Locations | 1,600 + |
| Ownership | Public |
| Revenue | \$128.3B |
| Fortune Rank | 20 |
| Employees | +132k |





For More Information



Luke Waters
Senior Director- Investment Sales
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