



1509 Live Oak St | Beaufort, NC 28516

\$2,700,000 | 5.21% CAP



📍 125 Newtown Rd, Suite 300  
Plainview, NY 11803  
📞 (516) 864.8000  
🌐 [www.SilberProperties.com](http://www.SilberProperties.com)

Representative Photo



## INVESTMENT SUMMARY

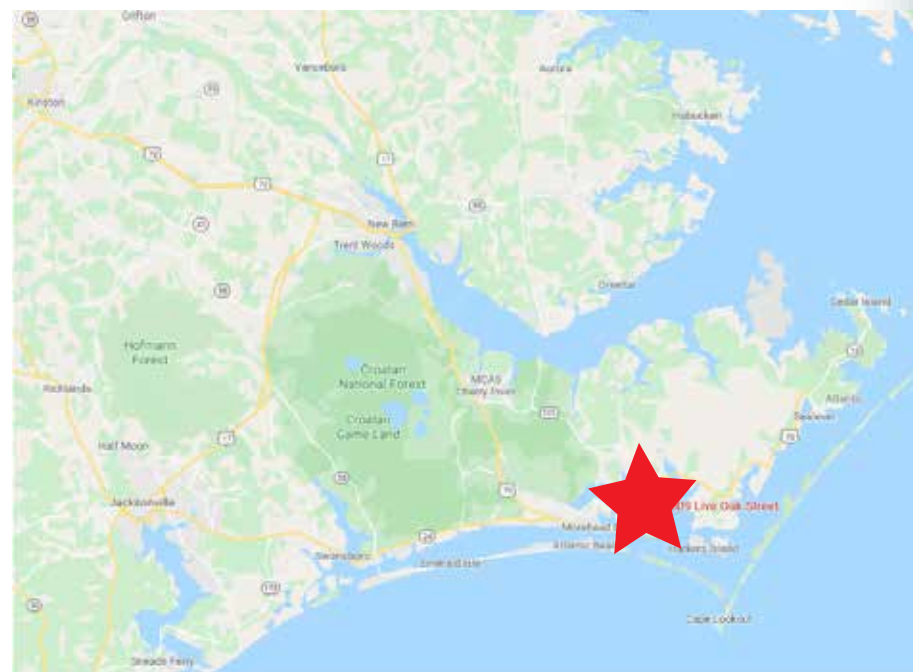
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### FINANCIAL INFORMATION

Lease Commencement	October 26, 2007
Lease Expiration	November 18, 2029
Annual Rent	\$140,879
Options	Four @ Five Years
Increases	7% Increases every 5 Years during base term and options (\$150,742 in Nov. 2027)
Building Size	2,853 SF
Lot Size	1.13 Acres
Lease Type	NNN
Franchisee	Carrols Corp
Price	\$2,700,000   5.21% CAP

### INVESTMENT HIGHLIGHTS

- True NNN - No Landlord Responsibilities
- Outdoor patio seating
- Located 1 mile from Crystal Coast Aviation
- Beaufort was ranked as "America's Coolest Small Town" by readers of Budget Travel Magazine.



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## PROPERTY AERIAL

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**ACE**  
Hardware

**1STBANK**

 **Citizens Bank®**

 **Domino's**



LIVE OAK ST - 14,964 VPD

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## NEIGHBORHOOD AERIAL

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Crystal Coast  
Aviation

Beaufort  
Elementary  
School



CVS  
pharmacy

DOLLAR GENERAL

ACE  
Hardware

1STBANK

Citizens Bank

Domino's

LIVE OAK ST- 14,964 VPD

DUNKIN'  
DONUTS

WELLS  
FARGO



piggly wiggly

DOLLAR TREE



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## DEMOGRAPHICS

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POPULATION:	1 MILE	3 MILE	5 MILE
2024 PROJECTION	3,437	6,379	13,528
2019 ESTIMATE	3,478	6,372	13,459
2010 CENSUS	3,666	6,277	12,962
GROWTH 2019-2024	-1.18%	0.11%	0.51%
GROWTH 2010-2019	-5.13%	1.51%	3.83%
2019 POPULATION HISPANIC ORIGIN	98	187	667
2019 POPULATION BY RACE:			
WHITE	2,830	5,315	11,561
BLACK	510	821	1,374
AM. INDIAN & ALASKAN	10	22	52
ASIAN	36	57	165
HAWAIIAN & PACIFIC ISLAND	2	4	20
OTHER	90	152	287
U.S. ARMED FORCES:	20	26	92
HOUSEHOLDS:			
2024 PROJECTION	1,602	2,945	6,016
2019 ESTIMATE	1,623	2,943	5,997
2010 CENSUS	1,724	2,904	5,841
GROWTH 2019 - 2024	-1.29%	0.07%	0.32%
GROWTH 2010 - 2019	-5.86%	1.34%	2.67%
OWNER OCCUPIED	941	1,794	3,912
RENTER OCCUPIED	682	1,148	2,085
2019 AVG HOUSEHOLD INCOME	\$56,295	\$59,884	\$65,798





## PROPERTY PHOTOS

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## TENANT INFORMATION

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Burger King (BK) is an American global chain of hamburger fast food restaurants. Headquartered in the unincorporated area of Miami-Dade County, Florida, the company was founded in 1953 as Insta-Burger King, a Jacksonville, Florida-based restaurant chain. After Insta-Burger King ran into financial difficulties in 1954, its two Miami-based franchisees David Edgerton and James McLamore purchased the company and renamed it "Burger King". Over the next half-century, the company would change hands four times, with its third set of owners, a partnership of TPG Capital, Bain Capital, and Goldman Sachs Capital Partners, taking it public in 2002. In late 2010, 3G Capital of Brazil acquired a majority stake in the company, in a deal valued at US\$3.26 billion. The new owners promptly initiated a restructuring of the company to reverse its fortunes. 3G, along with partner Berkshire Hathaway, eventually merged the company with the Canadian-based doughnut chain Tim Hortons, under the auspices of a new Canadian-based parent company named Restaurant Brands International. Burger King's menu has expanded from a basic offering of burgers, French fries, sodas, and milkshakes to a larger and more diverse set of products.

In 1957, the "Whopper" became the first major addition to the menu, and it has become Burger King's signature product since. Conversely, BK has introduced many products, which failed to catch hold in the marketplace. Some of these failures in the United States have seen success in foreign markets, where BK has also tailored its menu for regional tastes. From 2002 to 2010, Burger King aggressively targeted the 18–34 male demographic with larger products that often carried correspondingly large amounts of unhealthy fats and trans-fats.

REPRESENTATIVE PHOTO



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BEAUFORT | NORTH CAROLINA

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Beaufort is a town in and the county seat of Carteret County, North Carolina, United States. Established in 1709 and incorporated in 1723, Beaufort is the third-oldest town in North Carolina (after Bath and Edenton). On February 1, 2012, Beaufort was ranked as "America's Coolest Small Town" by readers of Budget Travel Magazine.

The population was 4,039 at the 2010 census. It is sometimes confused with a city of the same name in South Carolina; the two are distinguished by different pronunciations. Beaufort is located in North Carolina's "Inner Banks" region. The town is home to the North Carolina Maritime Museum, the Duke University Marine Laboratory (Nicholas School of the Environment), and the National Oceanic and Atmospheric Administration (NOAA) Center for Coastal Fisheries and Habitat Research. It is also the location of the Rachel Carson Coastal Reserve.



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FOR MORE INFORMATION



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