

# Family Dollar Investment Property

RIEGELWOOD, NC



**SALE BROCHURE**

**KW COMMERCIAL**  
1001 Military Cutoff Rd,  
Suite 101  
Wilmington, NC 28405

*PRESENTED BY:*

**WILL BROWN**  
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NC #198425



## RETAIL FOR SALE

# FAMILY DOLLAR INVESTMENT PROPERTY

3916 Old Stage Rd, Riegelwood, NC 28456



### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$1,200,000
<b>LOT SIZE:</b>	1.35 Acres
<b>BUILDING SIZE:</b>	9,180 SF
<b>ZONING:</b>	AD-CR
<b>CAP RATE:</b>	7% (at current rent)
<b>LEASE TREATMENT:</b>	NN
<b>LEASE TERM:</b>	1.3 Years Remaining
<b>NOI:</b>	\$83,600

### PROPERTY OVERVIEW

Free Standing Family Dollar Store located in Riegelwood, NC. This is an investment property with a 7% CAP rate at current rent. Located right on Hwy 87 close to the intersections with Hwy 74/76 and Hwy 11.

### PROPERTY HIGHLIGHTS

- Free Standing Building
- Family Dollar Store
- Investment Property
- 7% CAP Rate (at current rent)
- NN Lease Treatment (Landlord responsible for roof & exterior)
- 1.3 Year Lease Term Remaining
- NOI \$83,600

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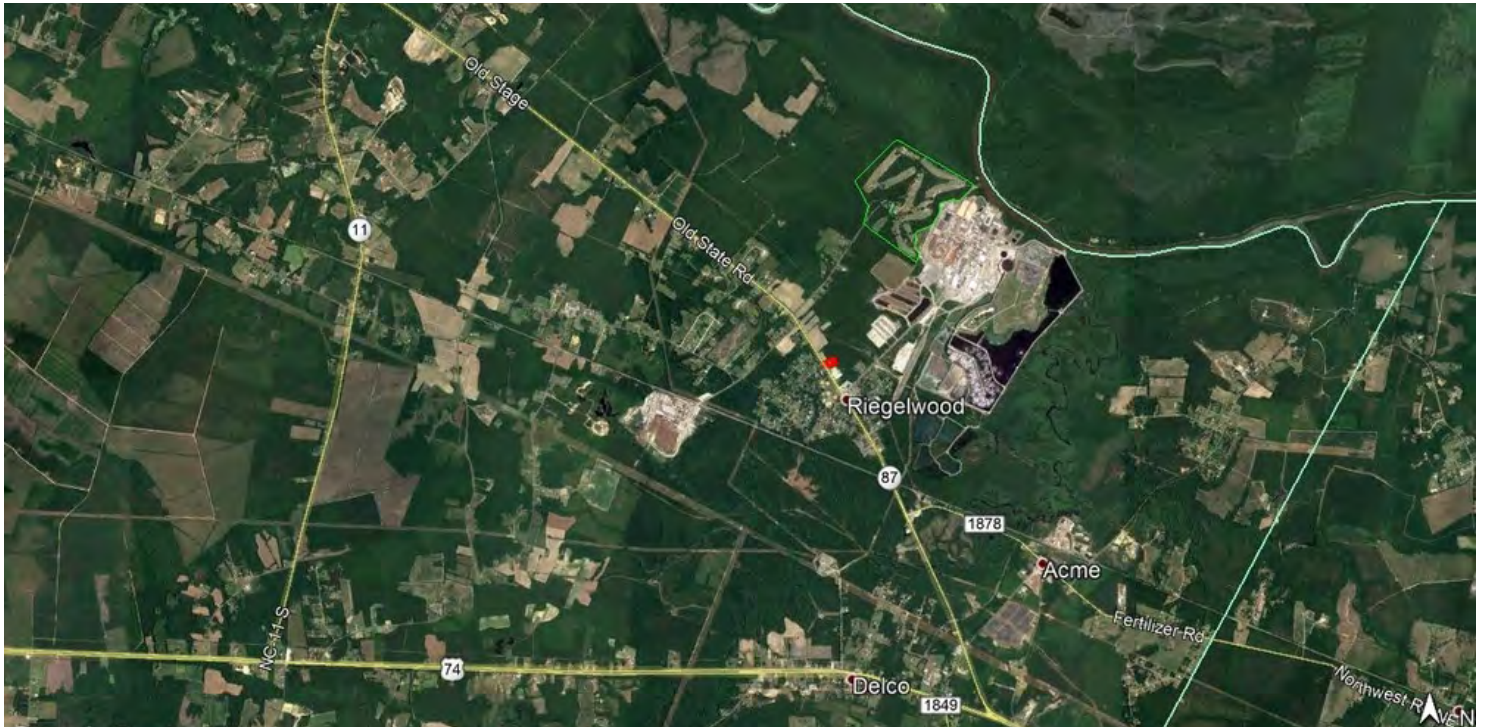
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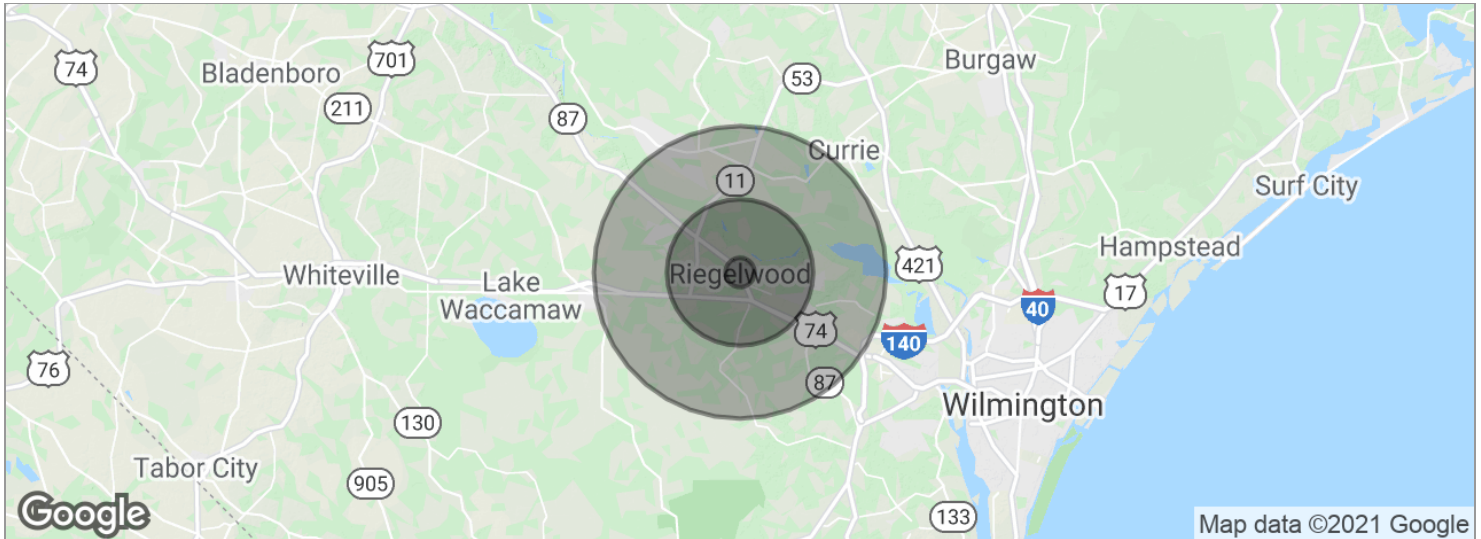
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	208	4,124	13,136
Median age	38.9	38.7	36.6
Median age (male)	40.4	39.8	35.9
Median age (Female)	37.9	37.6	36.8

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	78	1,550	5,038
# of persons per HH	2.7	2.7	2.6
Average HH income	\$50,043	\$49,994	\$48,941
Average house value		\$108,232	\$115,864

\* Demographic data derived from 2010 US Census

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