

NAITRI PROPERTIES

RETAIL OFFERING MEMORANDUM

2453 North Roberts Avenue
Lumberton, North Carolina

Bojangles®



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This Offering Memorandum has been prepared by Broker for use by the principal (“Principal”) to whom Broker has provided this Offering Memorandum. The use of this Offering Memorandum and the information provided herein is subject to the terms, provisions and limitations of the Confidentiality Agreement furnished by Broker and executed by Principal prior to delivery of this Offering Memorandum. Although the information contained herein is based upon sources believed to be reasonably reliable, Owner and Broker, on their own behalf, and on behalf of their respective officers, employees, shareholders, partners, directors, members and affiliates, disclaim any responsibility or liability for inaccuracies, representations and warranties (expressed or implied) contained in, or omitted from, the Offering Memorandum or any other written or oral communication or information transmitted or made available to the recipient of this Offering Memorandum. In amplification of and without limiting the foregoing, summaries contained herein of any legal or other documents are not intended to be comprehensive statements of the terms of such documents but rather only outlines of some of the principal provisions contained therein, and no representations or warranties are made as to the completeness and/or accuracy of the projections contained herein. Prospective purchasers of the Property should make their own investigations and conclusions without reliance upon this Offering Memorandum, the information contained herein or any other written or oral communication or information transmitted or made available. Additional information and an opportunity to inspect the Property will be made available upon written request by interested and qualified prospective purchasers.

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NAI Tri Properties
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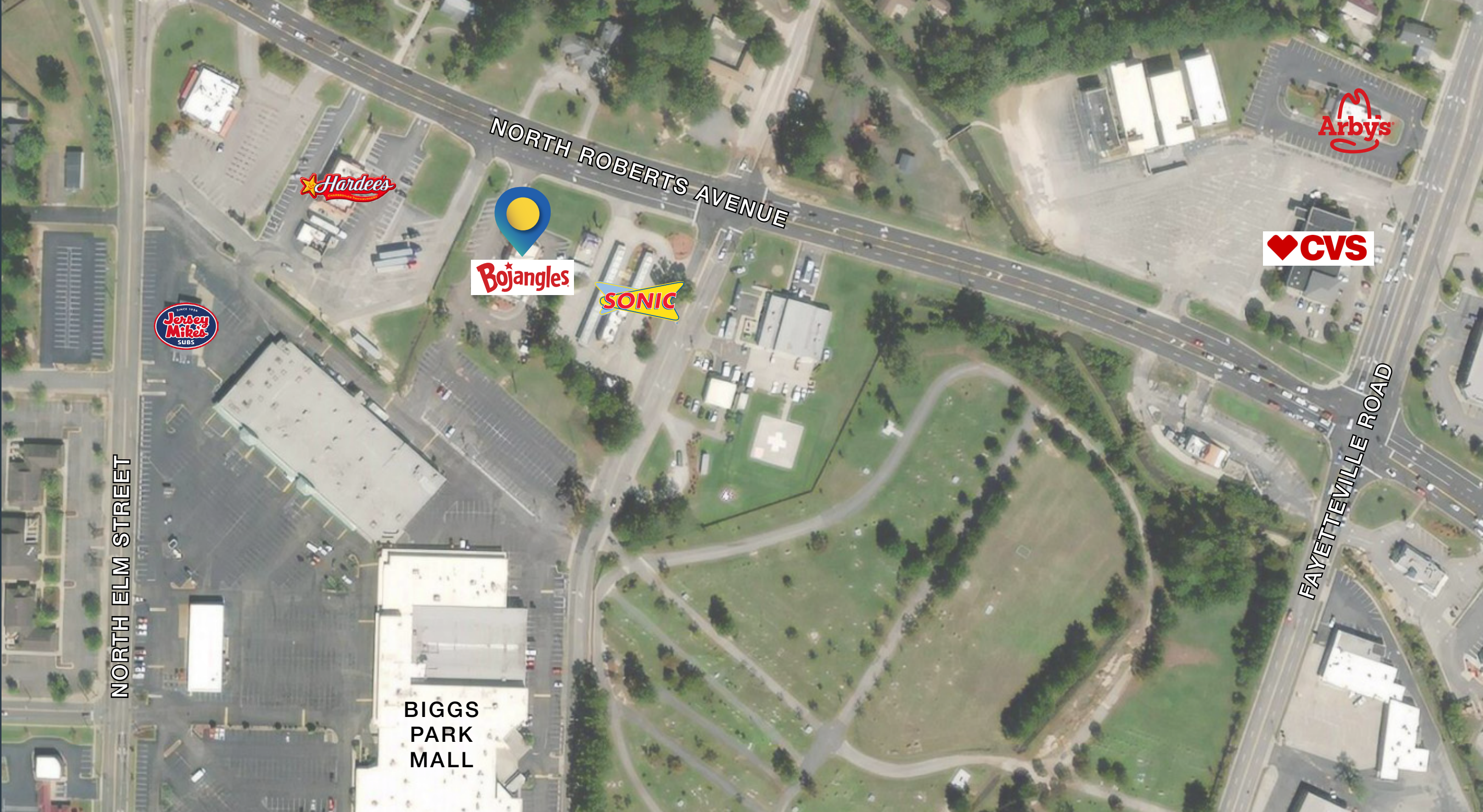
EXECUTIVE SUMMARY

NAI Tri Properties is pleased present for your consideration the Bojangles’ located at 2453 North Roberts Avenue in Lumberton, NC. The lease at this building has 6+ years remaining with three 5-year options.



PROPERTY PROFILE

ASKING PRICE:	\$2,080,394
CAP RATE:	5.50%
NOI:	\$114,422* *As of May 28, 2022
TENANT:	Bojangles'
ENTITY ON LEASE:	Bojangles' Restaurants, Inc.
ADDRESS:	2453 North Roberts Avenue, Lumberton, NC 28358
ESCALATIONS:	1.25% per year on May 28
LEASE COMMENCEMENT:	August 4, 1992
LEASE EXPIRATION:	May 27, 2028
REMAINING LEASE TERM:	Six (6) years
LEASE TYPE:	Absolute Net
OPTIONS:	Three (3) Five (5) year options (1.25% escalations continue through option periods)
RIGHT OF FIRST REFUSAL:	Yes, 30 days
SQUARE FOOTAGE:	3,500 +-
ACREAGE:	1.30
YEAR BUILT:	1992
PARKING:	40 spaces



INVESTMENT HIGHLIGHTS



Corporate lease with Bojangles’ Restaurants, Inc.

Operation on same site since 1992. In 2018, Tenant recasted for a new 10 year lease term.

.5 miles from I-95 exit ramp

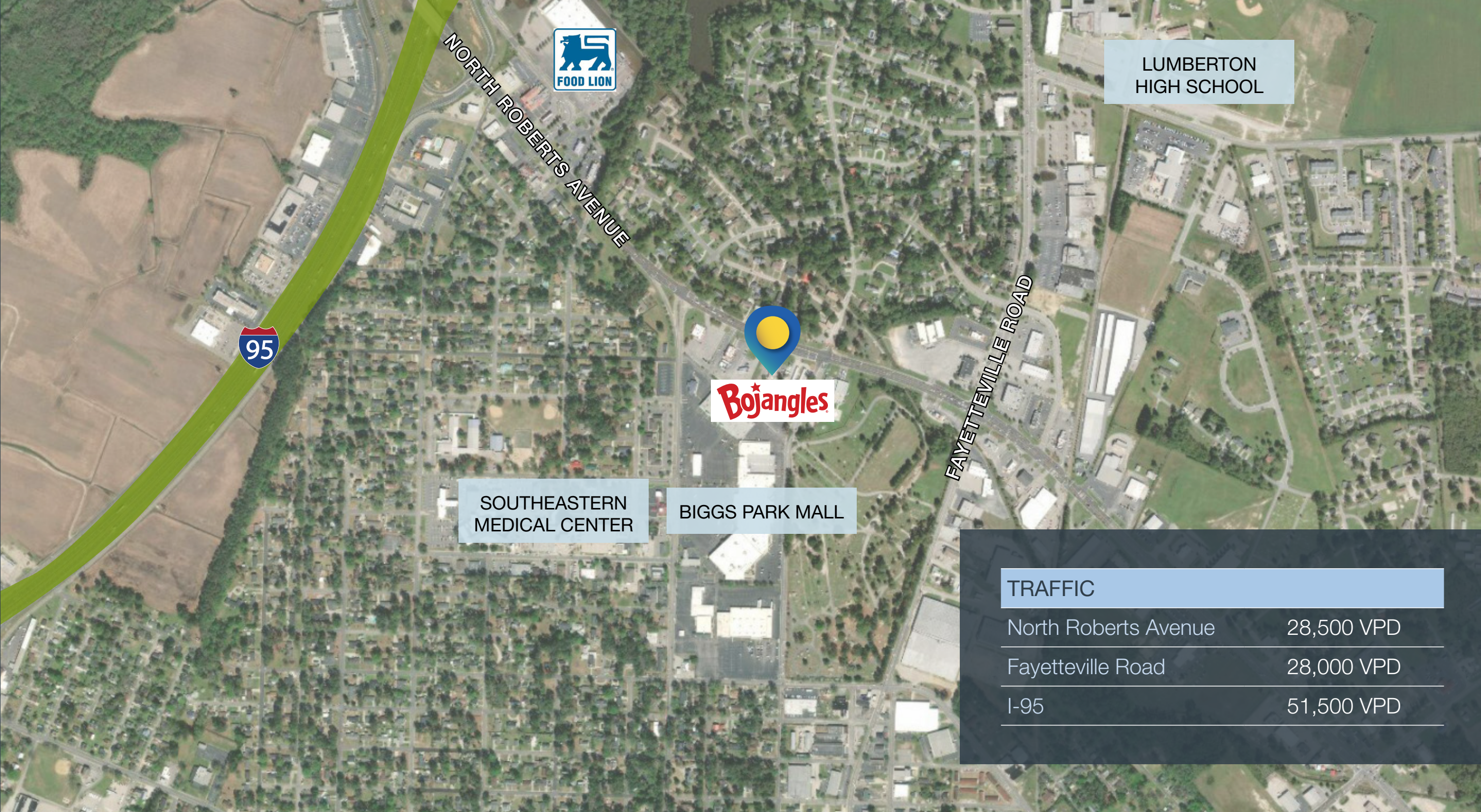
Visibility and convenient access from the heavily trafficked North Roberts Avenue

1.25% annual rent increases throughout term and options

Less than .5 miles from Southeastern Regional Medical Center (452 beds)

.5 miles from Lumberton High School (1,150 students)

Nearby Highway 74 and East-West travel route through North Carolina



TRAFFIC	
North Roberts Avenue	28,500 VPD
Fayetteville Road	28,000 VPD
I-95	51,500 VPD

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
KEY FACTS			
Population	5,304	21,827	34,707
Average Household Size	2.4	2.4	2.6
Median Age	41.8	38.5	37.8
Median Household Income	\$43,610	\$37,423	\$37,645
EDUCATION			
Bachelor's/Grad/Prof Degree	29%	22%	18%
Some College	36%	29%	30%
High School Graduate	25%	32%	33%
No High School Diploma	10%	17%	19%
EMPLOYMENT			
Unemployment Rate	6.1%	6.3%	5.7%
White Collar	66%	58%	56%
Blue Collar	23%	30%	33%
Services	11%	12%	11%
BUSINESS			
Total Businesses	472	1,489	1,748
Total Employees	4,688	15,836	22,206



Contacts:

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NATRI PROPERTIES

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