



CONFIDENTIAL OFFERING MEMORANDUM
HISTORIC RETAIL PORTFOLIO OPPORTUNITY
STATE STREET STATION
GREENSBORO | NORTH CAROLINA

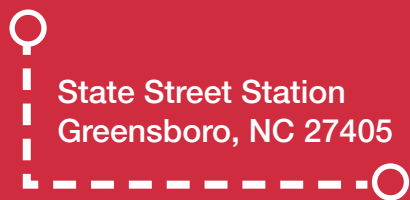
INVESTMENT OVERVIEW

Executive Summary

Furman Capital Advisors is pleased to provide the following Offering Memorandum for State Street Station (the "Property"), a unique portfolio of mixed-use properties located in the heart of Greensboro, NC.

The Property is located 2.5 miles north of downtown Greensboro, the 3rd largest city in the state of North Carolina. The city is a major economic and business hub for central North Carolina. Greensboro is home to the headquarters of Honda Aircraft Company, Mack Trucks, Volvo Trucks of North America, The Fresh Market, ITG Brands, and the International Textile Group. The Property is located within 1 mile of Cone Health - The Moses H Cone Memorial Hospital, a 517-bed, 24-hour level II trauma center. The Moses H Cone Memorial Hospital was recently voted the best hospital in the state by Business North Carolina Magazine.

The Property is strategically located in an Opportunity Zone between E. Cornwallis Dr., N. Church St. and N. Elm St. with combined area daily traffic count of 49,817+ VPD. Sitting in a highly trafficked retail corridor, the Property is positioned near other prominent tenants including Wells Fargo Bank, H&R Block, Sherwin-Williams Paint, Jersey Mike's, Subway, Exxon, Planet Fitness, Food Lion, and many more. The Property serves a trade area of 178,631 people within 5 miles



State Street Station
Greensboro, NC 27405

ADDRESS



\$7,350,000
FEE SIMPLE

ASKING PRICE



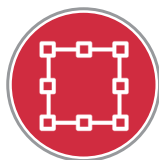
8.01%

CAP RATE



\$588,385

PROFORMA NOI



64,474 SF

GROSS LEASABLE
AREA



1930s

YEAR BUILT



2.92

ACRES



\$114.00

PRICE/SF

LOCATION OVERVIEW

Exterior Photos



LOCATION OVERVIEW

Exterior Photos



LOCATION OVERVIEW

Area Map



RAO CALD TAVERN

planet fitness

FOOD LION

Exxon

CVS pharmacy

GOLDEN GATE DR.

Exxon

WELLS FARGO

Pita Delite
La Bamba

SUBWAY

Walgreens

GHASSAN'S!

SHERWIN WILLIAMS

STATE STREET

E. NEWLYN ST.

GOLDEN GATE DR.

FURMAN

CAPITAL ADVISORS

Beau McIntosh, CCIM

Vice President

bmcintosh@furmancap.com

Allen Jones

Associate

ajones@furmancap.com

Robin Tyler

Broker

rtyler@naipt.com

April Corvinus

Transaction Coordinator

acorvinus@furmancap.com

Avery Dowling

Marketing & Research Specialist

adowling@naipt.com



336.373.0995



FurmanCapital.com

348 N Elm Street | Greensboro, NC 27401