



## SHOPS ON THE CURVE | GREENSBORO, NC

### INVESTMENT HIGHLIGHTS

- **Attractive Upside Potential:** Currently 76% occupied giving a buyer the opportunity to greatly increase cash-flow and property value by leasing up the vacancy (See OM)
- **Below Market Rental Rates:** The average rental rate is only \$15.73/SF NNN compared to the 5-year market average of \$19.89/SF (Source: CoStar)
- **Brand New Roof:** Replaced in 2020 - 2021
- **Minimal Landlord Responsibilities:** All tenants leases are NNN, making this an ideal investment for passive investors
- **Great Location in Dense Retail Area:** Wendover Avenue is one of Greensboro's premier retail corridors with over 4.3M SF of high-quality retail, including notable tenants such as Costco, Sam's Club, Walmart, Lowe's, Home Depot, TJ Maxx, and Chick-fil-A
- **Exceptional Visibility & High Volume Traffic:** Wendover Road is one of Greensboro's most trafficked retail corridor with ±55,500 VPD
- **Excellent Access to Population Density:** Strong demographics of 149,765 residents within five (5) miles of the Property with a 1.15% projected annual growth rate through 2025, and a AHHI of \$77,374
- **Vibrant & Affluent Location:** Only 6.5 miles from Downtown Greensboro, the W. Wendover Ave submarket is highly desired due to its close proximity to high quality retail, excellent neighborhoods, major employers, and ease of accessibility to the greater market via I-40 & I-75

### INVESTMENT SUMMARY

<b>List Price:</b>	\$3,724,000
<b>Actual Cap Rate:</b>	6.00%
<b>Proforma Cap Rate:</b>	7.87%
<b>Actual NOI:</b>	\$223,410
<b>Proforma NOI:</b>	\$293,265
<b>Avg 10-Yr Est. Return (Proforma):</b>	23.90%



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