



ACTUAL PROPERTY IMAGE | NASHVILLE, NC



4,400 SF



1.1 AC



BUILT 2009

Barry Hardwick, CCIM

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INVESTMENT SUMMARY

Centennial Retail Services is pleased to present exclusively **FOR SALE** a Wendy's outparcel in Nashville, North Carolina offering a long-term absolute triple net (NNN) lease with attractive rent increases.

This opportunity provides for a strategic investment opportunity.



4,400 SF



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FINANCIAL

PRICE	\$1,990,826
CAP	6.25%
ANNUAL RENT	\$124,426.60 (Flat for the remainder of the term)
MONTHLY RENT	\$10,368.88
RENT PSF	\$28.28
GUARANTOR	Delight Restaurant Group (Delight - Raleigh)

- Located on a signalized hard corner along the main retail corridor in Nashville, NC
- Across the Street From a Walmart Supercenter and Food Lion anchored shopping plaza
- Directly off highway 64 with **over 31,100 VPD** – excellent visibility and access
- 5-Minute drive from Nash Central High School which is the primary public high school in Nash-Rocky Mount North Carolina with over 1,200 students
- Nearby tenants Include: AutoZone, Domino's, Walgreens, Piggly Wiggly, Dollar General, Subway, Taco Bell and Burger King

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RETAIL SERVICES

PROPERTY SUMMARY & DEMOS | WENDY'S NASHVILLE, NC



Lease	
Tenant	Delight Restaurant Group (Delight - Raleigh)
Lease Start	July 14, 2014
Lease Expiration	July 13, 2034
Term Remaining	8.4 Months
Lease Options	NNN
Options	Three 5-year options with 10% rent increase each 5-year period.

Population		
1-MILE 1,115	3-MILES 12,453	5-MILES 26,877

Average Household Income		
1-MILE \$119,631	3-MILES \$107,274	5-MILES \$115,868

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RETAIL SERVICES

RETAIL AERIAL MAP | WENDY'S NASHVILLE, NC



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