

FOR SALE

7982 NC-39

Henderson, NC 27537



COMMONWEALTH

COMMERCIAL REAL ESTATE SOLUTIONS



Property Features

- Sale Price: \$1,162,700 (9% CAP)
- 8,400± SF Free-Standing Single-Tenant Family Dollar
- Situated on 1 AC in Epsom, NC (Vance County)
- Family Dollar just renewed for another five years per the lease terms, showing commitment to location
- Building in pristine condition, no deferred maintenance
- 89th Percentile among Family Dollars in North Carolina
- The property delivers a strong and consistent net operating income of \$104,643 annually
- Five 5 year options remaining
- Corporately Guaranteed Lease

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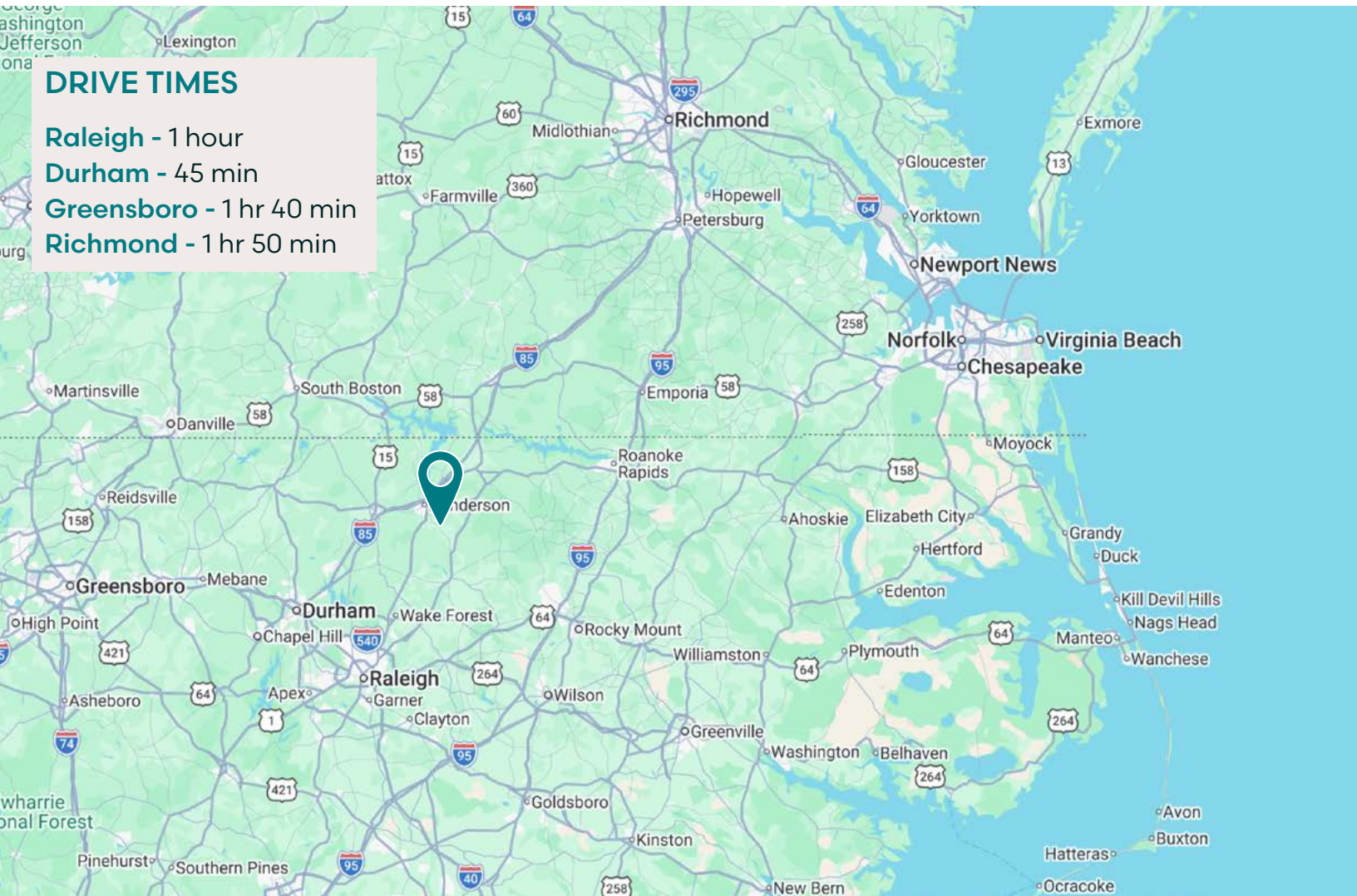
Rent Roll

EXTENDED TERM	FIXED RENT
1ST	\$8,720.25/month (\$104,643.00/annum)
2ND	\$9,595.25/month (\$115,107.00/annum)
3RD	\$10,551.42/month (\$126,617.04/annum)
4TH	\$11,606.50/month (\$139,278.00/annum)
5TH	\$12,767.09/month (\$153,208.08/annum)
6TH	\$14,043.75/month (\$168,525.00/annum)



DRIVE TIMES

- Raleigh - 1 hour
- Durham - 45 min
- Greensboro - 1 hr 40 min
- Richmond - 1 hr 50 min



Market Overview

Henderson, NC

Henderson is a small regional hub in northern North Carolina located along Interstate 85 between Raleigh-Durham and Richmond. The city serves as the county seat of Vance County and functions as a commercial center for surrounding rural counties in northern NC and southern Virginia.

Henderson's economy is primarily supported by:

- MANUFACTURING
- DISTRIBUTION/LOGISTICS
- RETAIL TRADE
- HEALTHCARE & SOCIAL SERVICES
- PUBLIC SECTOR EMPLOYMENT



Retail Characteristics

- Strong presence of necessity retail
- Discount and value-oriented retail perform best
- Grocery-anchored centers remain stable
- Limited luxury or experiential demand
- QSR and national service tenants continue to expand selectively

Source: data.usa

Some of the biggest brands....



The area benefits from

- Direct I-85 access
- Proximity to Raleigh-Durham (~45-60 minutes)
- Lower labor and occupancy costs than the Triangle
- Tier 1 economic development incentives from North Carolina



DEMOGRAPHICS	3 MILE	5 MILE	10 MILE
POPULATION	3,361	8,727	43,820
AVERAGE HH INCOME	\$82,244	\$78,082	\$68,065
DAYTIME EMPLOYEES	201	1,665	17,975