



ACTUAL PROPERTY IMAGE | NASHVILLE, NC



4,400 SF



1.1 AC



BUILT 2009

Barry Hardwick, CCIM

615-234-4934 | bhardwick@centenretail.com

Joey Valenti

615-234-4908 | jvalenti@centenretail.com

Centennial Retail Services | 2505 21st Avenue South, Suite 201 | Nashville, TN 37212 | www.centenretail.com

The information contained herein was obtained from sources believed reliable; however, Centennial Retail Services makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions prior to sale or lease, or withdrawal without notice

Centennial

RETAIL SERVICES

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



1.1. AC



BUILT 2009

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

ACTUAL PROPERTY IMAGE | NASHVILLE, NC

Barry Hardwick, CCIM

615-234-4934 | bhardwick@centenretail.com

Joey Valenti

615-234-4908 | jvalenti@centenretail.com

Centennial

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

Barry Hardwick, CCIM

615-234-4934 | bhardwick@centenretail.com

Joey Valenti

615-234-4908 | jvalenti@centenretail.com

Centennial

RETAIL SERVICES

RETAIL AERIAL MAP | WENDY'S NASHVILLE, NC



Barry Hardwick, CCIM

615-234-4934 | bhardwick@centenretail.com

Joey Valenti

615-234-4908 | jvalenti@centenretail.com