

INVESTMENT FOR SALE

8302 BELEWS CREEK ROAD, STOKESDALE, NC 27537

7.5%
CAP RATE

DOLLAR GENERAL

Village Pizza

WILL SMITH
Senior Director
919.986.9371
willsmith@lee-associates.com

JAKE PLOTKIN, CCIM
Vice President, Principal
919.616.0066
jplotkin@lee-associates.com

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
RALEIGH • DURHAM • WILMINGTON

SUBJECT PROPERTY

SALE DESCRIPTION

Lee & Associates is pleased to present 8302 Belews Creek Road, a stabilized multi-tenant retail investment opportunity located in Stokesdale, North Carolina. The property is anchored by Dollar General, which occupies 10,675 square feet of the building and serves as the primary daily-needs retailer for the surrounding community. Village Pizza occupies 1,575 square feet, providing complementary local food service traffic, and the site also includes a SECU ATM located within the parking lot, further enhancing customer draw and convenience.

Dollar General has two remaining five-year renewal options, providing continued income stability and long-term tenancy potential. The asset generates a current NOI of \$115,132.05 and is being offered at a 7.50% cap rate, equating to an asking price of \$1,466,666. This offering presents investors with a secure, necessity-based retail investment supported by strong regional access and steady residential growth throughout the northwest Guilford County trade area.

LOCATION

8302 Belews Creek Road is strategically positioned in northern Guilford County within the growing community of Stokesdale, NC. The property offers convenient access to NC Highway 65 and is just minutes from US-158 and NC-68, providing direct connectivity to major corridors including I-73 and I-840. Its location places it approximately 15 minutes from Greensboro and Kernersville and about 25 minutes from Winston-Salem, giving it strong access to the entire Triad region. The site is supported by thousands of nearby rooftops within a short drive, with continued residential growth and new subdivisions expanding throughout northwest Guilford County, creating steady demand for daily needs retail in the immediate trade area.

\$1,466,666
PRICE

7.5%
CAP RATE

\$115,132
NOI



TRAFFIC COUNTS

6,600 VPD on US Hwy 158
4,500 VPD on Belews Creek Rd

Source: 2024 NC DOT

INVESTMENT FOR SALE | 8302 BELEWS CREEK ROAD | STOKESDALE, NC 27537

INVESTMENT OVERVIEW

| | |
|----------------------------|--|
| ADDRESS | 8302 Belews Creek Road Stokesdale, NC 27537 |
| BUILDING SIZE | 12,496 SF |
| PROPERTY TYPE | Multi-tenant retail building |
| ACREAGE | 7.79 Acres |
| YEAR BUILT | 2007 |
| EXPENSES (PAST 3 YEAR AVG) | \$18,941 |
| NOI | \$115,133 |
| CAP RATE | 7.5% |

EXPENSES BREAKDOWN

| | |
|--------------|---------|
| REPAIRS | \$1,500 |
| ELECTRIC | \$3,110 |
| MAINTENANCE | \$456 |
| PLUMBING | \$2,286 |
| SNOW REMOVAL | \$2,000 |
| LANDSCAPING | \$4,800 |
| INSURANCE | \$4,789 |



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TENANT OVERVIEW



DOLLAR GENERAL

| | |
|------------------|---|
| Building Size | 10,675 SF |
| Lease Expiration | March 31, 2028 |
| Annual Base Rent | \$89,712, NNN \$445/month (\$5,340) towards CAM Pays pro-rata share of taxes & insurance (87.75%) |
| Options | (2) 5 Year Options: Option 1- Base rent: \$98,668 + \$467/mo (\$5,604) towards CAM Option #2 Base Rent - \$108,552 + \$490/mo (\$5,880) towards CAM |

VILLAGE OF PIZZA

| | |
|------------------|--------------------|
| Building Size | 1,489 SF |
| Lease Expiration | September 30, 2029 |
| Annual Base Rent | \$19,200 |
| Options | None |

STATE EMPLOYEES CREDIT UNION ATM

| | |
|------------------|-------------------------------|
| Building Size | Pad/ATM |
| Lease Expiration | December 31, 2027 |
| Annual Base Rent | \$5,700 |
| Options | (1) 3 Year Option at \$500/mo |

DEMOGRAPHICS

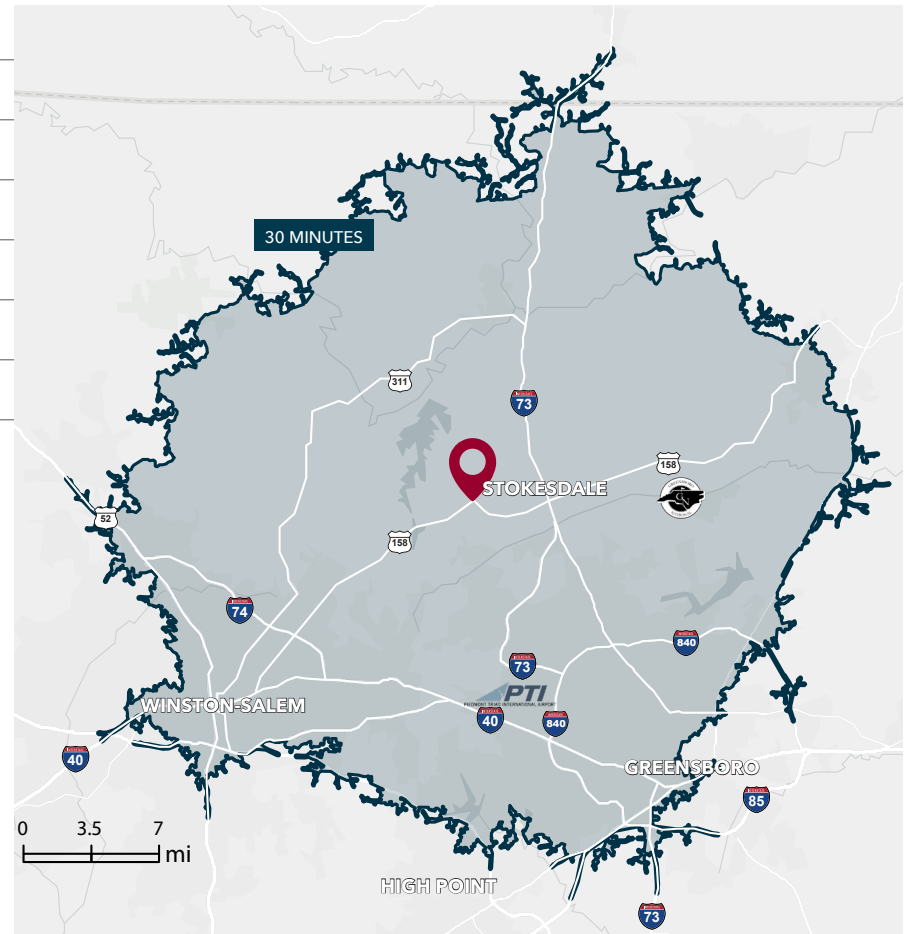
| | 1 MILE | 3 MILES | 5 MILES |
|--------------------------|-----------|-----------|-----------|
| Population (2025) | 8,157 | 19,238 | 36,059 |
| Daytime Population | 8,584 | 20,097 | 37,562 |
| Median Age | 42.3 | 43.7 | 44.6 |
| Average Household Income | \$147,025 | \$150,370 | \$146,995 |
| Average Home Value | \$401,486 | \$447,379 | \$457,899 |
| # of Employees | 1,197 | 2,668 | 5,431 |



#2
County for Manufacturing
in NC
(Guilford County)

#1 TOP STATE
for Business
(North Carolina)

TOP 10
County in the Southeast for
Manufacturing
(Guilford County)

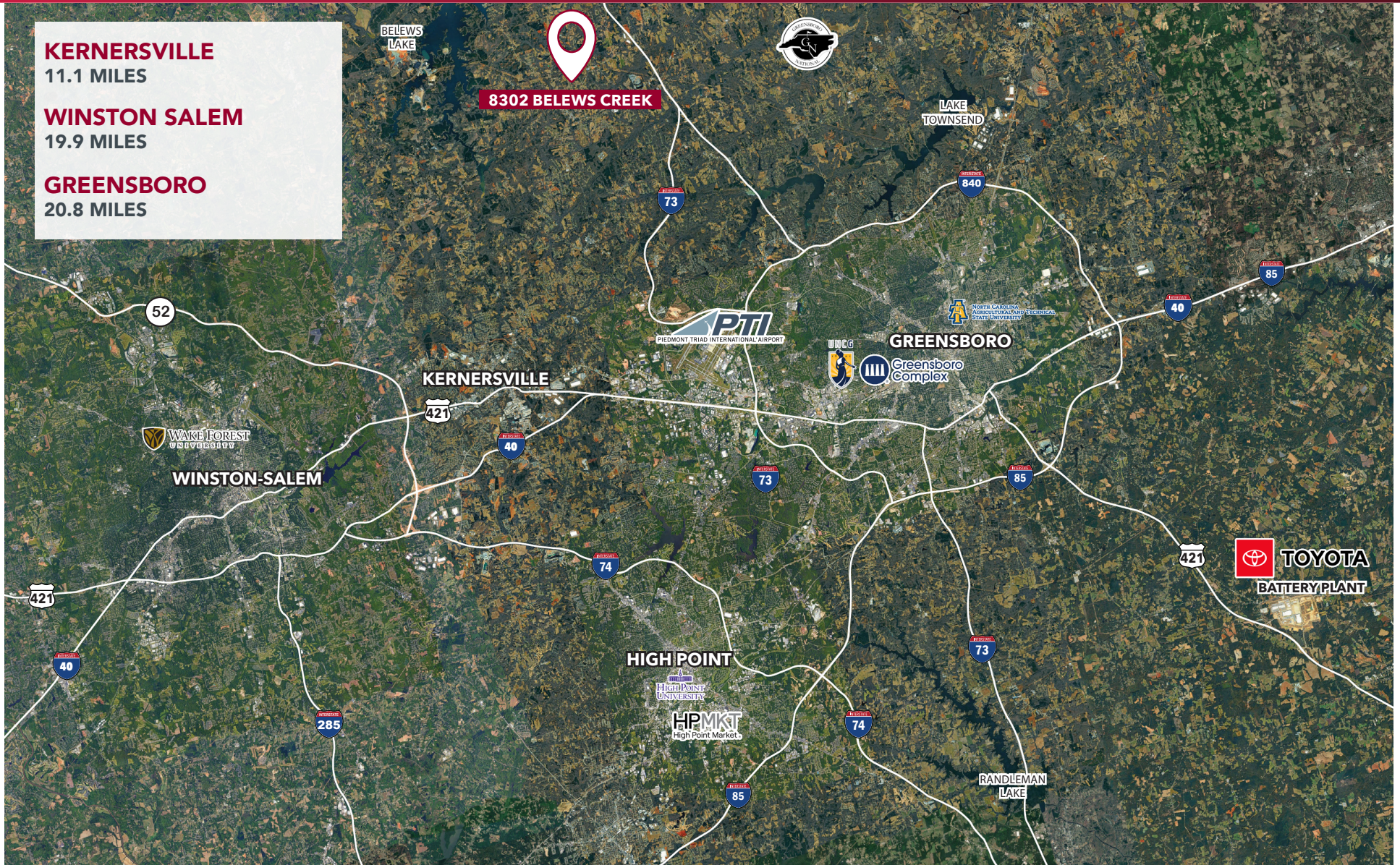


AREA OVERVIEW



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REGIONAL OVERVIEW



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