

RETAIL | OFFERING MEMORANDUM

MyEyeDr.

1227 BRENTWAY AVENUE
WILLIAMSTON, NC 27892



CHIP LANIER, MBA, SCLS, SCR, SCSM, PMP
jolevitch-roberson@lee-associates.com
D 919.576.2517
M 919.345.1752

JENN OLEVITCH-ROBERSON
jolevitch-roberson@lee-associates.com
D 919.576.2517
M 919.345.1752

JAKE PLOTKIN, CCIM
jplotkin@lee-associates.com
D 919.576.2505
M 704.975.0164

100 Walnut Street | Cary, NC 27511 | 919-576-2500 | lee-associates.com/raleigh

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

Table of Contents

SECTION ONE **Investment Summary**

SECTION TWO **Tenant Overview**

SECTION THREE **Location Overview**

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



Section One

INVESTMENT SUMMARY



COMMERCIAL REAL ESTATE SERVICES
RALEIGH • DURHAM • WILMINGTON

Investment Summary

TENANT	MyEyeDr. Optometry of North Carolina, PLLC
GUARANTOR	Capital Vision Services, LLC
ADDRESS	1227 Brentway Ave., Williamston, NC 27892
BUILDING SIZE	3,748 SF
SALES PRICE	\$1,325,000
CAP RATE	6.84%
NOI	\$90,651
LOT SIZE	1.19 Acres
YEAR BUILT	2009
PARCEL ID	0505804
TENANT	MyEyeDr.
LEASE TYPE	NN
OPTIONS	None
LEASE COMMENCEMENT DATE	September 13, 2007
LEASE EXPIRATION DATE	April 30, 2031

All information furnished regarding property for sale, rental, or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

RENT ROLL & ESCALATIONS (2% ANNUAL BUMPS)		
LEASE PERIOD	MONTHLY	ANNUALLY
May 1, 2026 - Apr. 30, 2027	\$7,554.30	\$90,651.57
May 1, 2027 - Apr. 30, 2028	\$7,705.38	\$92,464.60
May 1, 2028 - Apr. 30, 2029	\$7,859.49	\$94,313.89
May 1, 2029 - Apr. 30, 2030	\$8,016.68	\$96,200.17
May 1, 2030 - Apr. 30, 2031	\$8,177.01	\$98,124.17



Responsibilities Matrix

ITEM	LANDLORD RESPONSIBILITY	TENANT RESPONSIBILITY
TAXES		Tenant fully reimburses
INSURANCE		Tenant fully reimburses
CAM/OPERATING EXPENSES		Tenant handles directly (snow/ice, landscaping, trash, etc.)
HVAC	Landlord handles repairs over \$1,000 annually and replacement	Tenant handles quarterly PM maintenance & repairs up to \$1,000 per calendar year
ROOF	Landlord responsibility	
STRUCTURE/FOUNDATION	Landlord responsibility	
PARKING LOT	Landlord responsibility	

All information furnished regarding property for sale, rental, or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

Section Two

TENANT OVERVIEW



**LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES
RALEIGH • DURHAM • WILMINGTON

Tenant Overview



- MyEyeDr. offers comprehensive eye health services and a wide selection of eyewear options
- Founded in 2001
- Over 500 locations in 32 states
- Managed and operated under parent company, Capital Vision Services, LP
- Headquartered in Vienna, VA with Executive Team Operations Center located in Raleigh, NC
- Expansion strategy combines acquisitions of trusted local, independent practices or building high-visible and convenient locations from scratch, aim to open or absorb approximately 50 new locations per year
- Executive Leadership
Sue Downes, CEO & Co-Founder
Dr. Artis Beatty, Chief Medical Officer



Section Three

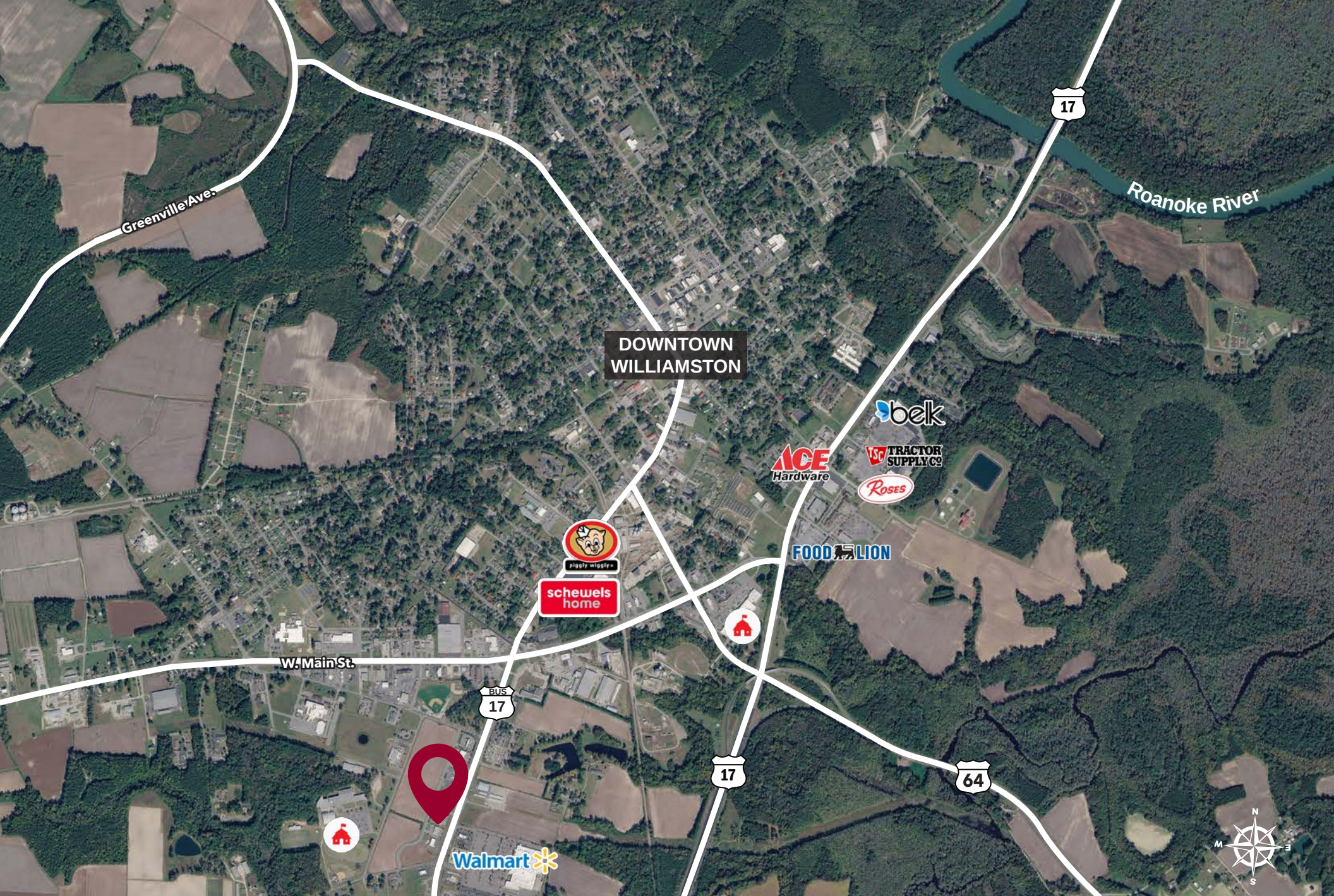
LOCATION OVERVIEW



COMMERCIAL REAL ESTATE SERVICES
RALEIGH • DURHAM • WILMINGTON



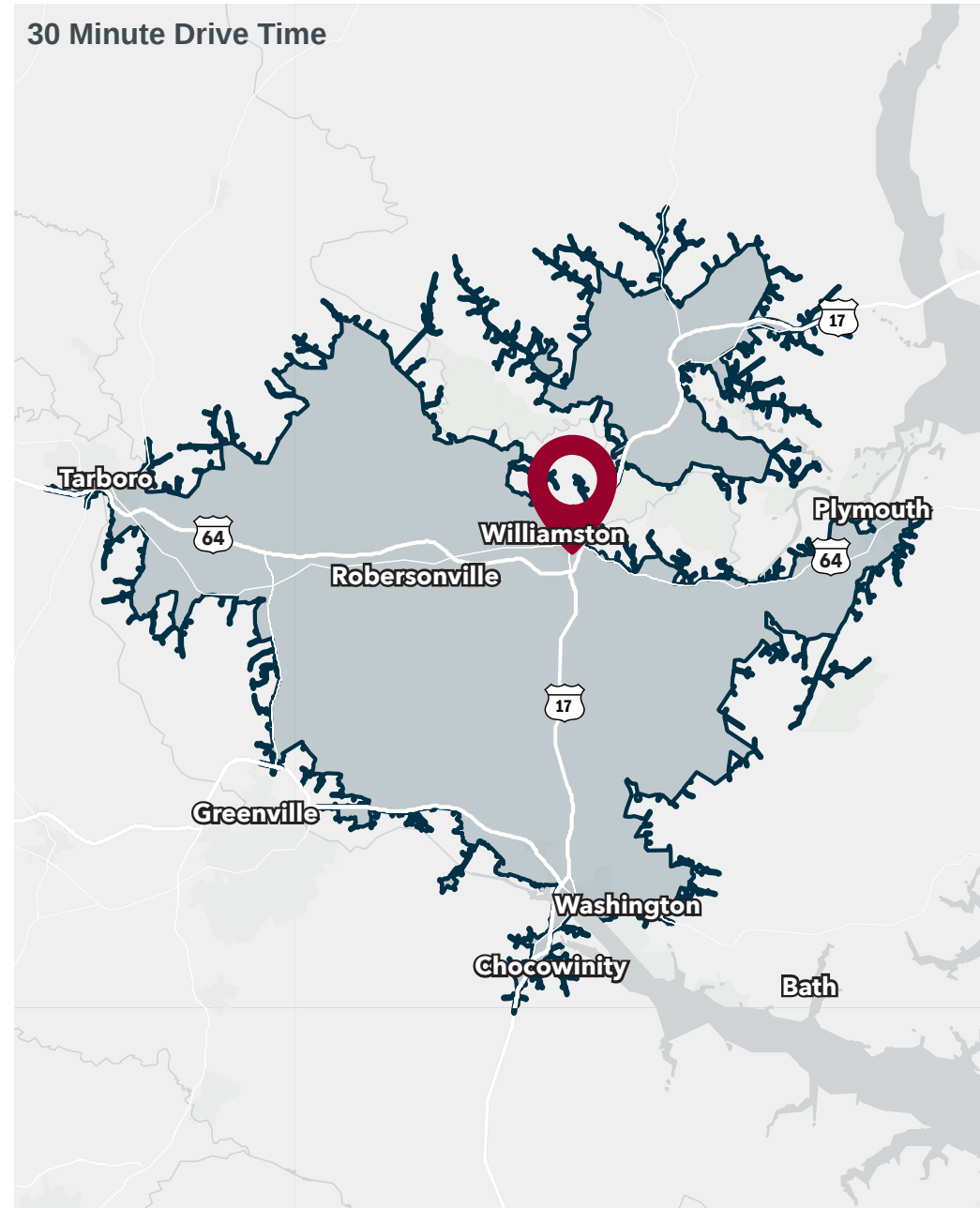
Traffic Counts Source: NC DOT 2024



Demographics

	3 Miles	5 Miles	7 Miles
Population	6,951	9,532	11,923
Avg. HH Income	\$61,743	\$67,590	\$70,522
No. of Businesses	508	546	605
No. of Employees	4,306	4,522	4,755
Total Daytime Population	8,632	10,266	11,830
No. of Households	3,166	4,337	5,360
Avg. Home Value	\$198,461	\$199,092	\$190,873

Source: ESRI 2026



Presented by:

CHIP LANIER, MBA, SCLS, SCR, SCSM, PMP

clanier@lee-associates.com

D 919.576.2517

M 919.345.1752

JENN OLEVITCH-ROBERSON

jolevitch-roberson@lee-associates.com

D 919.576.2517

M 919.345.1752

JAKE PLOTKIN, CCIM

jplotkin@lee-associates.com

D 919.576.2505

M 919.616.0066



COMMERCIAL REAL ESTATE SERVICES
RALEIGH • DURHAM • WILMINGTON

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

100 Walnut Street | Cary, NC 27511 | 919-576-2500 | lee-associates.com/raleigh

