



SALE

2740 NC Hwy 55

DUNKIN' DONUTS BUILDING

Cary, NC 27519

PRESENTED BY:

STACY MILBURN, CCIM

Phone: 919.637.6697

stacy.milburn@svn.com

PROPERTY SUMMARY



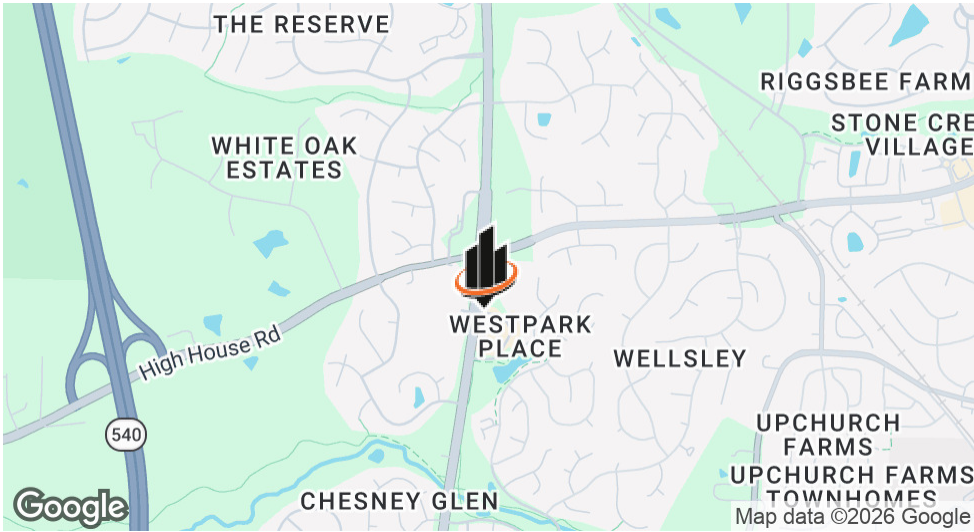
OFFERING SUMMARY

SALE PRICE:	\$2,600,000
BUILDING SIZE:	±6,672 SF
LOT SIZE:	±.84 AC
NOI:	\$165,700
CAP RATE:	6.4%
YEAR BUILT:	2004

CAPITAL IMPROVEMENTS: 2022: New roof, HVAC replace, Upfit for HFT. 2023: Upgrade ext lighting to LED. 2024: HVAC replace. 2026: Elevator button board upgrade.

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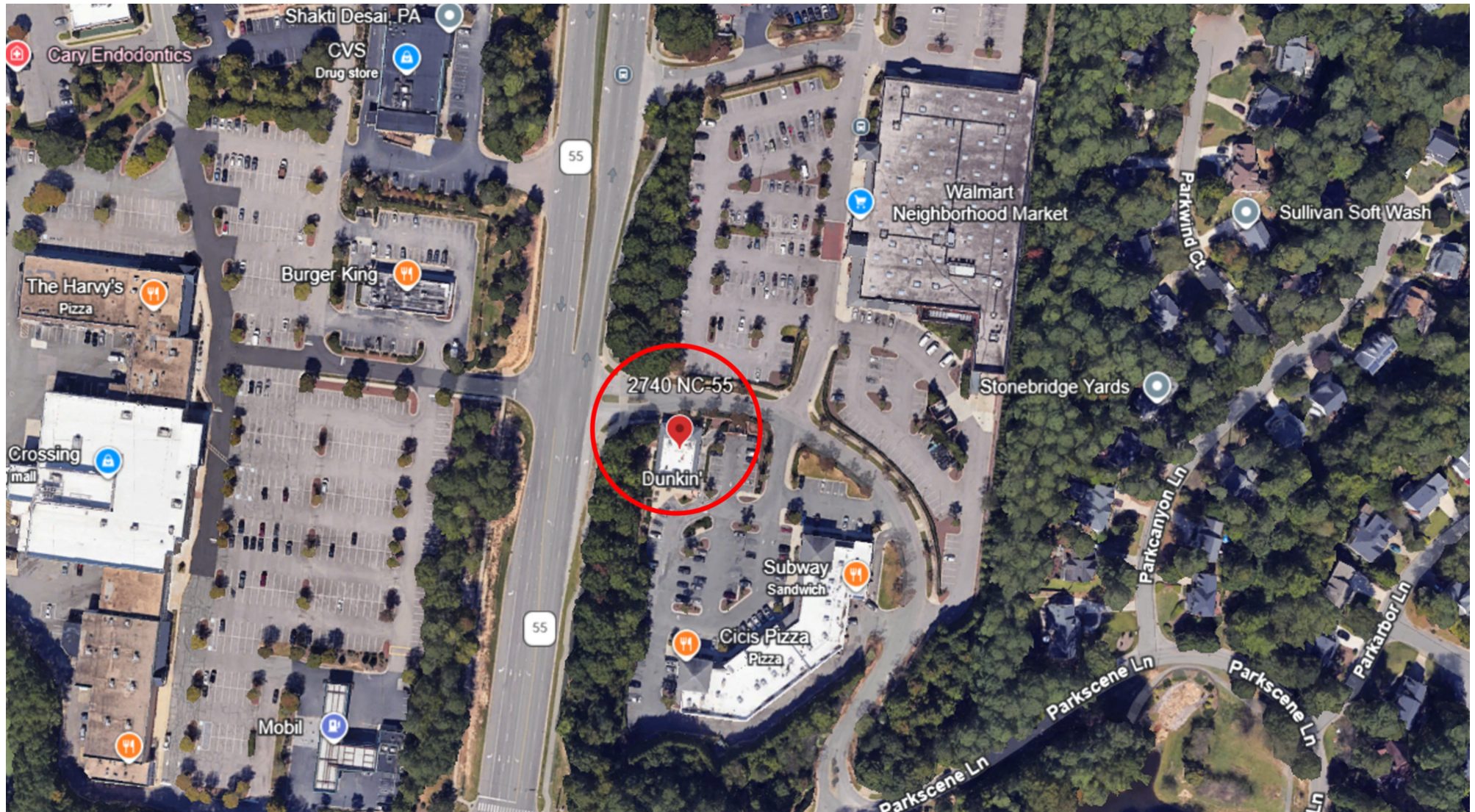
PROPERTY DESCRIPTION

This fully leased, income-producing property is ideally positioned within West Park Place Shopping Center, anchored by Walmart Neighborhood Market. The property benefits from excellent visibility, convenient access, and strong traffic counts, offering an attractive location for both tenants and investors.

Located in Cary, NC, one of the Triangle's most highly regarded communities, the property benefits from a strong and growing economic base, with numerous Fortune 100, Fortune 500, and Global 1,000 companies calling the area home.

The property features a diverse tenant mix, with Dunkin' and Baskin-Robbins occupying the first floor with a dedicated drive-thru, while State Farm and Harmony Family Therapy occupy the second floor. The fully leased configuration provides investors with diversified rental income in a highly desirable Cary location. **Contact the Listing Broker for additional information and financials.**

RETAILER MAP

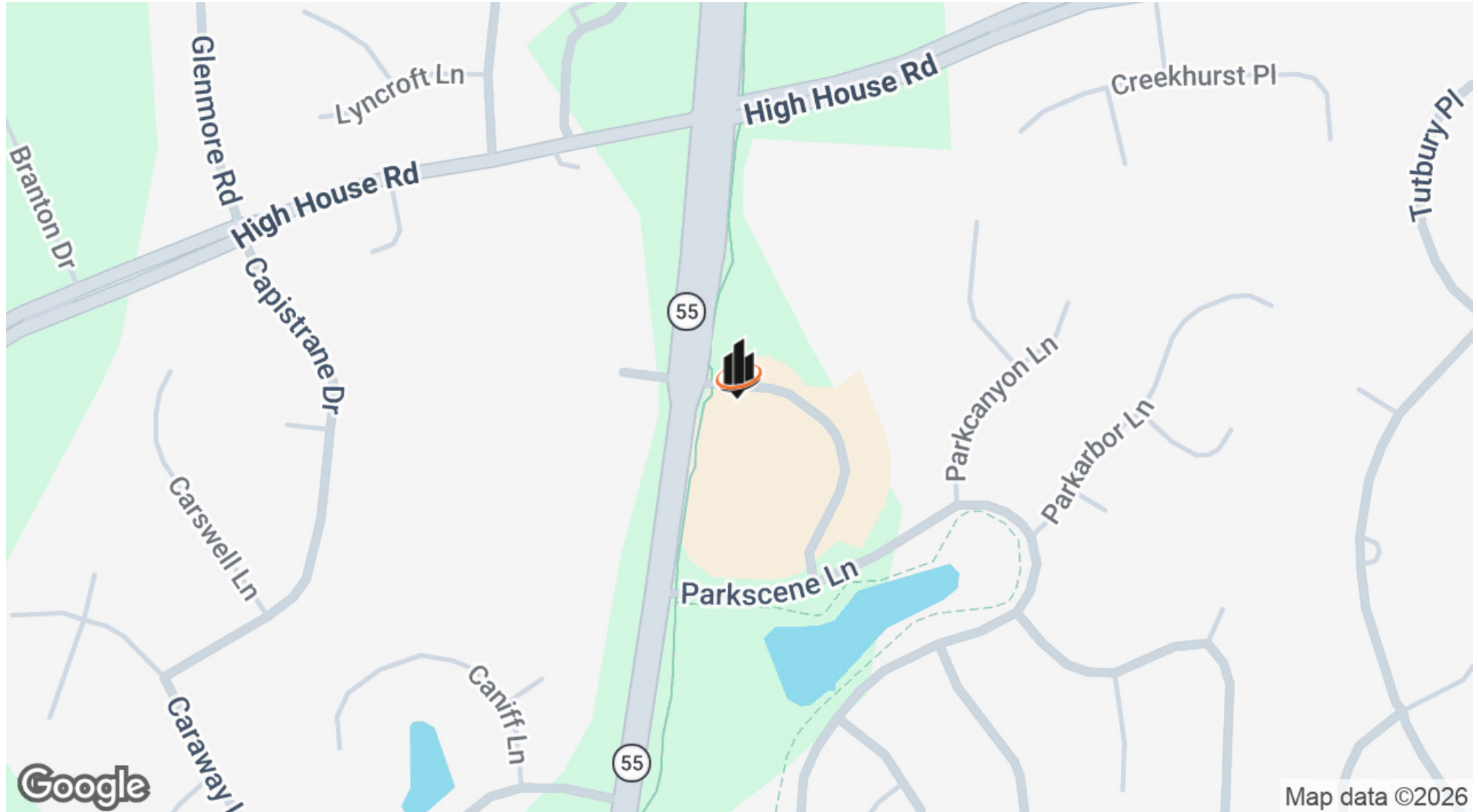


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LOCATION MAP



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DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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Agency Relationship, Showings and Offers:

SVN Raleigh has been engaged as the exclusive listing firm representing the Owner of 8809 & 8813 Litchford Road, Raleigh, NC 27615.

All inquiries into the purchase of the property should be made to the listing broker, Stacy Milburn. No contact should be made to the owner, tenant, personnel or related parties. Please contact the listing broker to schedule property tours.

