



11 Shoaf Street - Lexington, NC

Office Building **For Sale**

Presented By:
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PROPERTY DESCRIPTION

Introducing an excellent investment opportunity in Lexington, NC. Located at 11 Shoaf Street, this well-maintained $\pm 4,344$ SF office building features 12 private offices, two conference rooms and is situated in an established commercial area. The property is currently 100% leased, through October 2029, providing immediate, stable cash flow for investors. Zoned for commercial use and positioned in a growing market, 11 Shoaf Street offers reliable income and a 40+ year lease history with the Tenant, making it an attractive addition to any office investment portfolio.

PROPERTY HIGHLIGHTS

- 100% Occupied
- Priced below replacement cost
- Strategically located with good highway and Interstate 285 access
- Adjacent to nationally known barbecue restaurant, Lexington Barbecue (the "Honeymonk")
- Positioned between Charlotte and The Triad

OFFERING SUMMARY

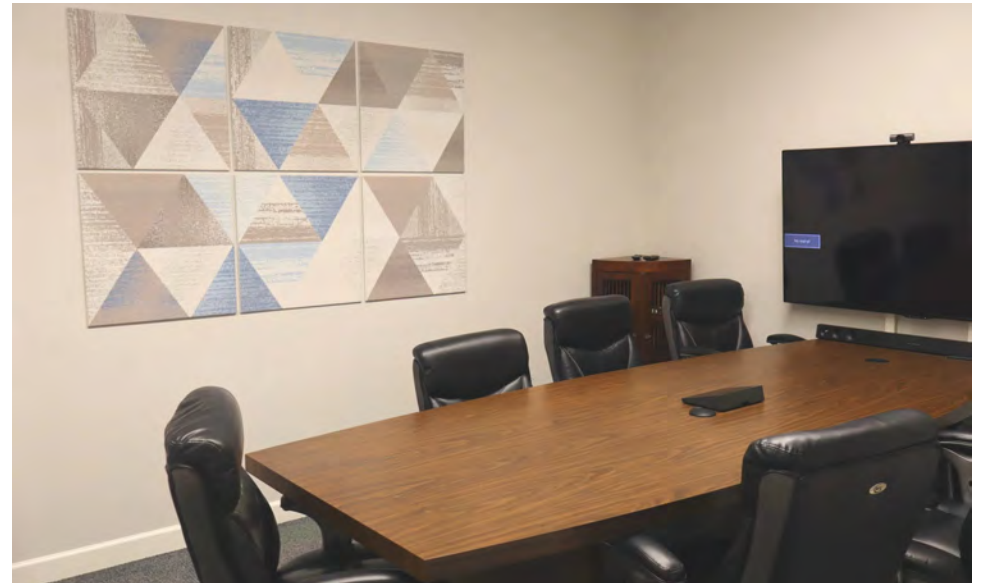
Sale Price:	\$656,250
Lot Size:	0.33 Acres
Building Size:	$\pm 4,344$ SF
NOI:	\$52,500
Cap Rate:	8.0%

LEXINGTON, NC

11 SHOAF STREET

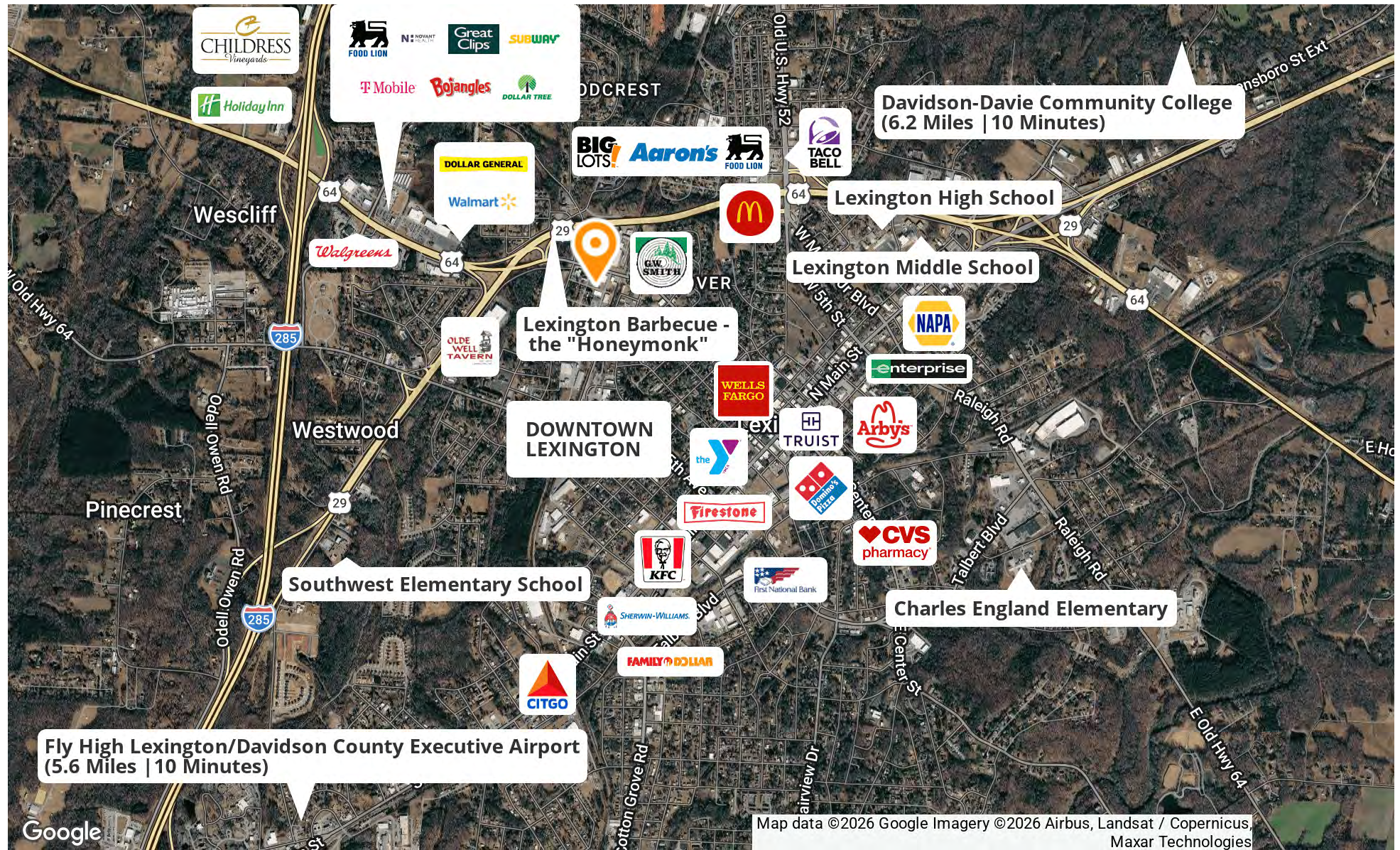
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OFFICE BUILDING FOR SALE



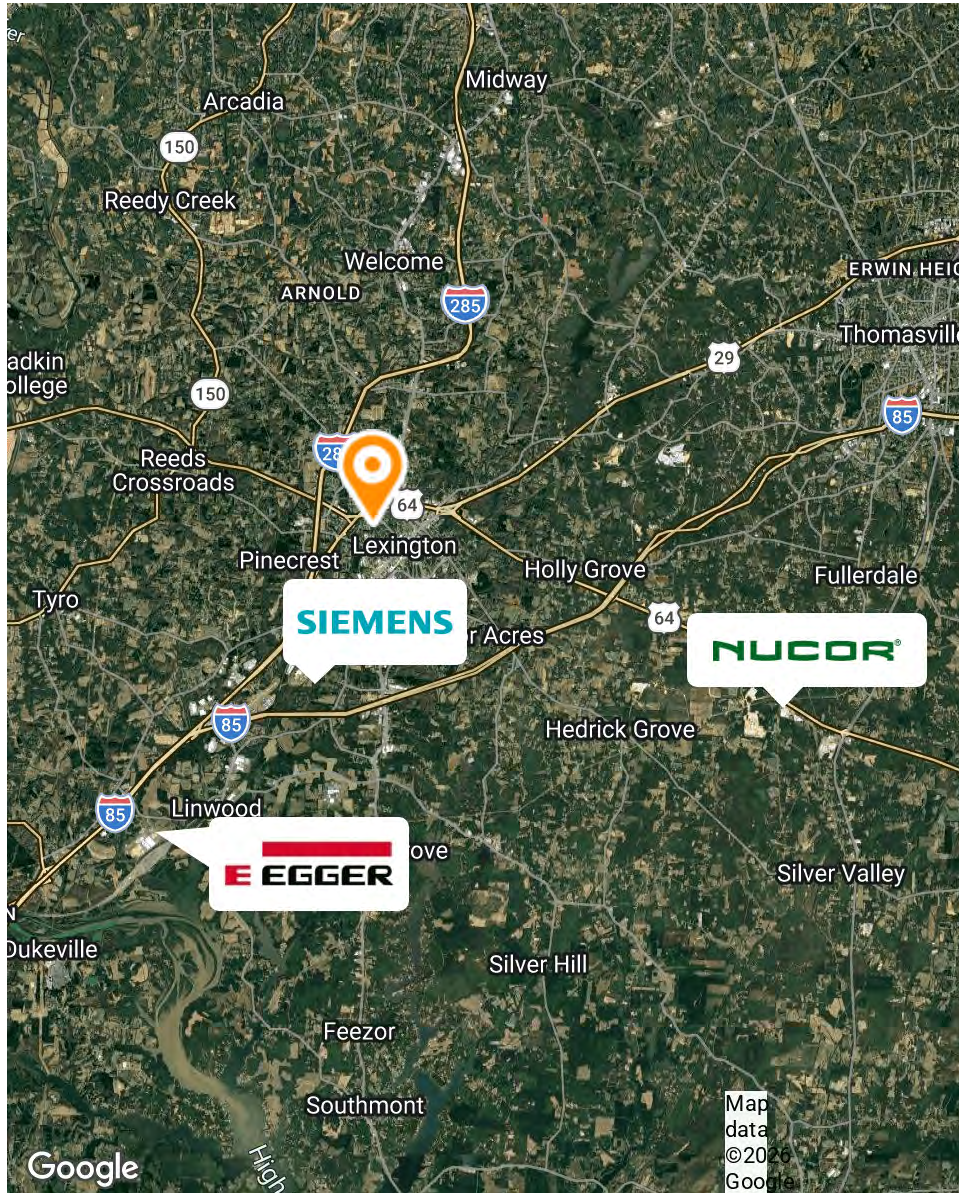
11 SHOAF STREET

OFFICE BUILDING FOR SALE



11 SHOAF STREET

OFFICE BUILDING FOR SALE



DEMOGRAPHICS

0.25 MILES

0.5 MILES

1 MILE

Total population	439	1,645	6,017
Median age	33.2	34.5	36.1
Median age (Male)	31.7	33.3	35.9
Median age (Female)	34.0	36.2	37.8
Total households	179	671	2,415
Total persons per HH	2.5	2.5	2.5
Average HH income	\$55,412	\$54,986	\$54,106
Average house value	\$129,802	\$124,416	\$121,459

LOCATION OVERVIEW

Lexington continues to see strong economic momentum, driven in part by major logistics and manufacturing developments like the CenterPoint 85 Industrial Center, a class-A 300+ acre master planned industrial park designed to span up to 4 million square feet. Combined with convenient access to Interstate 285 and other major transportation corridors, the property is well-positioned to benefit from the region's expanding business environment, including Siemens Mobility Facility, Nucor Steel Plant, and EGGER Wood Production.

Beyond its economic advantages, Lexington offers a unique blend of small-town charm and modern amenities making the area an attractive place to live and work.

11 SHOAF STREET

OFFICE BUILDING FOR SALE

INVESTMENT OVERVIEW

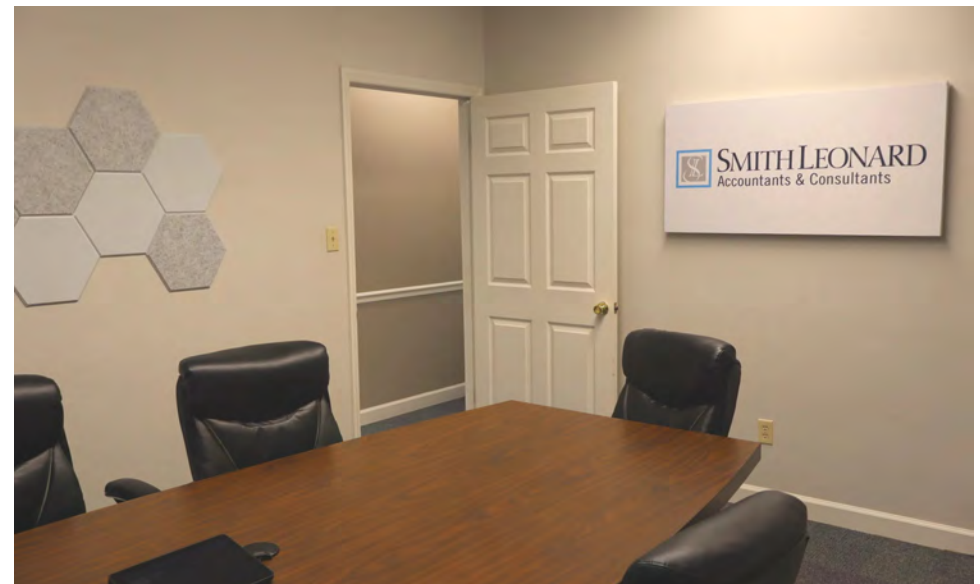
Price	\$656,250
Price per SF	\$151
Net Operating Income	\$52,500
CAP Rate	8.0%

TENANT: SMITH LEONARD PLLC

Business Type	Accountants & Consultants
Lease Type	Full-Service
Lease Expiration	10/31/29
Annual Increases	2%
Renewal Options	Negotiable
Tenant Lease History	+40-year with Tenant
Additional Locations	Hickory & High Point (HQ)

PROFIT & LOSS STATEMENT

	MONTHLY	ANNUAL
Rent	\$6,056	\$72,672
Cleaning	(\$400)	(\$4,800)
Lawn	(\$250)	(\$3,000)
Property Tax	—	(\$3,326)
Utility	(\$600)	(\$7,200)
Insurance	—	(\$1,846)
NOI		\$52,500



11 SHOAF STREET

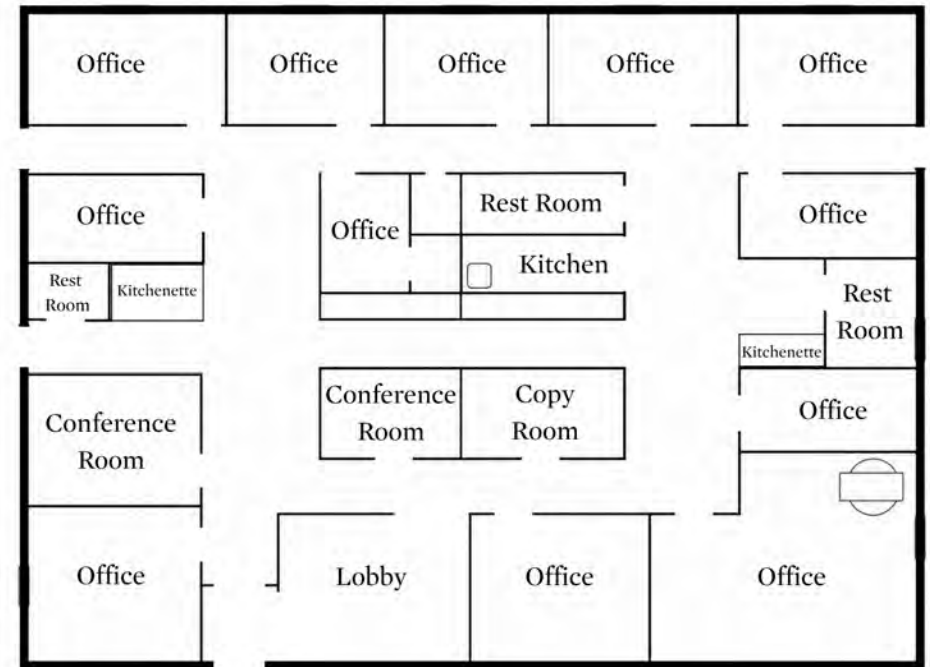
OFFICE BUILDING FOR SALE

LOCATION INFORMATION

Address	11 Shoaf Street Lexington, NC 27292
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PROPERTY INFORMATION

Property Type	Office
Zoning	B
Lot Size	0.33 Acres
Building Size	±4,344 SF
Occupancy %	100%
Tenancy	Single
Year Built/Year Renovated	1971/2005
Number of Parking Spaces	25
NOI	\$52,500
Cap Rate	8.0%
Private Offices	12
HVAC	5 Systems
Roof	2023



SALE PRICE: \$656,250

LEXINGTON, NC

11 SHOAF STREET

Linville | Team Partners
COMMERCIAL REAL ESTATE

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