



FOR SALE: OFFICE/RETAIL/INVESTMENT

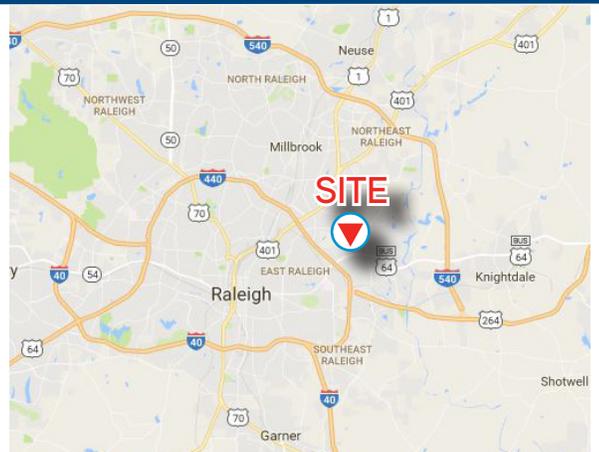
BEACON PLAZA

3911 New Bern Avenue, Suite C-1 & C-2 | Raleigh, NC 27610

Fully Leased Investment Property just off the I-440 Beltline in Northeast Raleigh

PROPERTY DETAILS

SPACE 1:	1,600 SF
SPACE 2:	3,200 SF
YEAR BUILT:	1987
ZONING:	OFFICE
ASKING PRICE:	\$495,000



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SPACE C1

TENANT	<i>NC Fitness Club</i>
SF	±1600
PRICE	\$10.13/SF includes CAM or \$16,200/Year
LEASE START	September 2017
LEASE END	October 2020
LEASE BUMPS	3% / Y
TICAM	Landlord pays
OPTIONS	2 X 5 Years

SPACE C2

TENANT	<i>Frank's Pizza To-Go Inc.</i> (Sublease)
SF	±3,200
PRICE	\$2,575/ mo. (Includes CAM) or \$30,300/ year
LEASE START	June 2013
LEASE END	May 2018
LEASE BUMPS	Every 5Y + 5%
TICAM	Landlord pays
OPTIONS	2 X 5 Years

INCOME	PER MONTH	PER YEAR
NC Fitness Club	\$1,350.00	\$16,200.00
Frank's Pizza	\$2,575.00	\$30,900.00
EXPENSES		
CAM	\$268.45	\$3,221.40
Taxes	\$273.83	\$3,285.96
Insurance	\$41.67	\$500.00
Repairs and Maintenance '16	\$54.25	\$651.00
NOI	\$3,286.80	\$39,441.64
Sale Price (C1+C2)		\$495,000.00
CAP		7.97%
Price Per SF		\$99/SF

Note: Units C1 and C2 combined are 5000 SF

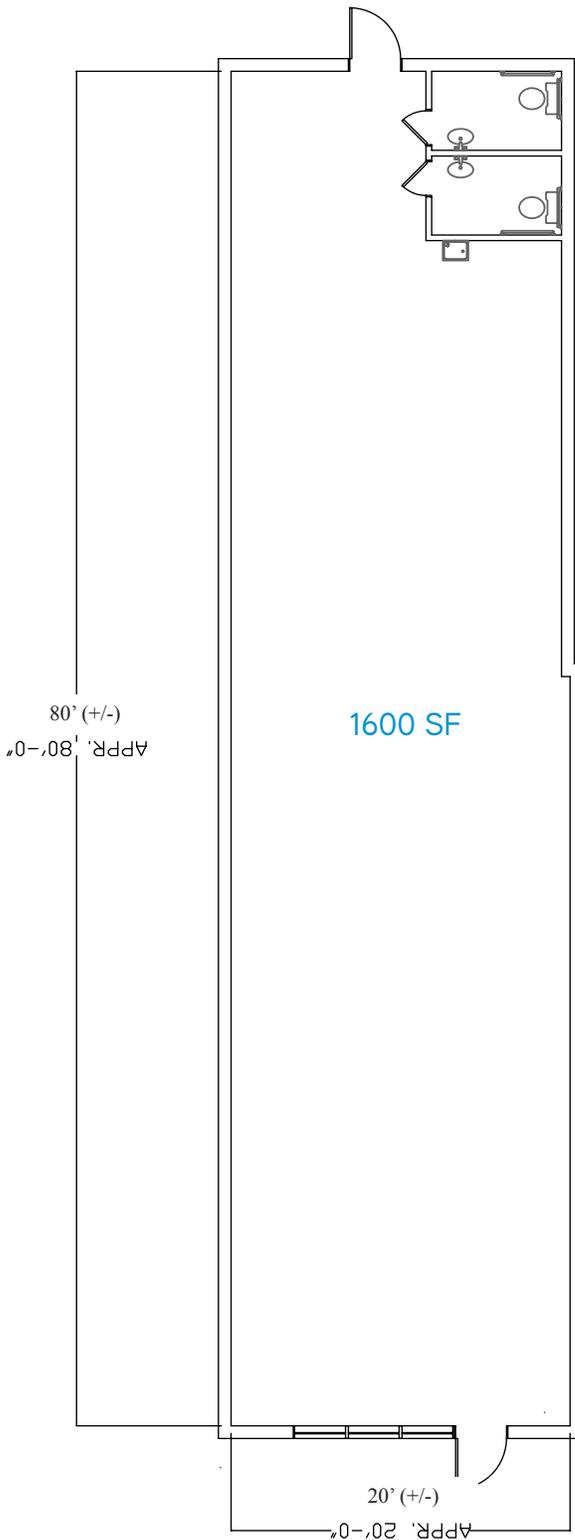
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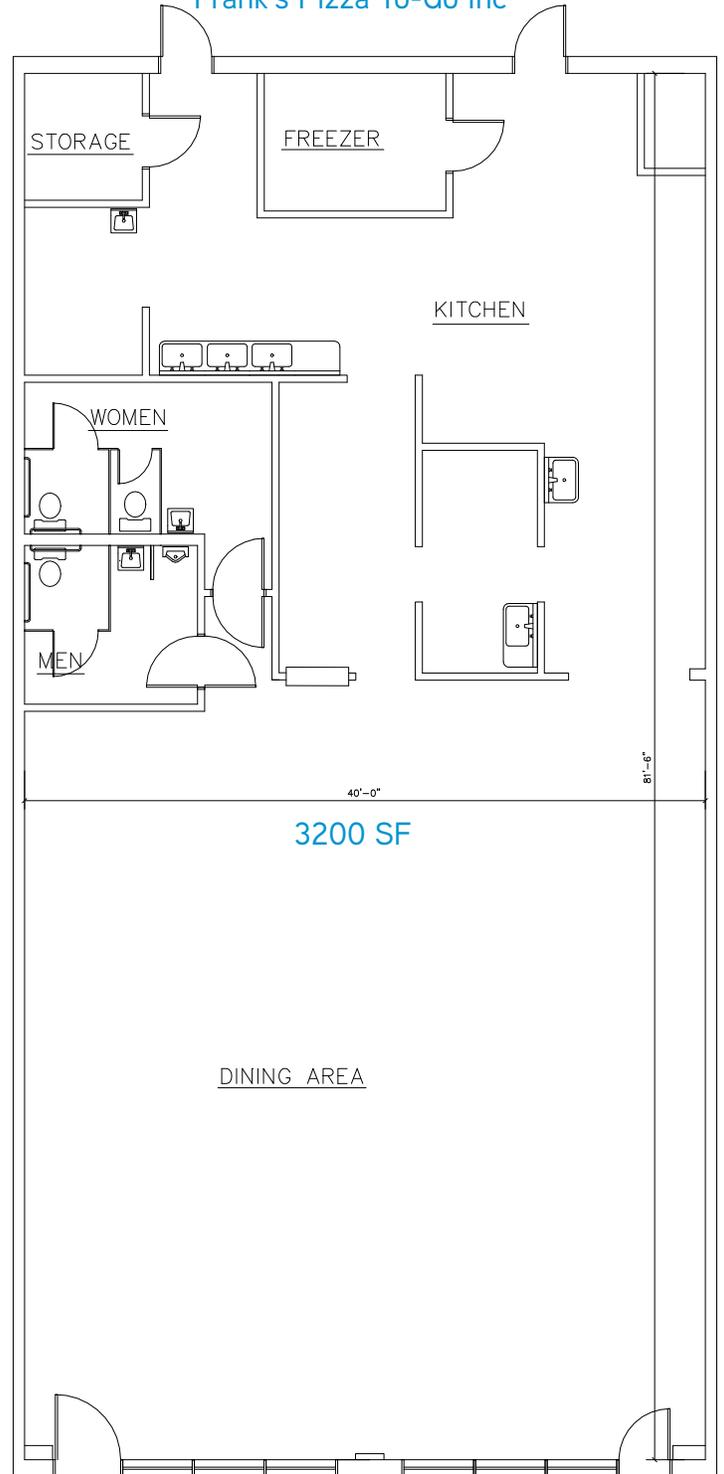


FLOOR PLANS

Unit C1
NC Fitness Club



Unit C2
Frank's Pizza To-Go Inc



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PHOTOS

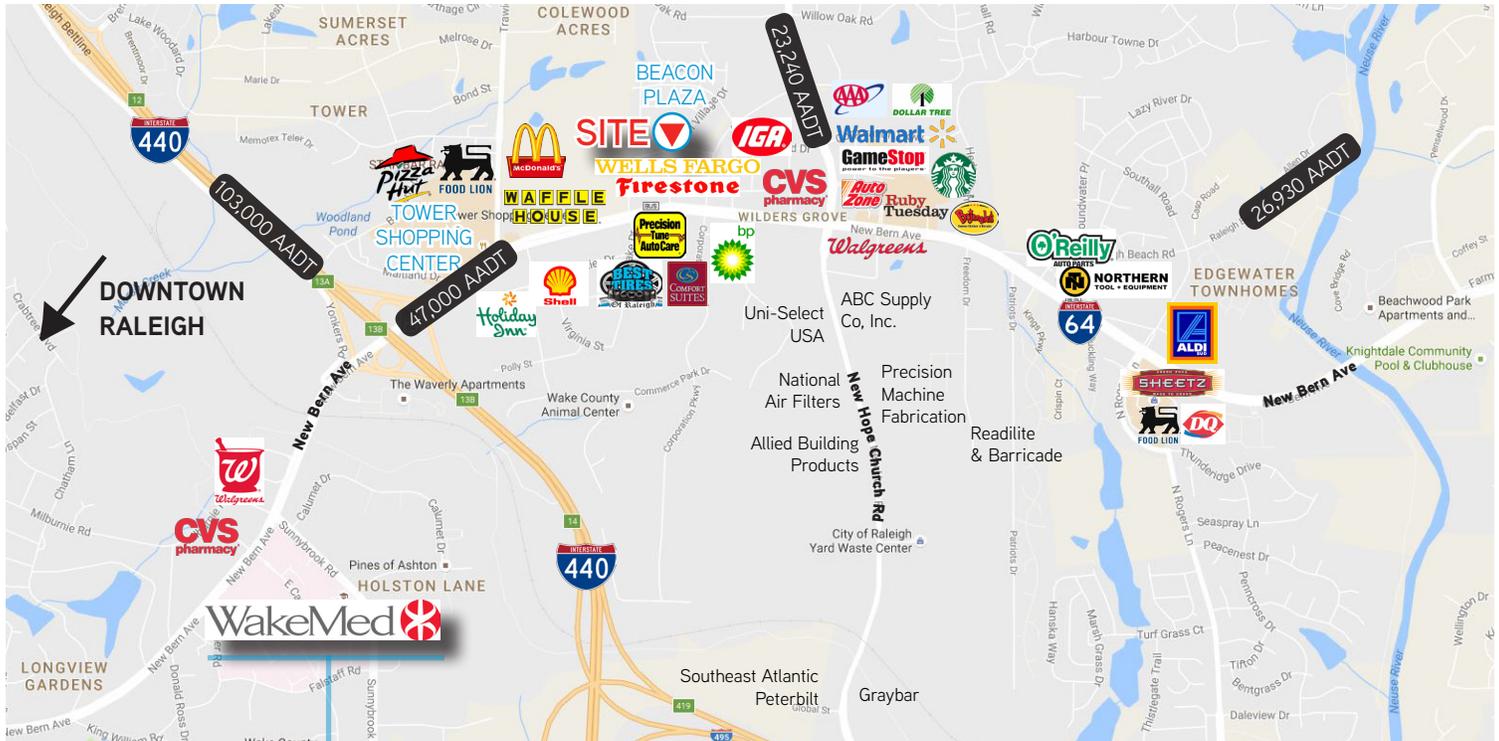


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AREA RETAIL MAP WITH TRAFFIC COUNTS



DEMOGRAPHICS



2016	1 Mile	3 Miles	5 Miles
Total Population	6,457	66,430	189,155
Daytime Population	9,480	74,910	261,196
Total Households	2,370	24,774	71,716
Avg Household Income	\$69,329	\$61,333	\$66,718

Contact Us

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