



# FOR SALE: OFFICE/RETAIL/INVESTMENT

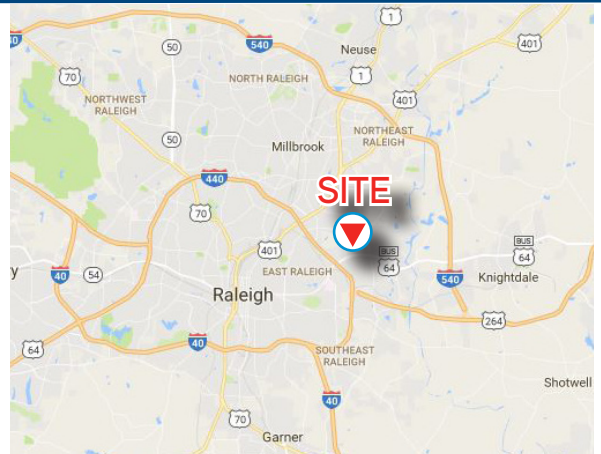
## BEACON PLAZA

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

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



### MILOS RADOJKOVIC

VP Retail Investment Sales  
919 582 3118  
[milos.rad@colliers.com](mailto:milos.rad@colliers.com)

COLLIERS INTERNATIONAL  
702 Oberlin Road, Suite 400  
Raleigh, NC 27605  
919 832 1110  
[www.colliers.com/rdu](http://www.colliers.com/rdu)



## SPACE C1

**TENANT**  
**SF**  
**PRICE**

*NC Fitness Club*  
±1600  
\$10.13/SF  
includes CAM  
or \$16,200/Year  
September 2017  
October 2020  
3% / Y  
Landlord pays  
2 X 5 Years

**LEASE START**  
**LEASE END**  
**LEASE BUMPS**  
**TICAM**  
**OPTIONS**

## SPACE C2

**TENANT**  
**SF**  
**PRICE**

*Frank's Pizza To-Go Inc.*  
(Sublease)  
±3,200  
\$2,575/ mo.  
(Includes CAM)  
or \$30,300/ year  
June 2013  
May 2018  
Every 5Y + 5%  
Landlord pays  
2 X 5 Years

**LEASE START**  
**LEASE END**  
**LEASE BUMPS**  
**TICAM**  
**OPTIONS**

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

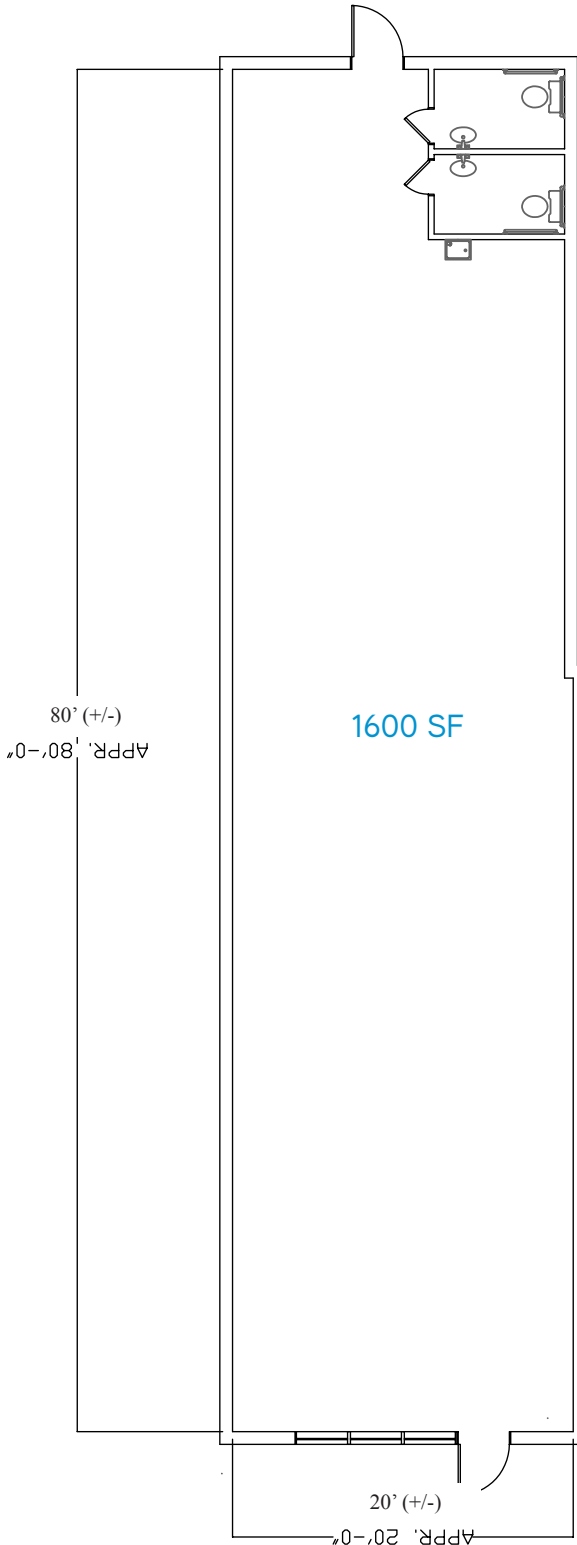
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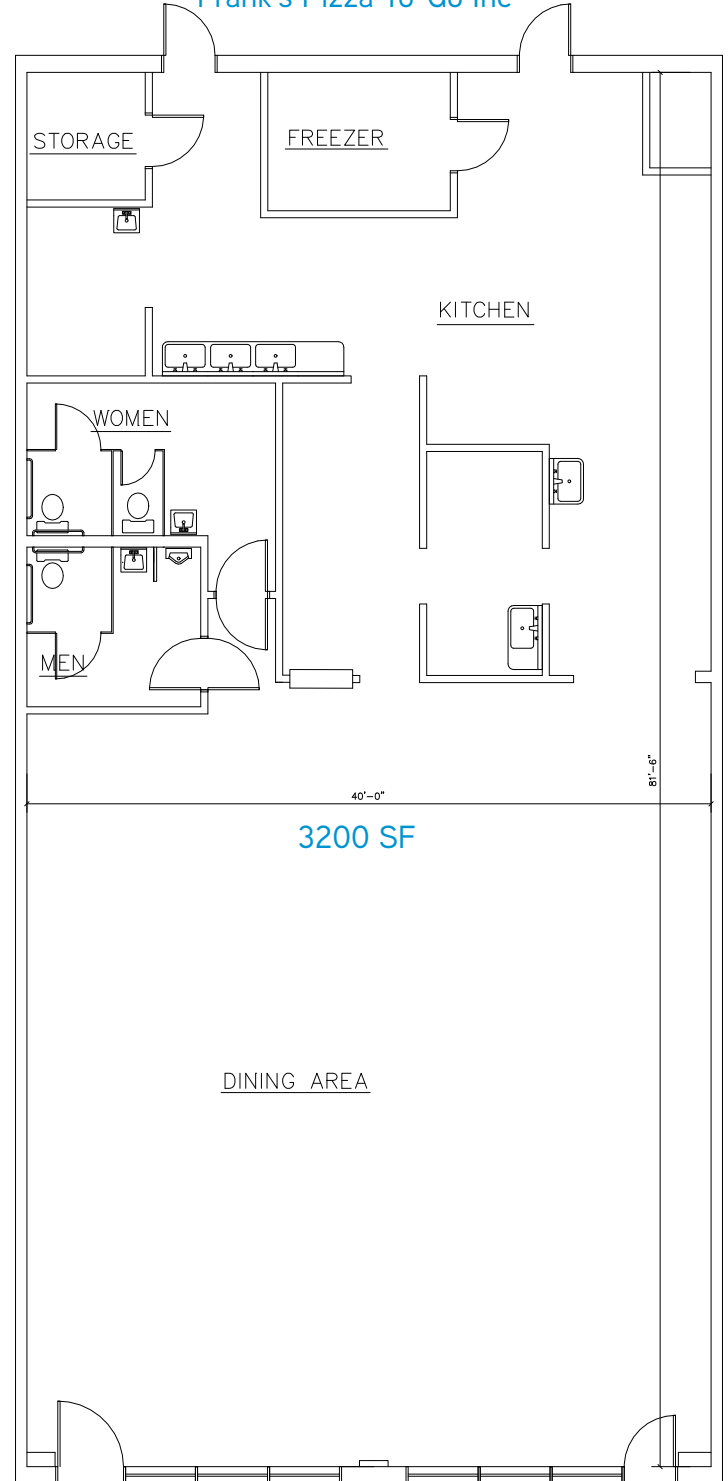


# FLOOR PLANS

Unit C1  
NC Fitness Club



Unit C2  
Frank's Pizza To-Go Inc



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## PHOTOS

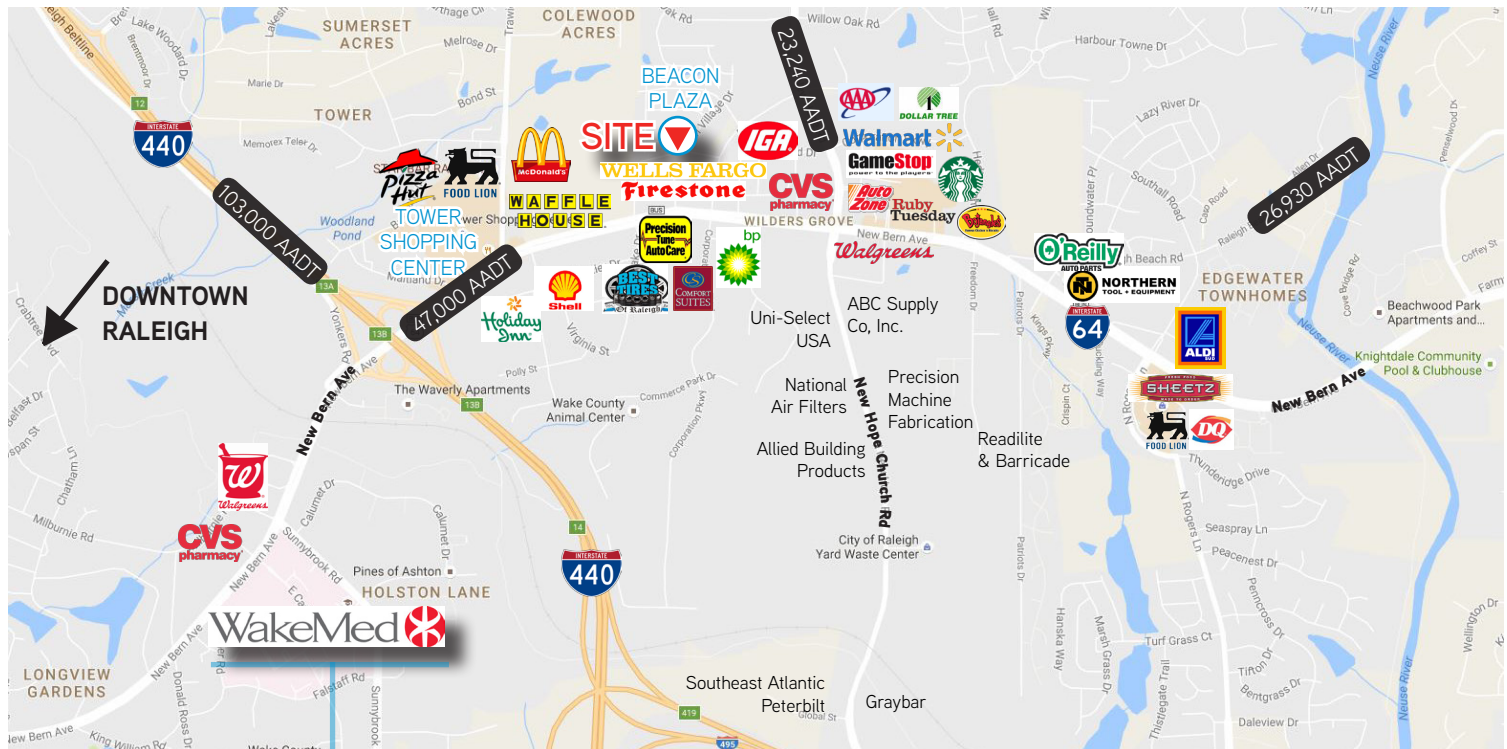


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## AREA RETAIL MAP WITH TRAFFIC COUNTS



## 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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