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64 New Bern Avenue
41,360 VPD



FOR SALE

3943 New Bern Avenue
Raleigh, NC

RALEIGH, NC Fresenius Medical Care NYSE: FMS

- **Asking Price: \$2,559,857**
- **Cap Rate: 7.00%**
- **NOI: \$179,190**
- **Rents well below market**
- **Brand new 5-year lease with two 5-year options. 10% increases in each option**
- Rapidly growing population growth
- Brand new 20-year warranty membrane roof Installed November 2019
- Only dialysis provider in a several mile radius
- 200,000+ population in 5 mile
- Long term tenant has been in the location for 12 years
- Recently committed first of three 5-year options showing commitment to location
- Heavy company investment

- Year Built: 1987
- Zoned: IND-1
- Property Type: Condo
- Square Footage: 18,100 SF
- Located in a retail corridor along US 64 and close proximity to I-440



Demographics

POPULATION

2000 Population	163,235
2010 Population	195,317
2019 Population	222,487
2024 Population	241,413
2019-2024 Annual Rate	1.65%
2019 Median Age	38.1

HOUSEHOLDS

2000 Households	68,913
2010 Households	82,668
2019 Total Households	93,637
2024 Total Households	101,315
2019-2024 Annual Rate	1.59%
2019 Average Household Size	2.36

MEDIAN HOUSEHOLD INCOME

2019 Median Household Income	\$72,881
2024 Median Household Income	\$81,565

AVERAGE HOUSEHOLD INCOME

2019 Average Household Income	\$104,078
2024 Average Household Income	\$115,308

PER CAPITA INCOME

2019 Per Capita Income	\$43,768
2024 Per Capita Income	\$48,351

HOUSING

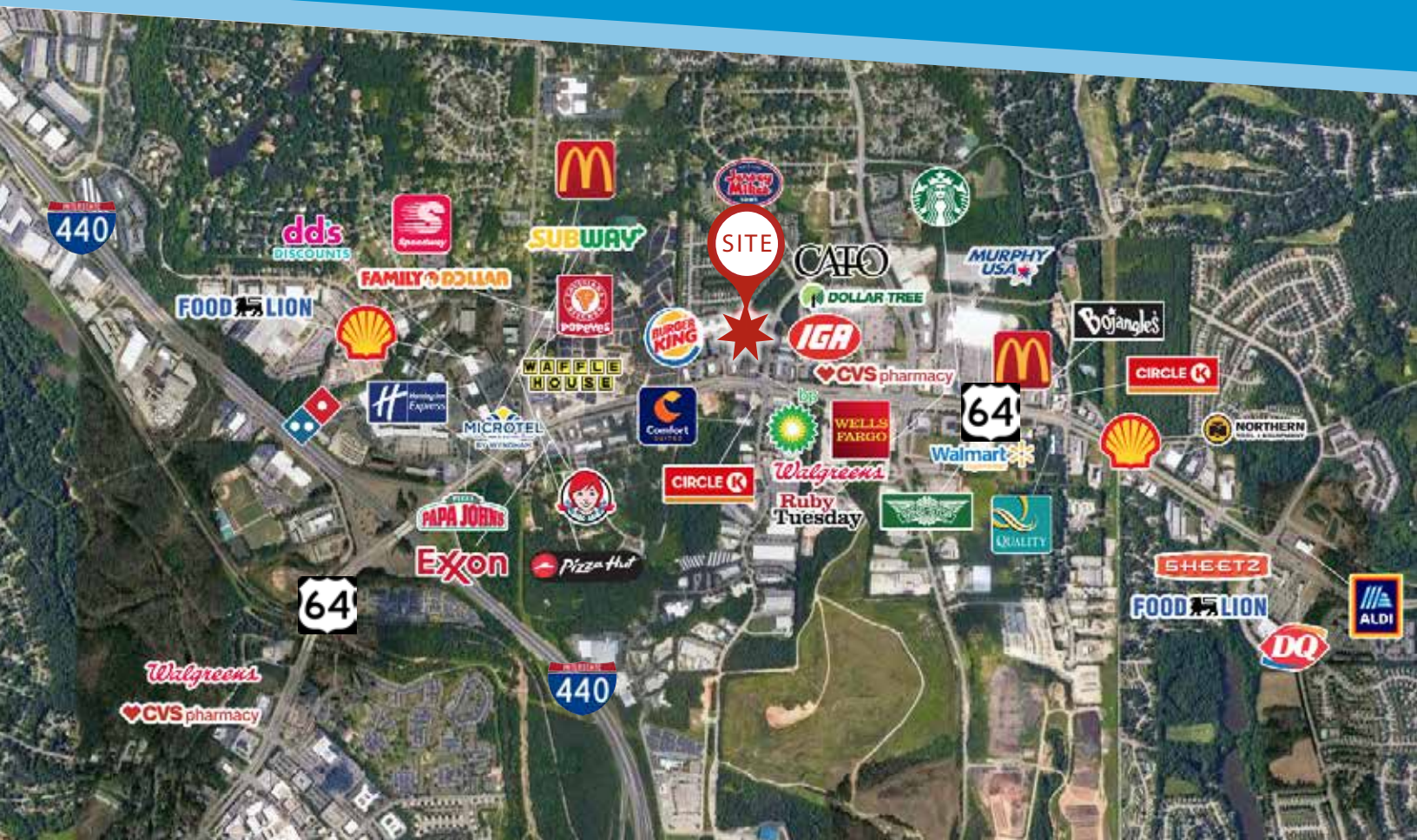
2019 Total Housing Units	100,719
2019 Owner Occupied Housing Units	52.5%
2019 Renter Occupied Housing Units	40.4%
2019 Vacant Housing Units	7.0%



Aerial Photos



Retail Map



Building Specifications - Beacon Plaza

Center SF	127,379
Year Built	1987
Stories	1
Fresenius Condo SF	18,100
Office/Lobby	8,800
Dialysis Treatment	6,300
Warehouse	3,000
Clearance in Warehouse	18 feet
Construction Type	Exposed Steel
Exterior	Split Faced Block and Cinderblock
Roof	New 2019
HVAC	Tenant Installed and Maintained
Parking	600 surface spaces 4.71/1,000 SF Ratio
Frontage	1,017' on New Bern Avenue 717' on Corporation Parkway
Traffic	41,360 on New Bern Ave 9,826 on Corporation Pkwy
Emergency Generator	Secured behind building (Please see pictures)



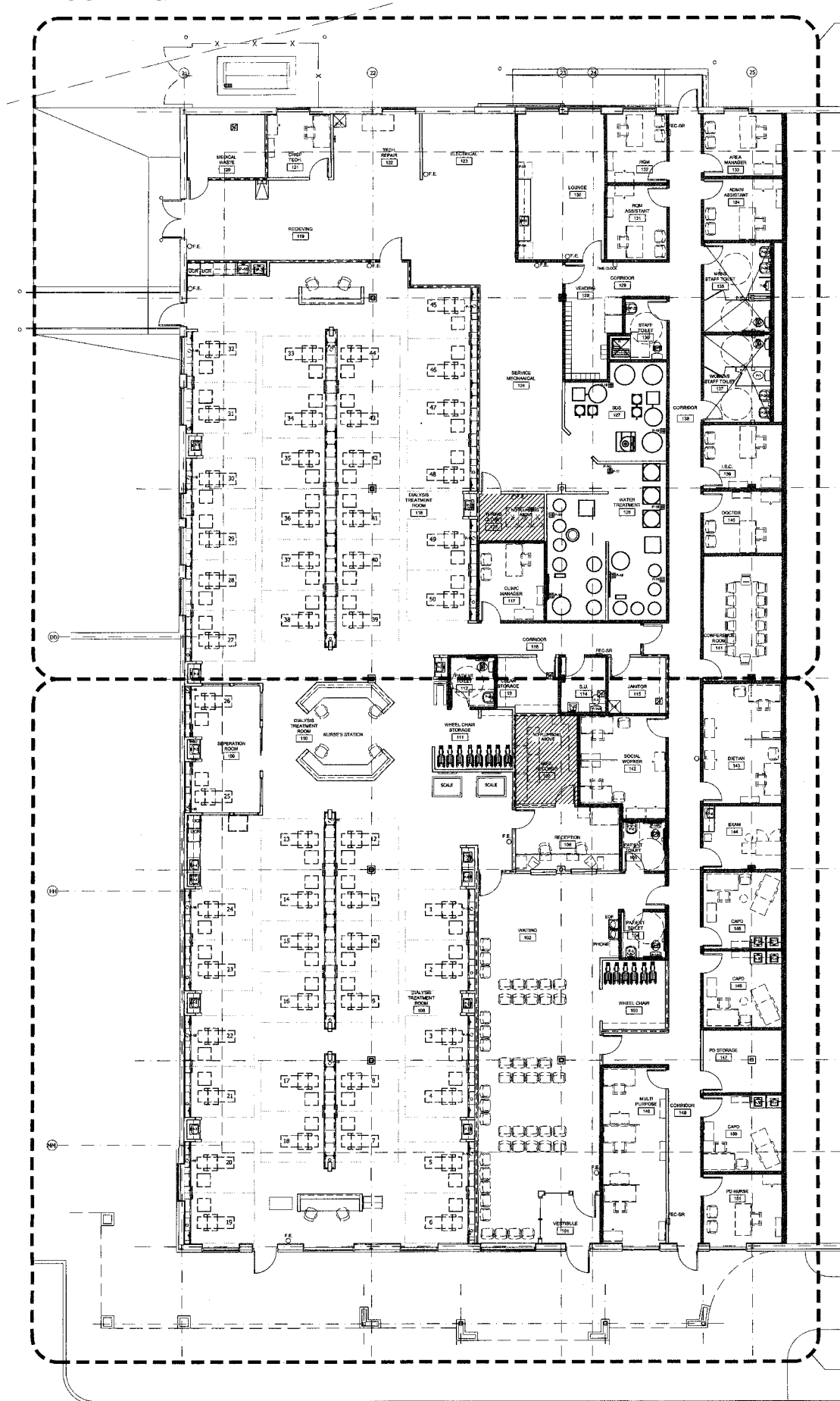
Interior Photos



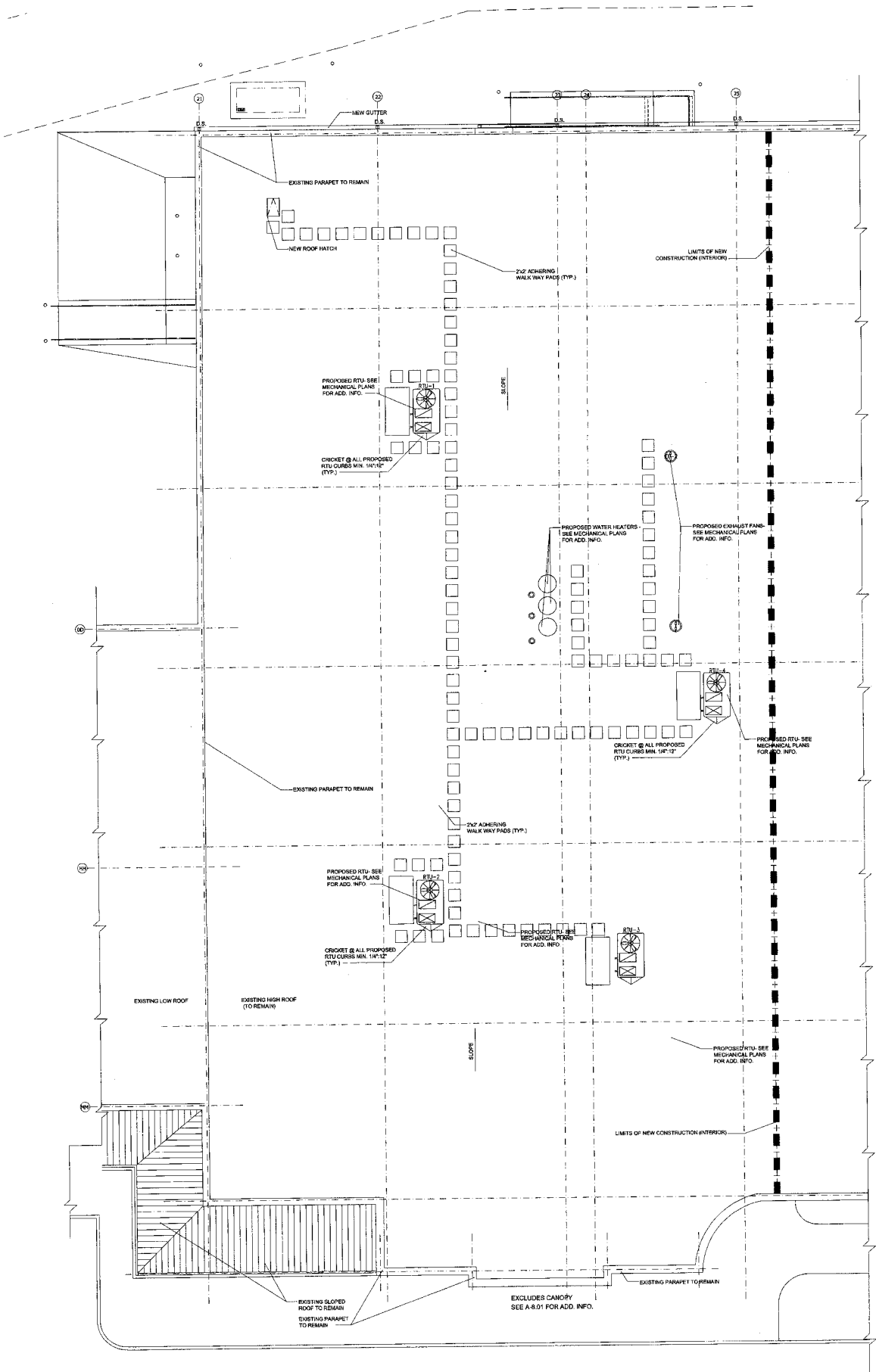
Exterior Photos



Floor Plan



Roof Plan



#6

Best city to
start a career

#1

Boomtown 2016

#1

Best Big City to live
in the Southeast

50

Places you'll love
in the south

#2

Best city for young
entrepreneurs

#3

Healthiest
housing market

2.7%

Growth Rate
(Population)

#3

Best places for
business & career

#3

Top U.S. life
science cluster

#2

Area with the
highest # of
tech jobs

#6

Best performing
large city

#4

Top tech
startup city

#3

Best midsize metro
for job seekers

#4

Best place to live

Population
Downtown: 5,975
1 Mile: 15,000
3 Miles: 95,000

46%

or residents have a
Bachelor Degree
or Higher

#1

Metro for Stem
Leadership

#2

Hottest Spot
for tech jobs

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