



City Limits: Yes **SqFt - Apx Total:** 11,000
County: Camden **SqFt - Heated:** 11,000
Location Type: Mainland **(Primary):**
Marketing City: City of Camden **HOA:** No
Subdivision: N/A **Lot Dimensions:** 348' x 462' x240' x 343'
New: No **Year Built:** 2016
Construction: **Zoning:** Comm. Core
Garage: N/A
of Parking Spaces: 76
of Units: 5
Lot Acres: 2.52
Lot SqFt: 109,771

Cooling: Central **Heating:** Heat Pump
Terms: 1031 Exchange; Cash; Conventional **Heating System Fuel Source:** Natural Gas
Fuel Tank: None **Location:** Business Park; Cent Business District; Freestanding; Gen Bus District; Shopping Center
Financial Info: Net Operating Income: 184,112.62; Cap Rate %: 7.36; Real Estate Taxes: 17,604.73; Insurance Expense: 11,332.75; Common Area Maint: 4.5
Current Use: Commercial; Medical/Dental; Office; Retail **Lot Description:** Level
Lease Types: NNN; Escalation Clause
Miscellaneous: Occupancy: 100
Parking Features: Asphalt; Lighted; Off Street; Parking Lot
Possession: Subject To Tenant Rights
Road/Trans Access: Airport: 6 - 10 Miles; County Highway: Less than 5 Miles; Interstate: 16+ Miles; Port: 16+ Miles; Rail: Less than 5 Miles; State Highway: Less than 5 Miles
Roof: Flat; Membrane
Road Type/Frontage: 2 - 3 Lanes; 4+ Lanes; Public (City/Cty/St)
Showing Instructions: Tenants; See Remarks
Sale/Lease Includes: Buildings; Land
Sub-Type: Food Service; Medical; Office; Retail; Shopping Center; Commercial
Utilities: City Water; Municipal Sewer; Natural Gas Connected

Cobra Zone: No **Deed Book:** 266 **Plat Book:** 7
Deed Page: 238 **Plat Page:** 134
Federal Flood Ins: Yes **Total Real Estate Property:** \$17,604.73
Avlbl: **Taxes:**
PID: 028935032022760000 **Special Assessments:** N/A
Tax Identifier: 028935032022760000 **Tax Assessed Value:** \$3,683,756
Tax Year: 2023

Marketing/Public Remarks: Fully leased Shopping Strip Center in the heart of Camden with a current CAP rate of 7.36%. Built in 2016 with Central Sewer and Natural Gas in the heart of lovely Camden, NC. Five units from 1,662-3,000 sq ft for a total of 11,000 sq ft with 76 parking spaces on 2.52AC listed for \$1.1M below tax value. Tenants include Chesapeake Regional Medical Center, Todds Pharmacy (which is closed and subleased to a Church but Todd's lease is still in force through the end of 2027), Jack & Jenny's Pizza Company, Hungry Panda, and Waterfall Blossom Cafe. Gross Income is currently \$180,550 (\$15.22-\$17.31 per sq ft) and all leases are NNN with \$4.50 per square foot TICAM charges and the lease rates all increase between 2%-3% annually. CAP rates will increase by about 0.2% annually assuming no vacancies and no increases in expenses. Room to build an additional +/-3,500 sq ft between the existing building and Hwy 343 with parking lot and landscaping in place for the expansion area.
Legal: Fee Simple
Sign on Property: Yes
Directions to Property: Adjacent to Hardee's in Camden at the intersection of Highways 158 & 343.

Broker Owner: No **Effective Date:** 03/22/2024 **Status:** Active
Seller Rep.: % **Listing/Lease Price:** \$2,500,000
Days on Market: 0 **Prospect Exempt:** No
Listing/Lease Price: \$2,500,000 **Sale/Lease:** Sale
Price: **Stipulation of Sale:** None
List Price/SqFt: \$227.27 **Variable Comm:** No

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The listing broker's offer of compensation is made only to participants of the MLS where the listing is filed.