



SOVEREIGN
REALTY GROUP



FOR LEASE OR SALE

7135 NC 4
BATTLEBORO, N. CAROLINA

Former Denny's Restaurant
Just off Interstate 95



This freestanding former Denny's Restaurant is ideally located just off of Interstate 95 in the Rocky Mount North Carolina area approximately 1 hour North of Raleigh. It is located 6 miles from North Carolina Wesleyan University and one of Pfizer Pharmaceuticals main manufacturing and distribution facilities.

It is next door to a Baymont by Wyndham hotel providing 24 hour dining to many of Baymont's guests. The property is also within walking distance from 5 other motels.

The site also serves as a dining and rest area for commercial truck operators traveling through Interstate 95.

The parking lot can accommodate up to 14 tractor trailers.

A new exit ramp has been constructed off of I-95 which will allow a better connection to NC-4 and direct more traffic towards this Denny's and the surrounding businesses.

The surrounding area is home to over 12,000 residents with average household incomes of approximately \$81,575.

Approximately 6,500 cars pass the site daily.

This particular Denny's was constructed in 1992. It is located within close proximity to 3 motels that capitalize on traffic from the Interstate.

**THE OFFERING**

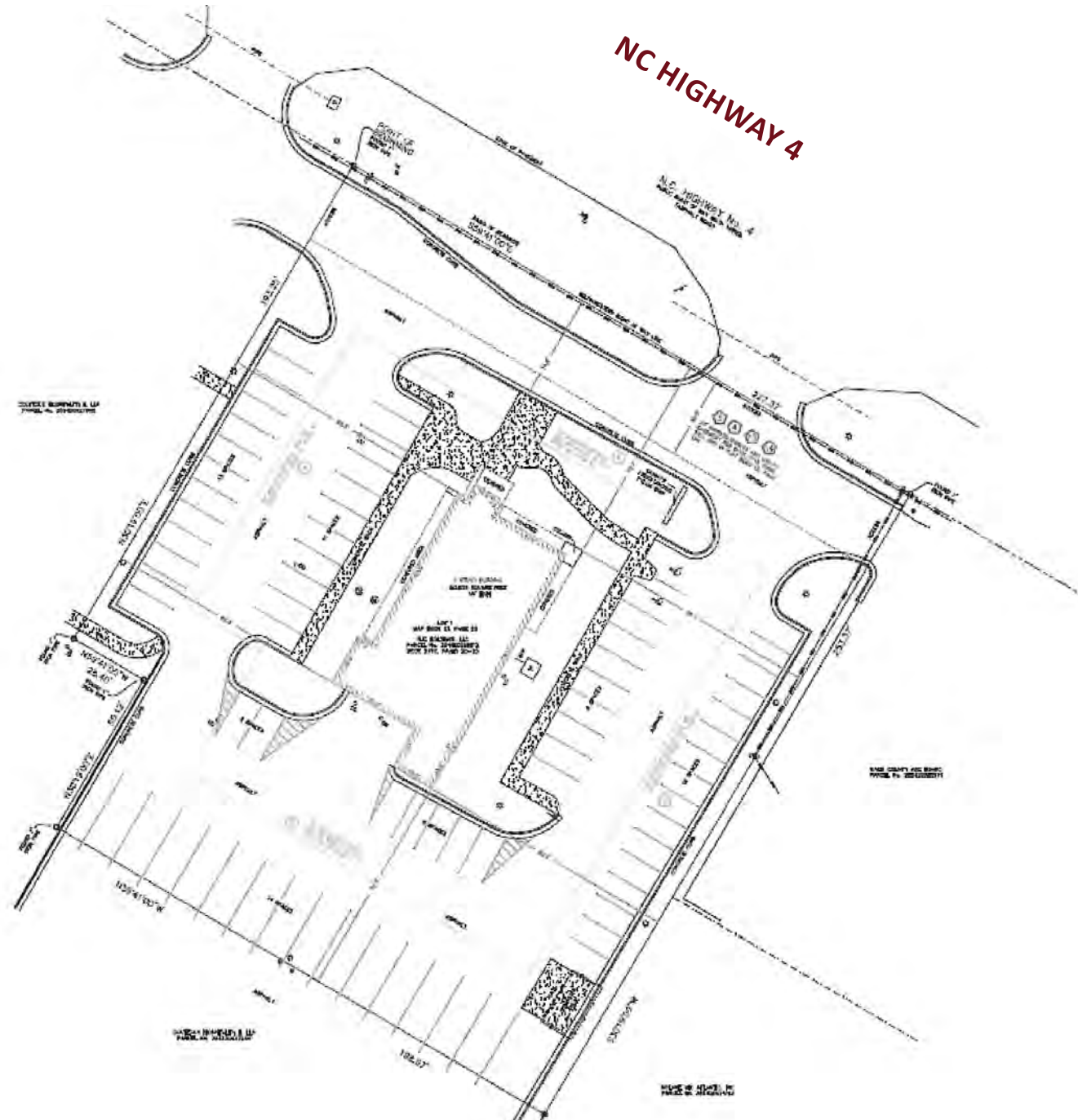
PROPERTY ADDRESS	7135 NC-4 - Battleboro, NC
LEASE PRICE	\$7,000.00 per month NNN
LEASE STRUCTURE	\$995,000.00
SALE PRICE	Casual dining restaurant
PROPERTY TYPE	
GROSS LEASEABLE AREA	3,926 SF
LOT SIZE	1.22 acres
LOT FRONTAGE	227 ft on NC-4
PARKING	±71 spaces
ZONING	GB-General Business
CURB CUTS	1 on NC-4
CONSTRUCTED	1992

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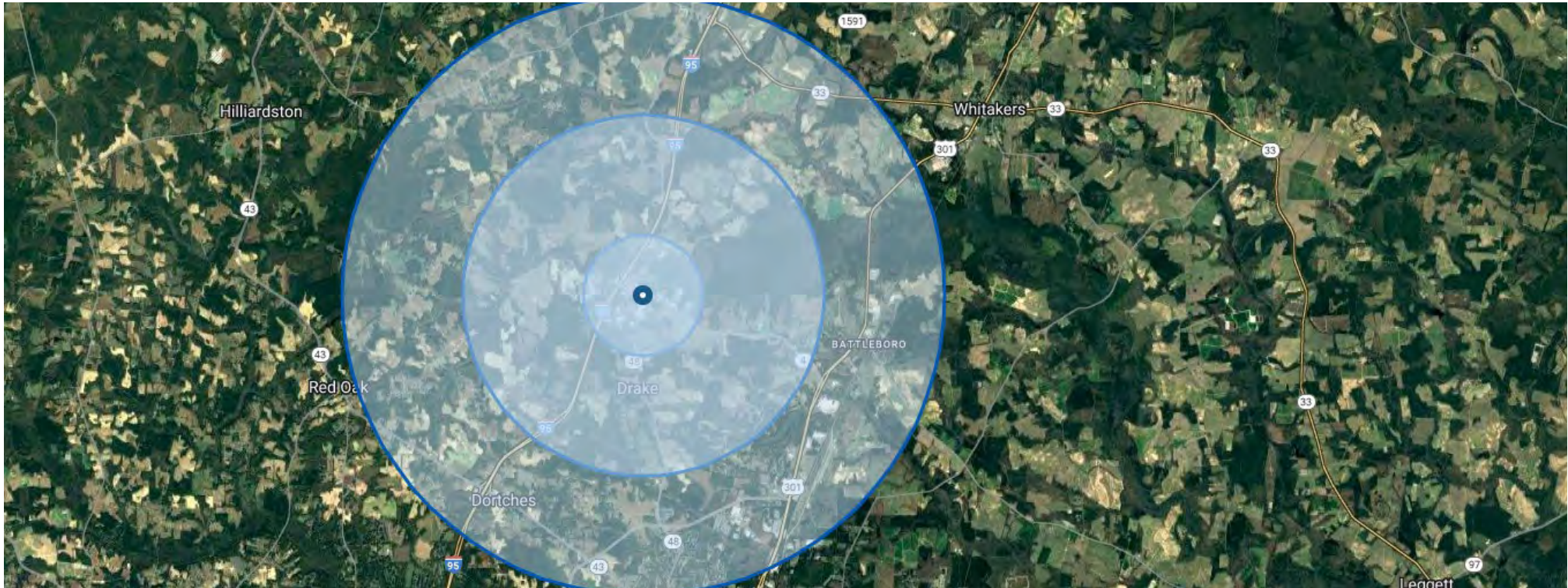
ASKING RENT	\$7,000.00 per month NNN
REAL ESTATE TAXES	\$5,435.27
CAM	Tenant responsibility Tenant to carry a policy with the
INSURANCE	Landlord named as additional insured
RENT ESCALATIONS	10% every 5 years
LEASE STRUCTURE	NNN
OCCUPANCY	Immediate
LEASE TERM	20 years
RENEWAL OPTIONS	(2) 5 Year w/ 6 mos. notice
LANDLORD RESPONSIBILITY	None
TENANT RESPONSIBILITY	Roof, structure, mechanicals, maintenance, snow removal











POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION 2024	38	1,490	11,452
MEDIAN AGE	46.3	46.5	40.7
DAYTIME EMPLOYMENT	1,470	1,714	6,472
BUSINESSES	39	71	340

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
2024 HOUSEHOLDS	15	625	4,704
MEDIAN HOME VALUE	\$250,000	\$199,694	\$154,607
AVERAGE HOUSEHOLD INCOME	\$150,000	\$99,014	\$81,856
MEDIAN HOUSEHOLD INCOME	\$149,999	\$69,310	\$62,420





SOVEREIGN REALTY GROUP

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Prospective purchasers are advised that as part of the solicitation process, seller will be evaluating a number of factors including the current financial qualifications of the current purchaser. Seller expressly reserves the right in its sole and absolute discretion to evaluate the terms and conditions of any offer, and to reject any offer without providing a reason, therefore. Further, seller reserves the right to terminate the solicitation process at any time prior to final execution of the Purchase Agreement.

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ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONTACT AN SRG REPRESENTATIVE FOR ADDITIONAL INFORMATION.

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