

**FOR SALE**  
7135 NC 4 BATTLEBORO, N. CAROLINA



SOVEREIGN  
REALTY GROUP





**FREESTANDING DENNY'S RESTAURANT** | 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.

**BAYMONT BY WYNDHAM HOTEL** | Next door providing 24 hour dining to many of Baymont's guests. The property is also within walking distance from 5 other motels.

**7135 NC-4** | Serves as a dining and rest area for commercial truck operators traveling through Interstate 95.

**PARKING** | Parking lot can accommodate up to 14 tractor trailers.

**EXIT RAMP** | A new exit ramp being 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.

**SURROUNDING AREA** | Home to over 12,000 residents with average household incomes of approximately \$81,575.

**TRAFFIC COUNTS** | Approximately 6,500 cars pass the site daily.

**THIS PARTICULAR DENNY'S** | Constructed in 1992. The franchise is operated by RJC, LLC. RJC is based out of Livermore, California and operates a total of 34 Denny's franchised restaurants. The majority of those restaurants are located in North Carolina. The lease is pure NNN with no landlord responsibilities and provides for rent escalations approximately every 5 years.



## THE OFFERING

|                             |                            |
|-----------------------------|----------------------------|
| <b>PROPERTY ADDRESS</b>     | 7135 NC-4 - Battleboro, NC |
| <b>LEASE PRICE</b>          | \$7,000.00 per month       |
| <b>LEASE STRUCTURE</b>      | NNN                        |
| <b>SALE PRICE</b>           | \$895,000.00               |
| <b>PROPERTY TYPE</b>        | Casual dining restaurant   |
| <b>GROSS LEASEABLE AREA</b> | 3,926 SF                   |
| <b>LOT SIZE</b>             | 1.22 acres                 |
| <b>LOT FRONTAGE</b>         | 227 Ft on NC-4             |
| <b>PARKING</b>              | ±71 spaces                 |
| <b>ZONING</b>               | GB-General Business        |
| <b>CURB CUTS</b>            | 1 on NC-4                  |
| <b>CONSTRUCTED</b>          | 1992                       |



**THE OFFERING**

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

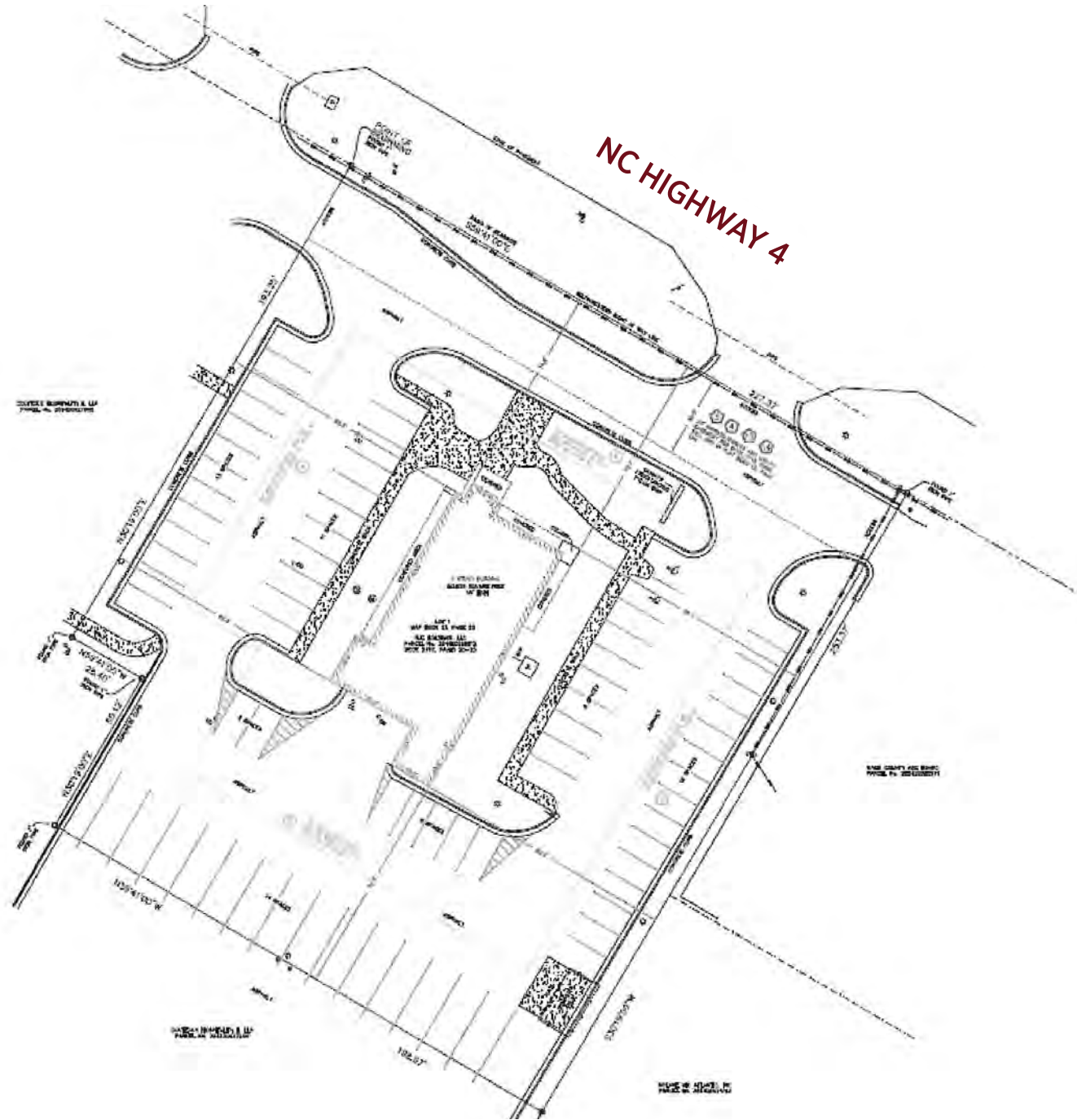




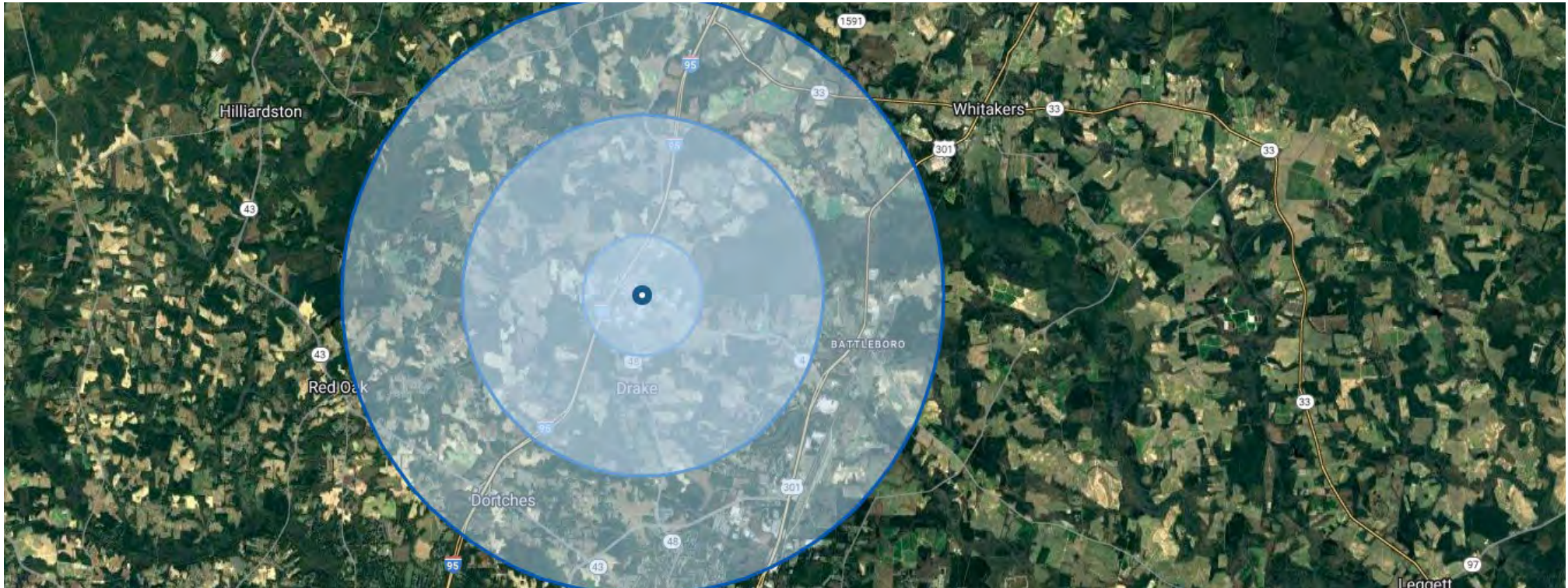
7135 NC-4  
BATTLEBORO, NC



NASH  
COUNTY  
ABC







**POPULATION**

|                              | <b>1 MILE</b> | <b>3 MILES</b> | <b>5 MILES</b> |
|------------------------------|---------------|----------------|----------------|
| <b>TOTAL POPULATION 2022</b> | 50            | 1,517          | 12,119         |
| <b>MEDIAN AGE</b>            | 45.8          | 46.8           | 39.8           |
| <b>DAYTIME EMPLOYMENT</b>    | 1,433         | 1,707          | 6,502          |
| <b>BUSINESSES</b>            | 33            | 64             | 325            |

**HOUSEHOLDS & INCOME**

|                                 | <b>1 MILE</b> | <b>3 MILES</b> | <b>5 MILES</b> |
|---------------------------------|---------------|----------------|----------------|
| <b>2022 HOUSEHOLDS</b>          | 19            | 591            | 4,511          |
| <b>MEDIAN HOME VALUE</b>        | \$174,999     | \$162,698      | \$134,407      |
| <b>AVERAGE HOUSEHOLD INCOME</b> | \$81,675      | \$76,569       | \$65,302       |
| <b>MEDIAN HOUSEHOLD INCOME</b>  | \$59,999      | \$54,915       | \$53,013       |



7135 NC-4  
BATTLEBORO, NC

EXIT 145

EXIT 145  
4 48 301 ↗  
Gold Rock  
Rocky Mount





# 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.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms hereof. In no event shall a prospective purchaser have any other claims against Seller or Sovereign Realty Group LLC or any of their affiliates, respective officers, directors, shareholders, owners, employees, or agents for any damages, costs, liability, or causes of action relating to this solicitation process or the marketing or sale of the property.

Prospective purchasers are not to construe the contents of this Offering Memorandum or any prior or subsequent communication from SRG or Seller or their affiliates or any of their respective officers, directors, shareholders, owners, employees or agents as legal, tax or other advice. Prior to submitting an offer, prospective purchasers should consult with their own legal counsel and personal and tax advisors to determine the consequences of an investment in the Property and arrive at an independent evaluation of such investment.

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

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