



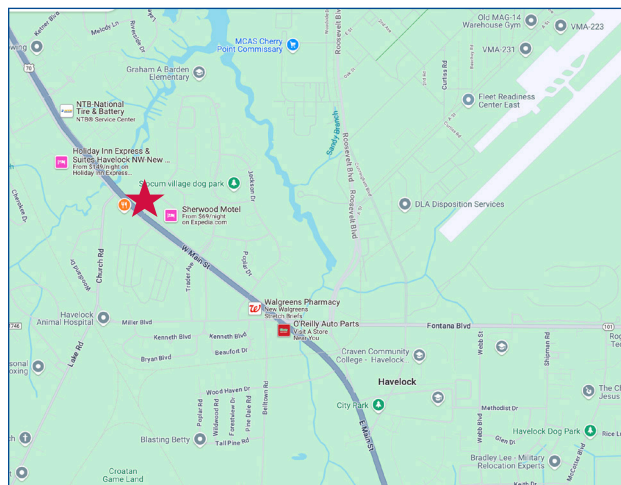
WALDROP PROPERTIES, LLC

Commercial Real Estate Solutions

# For Sale

## Income Producing With Upside Retail/Office/Flex Property

404-424 West Main Street, Havelock, North Carolina



- **Offering Price:** \$975,000  
(+/- \$46.60 Per Square Foot)
- **Estimated Net Operating Income (NOI):** \$63,603
- **Comments:** There Are Several Month To Month Tenants With Below Market Rents
- **Square Footage:** Approximately 20,922 Square Feet
- **Occupancy:** Approximately 96% Leased.
- **Current Tenants (Partial Listing):** Tekla Research, Inc, Town & Country Management, H&R Block, Snavelly Insurance & Financial, Science Applications International Corporation
- **Rent Roll:** Please Contact Listing Agent
- **Acreage:** Approximately 1.640 Acres
- **Site Plan:** See Below/Attached
- **Aerial:** See Below/Attached
- **Parcel ID:** 6-051-007
- **Zoning:** Highway Commercial (HC)
- **Fire Suppression:** Portions Of The Building Have Fire Suppression
- **Utilities:** Municipal Water & Sewer
- **Signage:** Building Signage For Tenants
- **Traffic Count:** Approximately 28,000 Vehicle Per Day (Likely To Change When 70 By-Pass Is Complete)  
*Source: 2024 Kalibrate Technologies*
- **Location:** Approximately 1.1 Miles To Marine Corps Air Station Cherry Branch

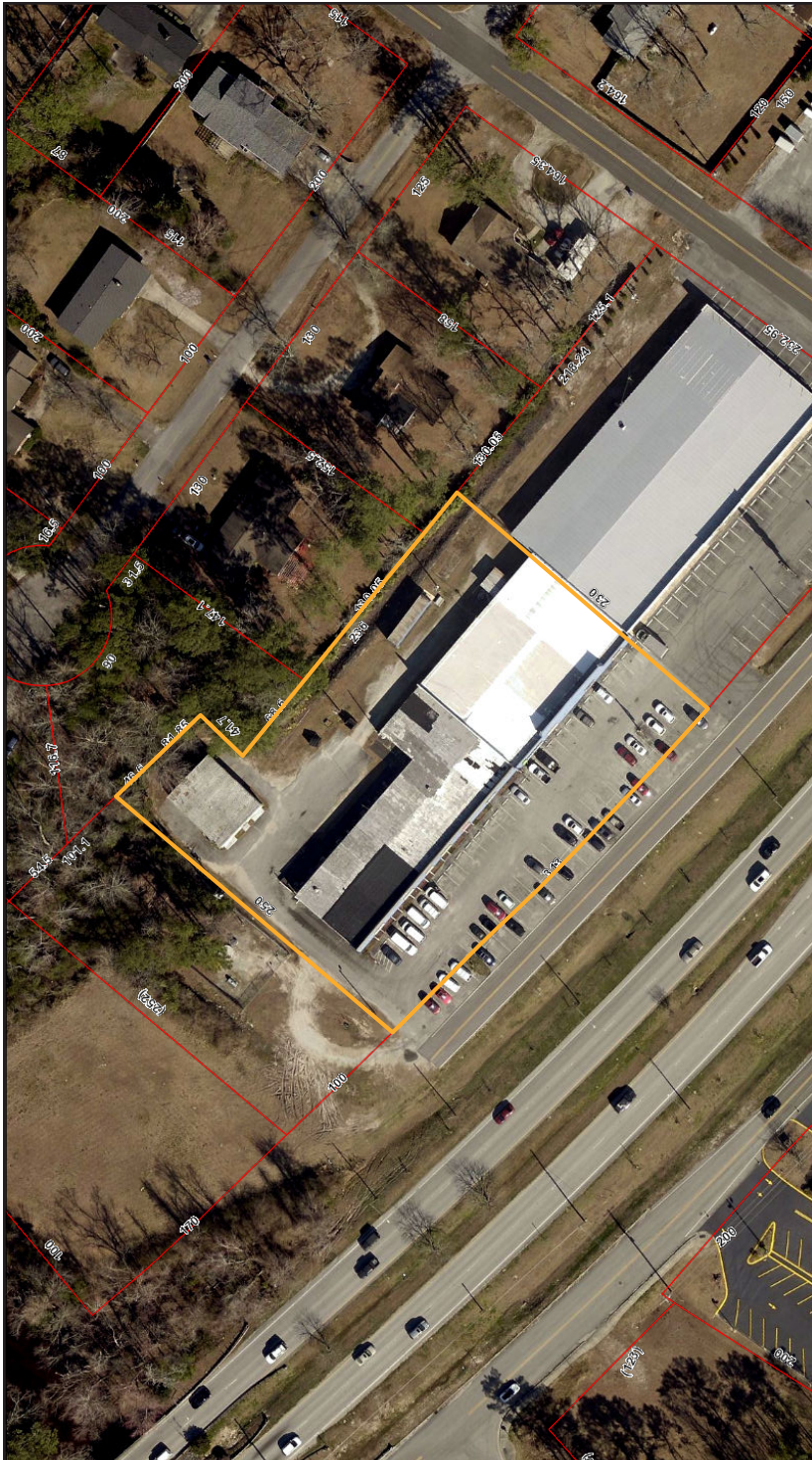
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The information contained herein has been obtained from sources deemed reliable, however, no representation or warranty, either expressed or implied, is made as to its completeness or accuracy. Prospective buyers should make their own investigations to ascertain the accuracy of the material contained herein. This offering is subject to change, correction or withdrawal.

# 404-424 West Main Street Havelock, North Carolina



Site Plan



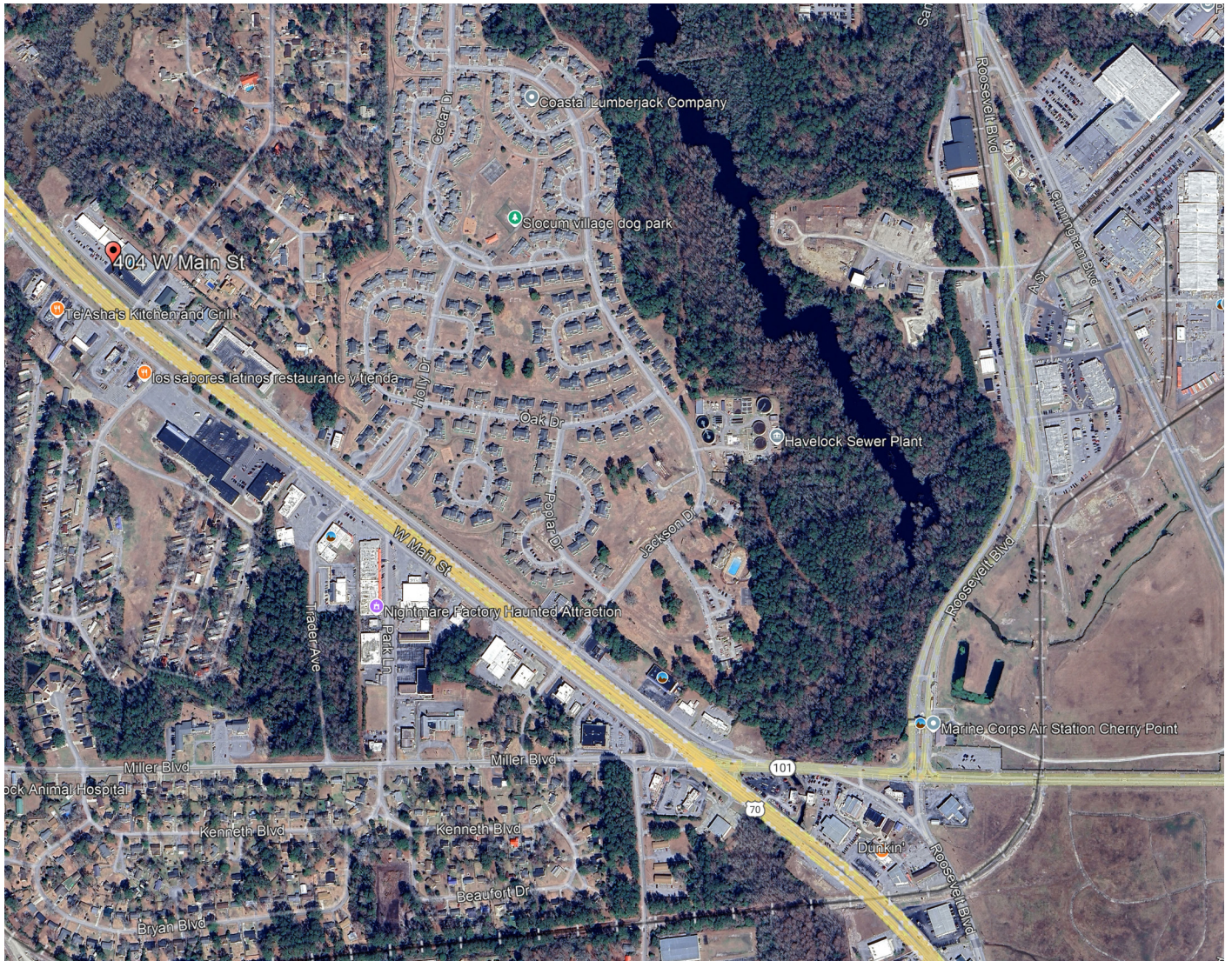
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Aerial

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