

+/-2,337 SF Retail Space For Sale



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VSTOL COMMERCIAL REAL ESTATE
2517 Duck Club Rd Greensboro
NC 27410
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Property Description

This standalone retail building, situated on 0.39 acre lot, offers +/-2,337 sq.ft. of commercial space. Currently leased to a convenience store tenant. The property is secured with a NN lease, offering stable income with limited landlord responsibility

Location Description

Located in the heart of downtown Jamestown, this property offers a highly visible and accessible spot for your business. Situated 0.2 miles east of Food Lion, this property is directly across the street from Full Moon Oyster Bar, a well known dining destination, and only 350 Ft from Southern roots.

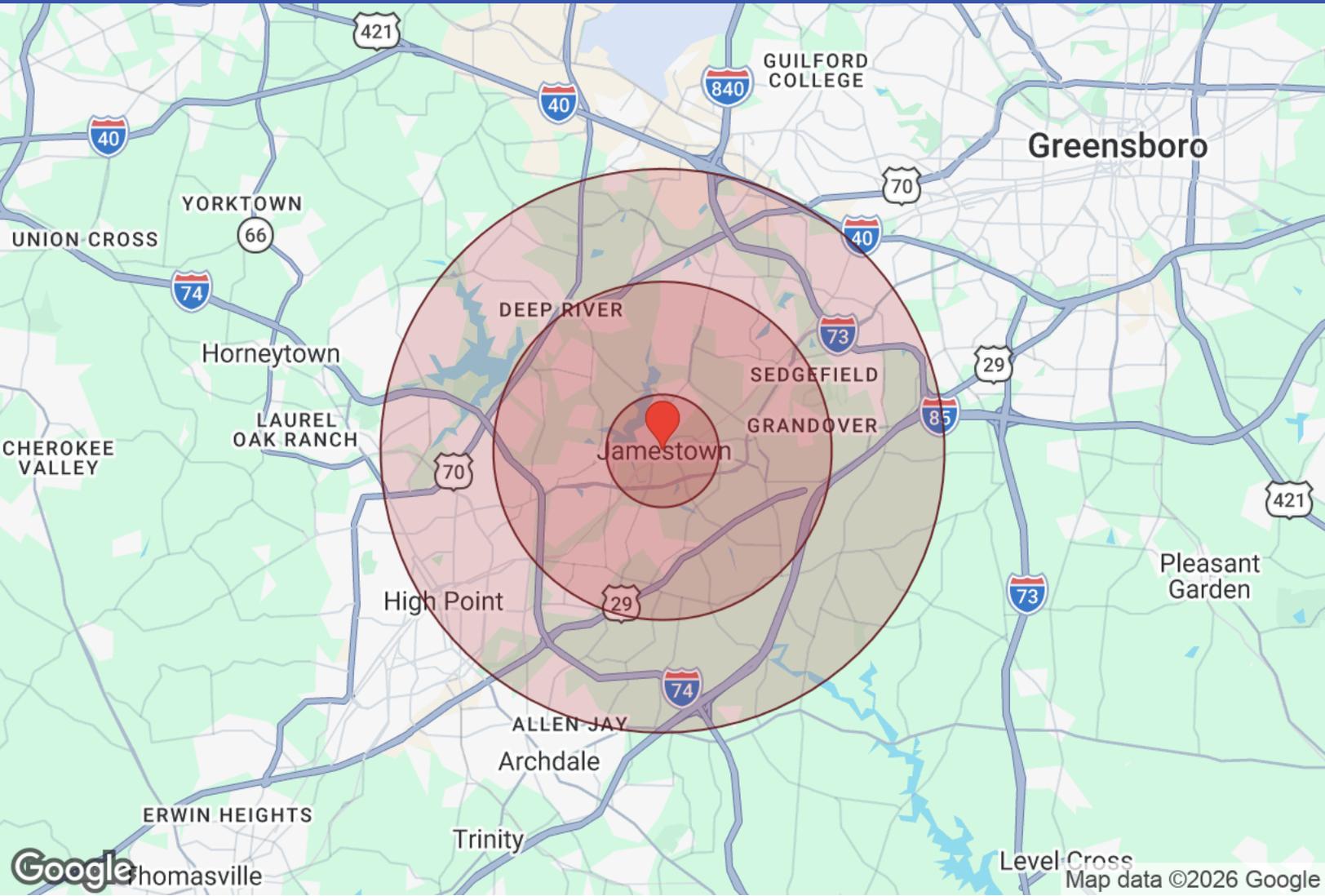
Highlights

Price	\$475,000
NOI	\$36,000
Cap Rate	7.6%
Lease	NN
Building Size	2337 SF
Lot Size	0.39 Acres
Zoning	MS



DEMOGRAPHICS

109 E Main St, Jamestown
109 E Main St | Jamestown, NC



Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	1,350	20,121	58,667
Female	1,468	22,222	59,475
Total Population	2,818	42,342	118,142

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	1,702	19,100	51,061
Black	708	14,612	41,066
Am In/AK Nat	4	76	248
Hawaiian	1	13	47
Hispanic	182	3,807	12,039
Asian	143	3,675	10,456
Multiracial	76	987	2,800
Other	4	68	425

Housing	1 Mile	3 Miles	5 Miles
Total Units	1,276	18,771	51,439
Occupied	1,187	17,463	47,428
Owner Occupied	901	11,237	26,126
Renter Occupied	286	6,226	21,302
Vacant	89	1,308	4,011

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	423	7,301	20,737
Ages 15 - 24	348	5,233	18,702
Ages 25 - 54	999	16,393	45,557
Ages 55 - 64	443	5,688	14,379
Ages 65+	607	7,728	18,766

Income	1 Mile	3 Miles	5 Miles
Median	\$85,446	\$79,245	\$69,096
Under \$15k	37	1,132	4,459
\$15k - \$25k	12	859	2,671
\$25k - \$35k	87	1,104	3,413
\$35k - \$50k	145	2,832	7,046
\$50k - \$75k	247	2,307	7,720
\$75k - \$100k	160	2,933	6,803
\$100k - \$150k	233	3,039	7,919
\$150k - \$200k	104	1,107	3,266
Over \$200k	163	2,150	4,131



Rani Hussami, CCIM

Principal, Broker

License: NC 234092

Rani Hussami, a Certified Commercial Investment Member (CCIM) Designee, provides investment services to commercial real estate investors by advising on acquisitions, dispositions, and portfolio management tailored to each client. With over 20 years of experience in commercial real estate, Rani brings his depth of knowledge to all commercial real estate brokerage areas with a focus on investments; retail, and multi-family. Rani was a fighter pilot in the RJAF, so he knows the importance of precision, efficiency, and effectiveness. He brings these qualities to the table for every project. With his wealth of connections in the area, Rani understands the Triad market and how to provide success for each client and their goals.

Prior to V/STOL Commercial Real Estate, Rani was a commercial broker at Marcus & Millichap in south Florida. He also worked at NAI Piedmont Triad, a commercial brokerage firm in Greensboro, North Carolina, for 10 years.



Chelsea Reynolds, MBA

Broker

License: NC 288593

Chelsea Reynolds brings to V/STOL a diverse background in commercial real estate, including management and litigation. As a graduate of Duke University and UNC-Chapel Hill and with an MBA from Quantic School of Business and Technology, Chelsea is locally connected and focused on providing exceptional service. Licensed with the North Carolina Real Estate Commission, Chelsea plays an integral role in the firm's dispositions and acquisitions. She is a member of the National Association of Realtors and a Greensboro Landlord Association board member.