

RETAIL PROPERTY FOR SALE

# FULLY LEASED RETAIL

200-204 N Arendell Ave | Zebulon, NC 27597

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# 200-204 N ARENDELL AVE

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## TABLE OF CONTENTS

PROPERTY SUMMARY	3
ADDITIONAL PHOTOS	4
FLOOR PLANS	5
RENT ROLL	6
LOCATION MAP	7
DEMOGRAPHICS MAP & REPORT	8
CONFIDENTIALITY & DISCLAIMER	9

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# PROPERTY SUMMARY

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## PROPERTY DESCRIPTION

Introducing an exceptional, stabilized opportunity for retail investment in Zebulon, NC. The property presents a 10,635 SF building, newly renovated in 2025, offering a seamless blend of historic charm and modern functionality. Strategically located in a vibrant Downtown Center (DTC) district, this prime retail space boasts high visibility and accessibility. Built in 1950, the property exudes character while accommodating contemporary retail needs. With a strategic placement and ample zoning potential, this investment promises an ideal setting for a diverse range of retail ventures in the burgeoning Zebulon area.

## OFFERING SUMMARY

Sale Price:	\$2,231,052.00
Number of Units:	6
Lot Size:	0.28 Acres

## PROPERTY HIGHLIGHTS

- 10,632 SF building
- Built in 1950
- Renovated in 2025
- Zoned DTC
- Located in Zebulon area
- Fully Leased
- NOI (Year 1): \$156,173.65
- CAP rate: 7%

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# PHOTOS

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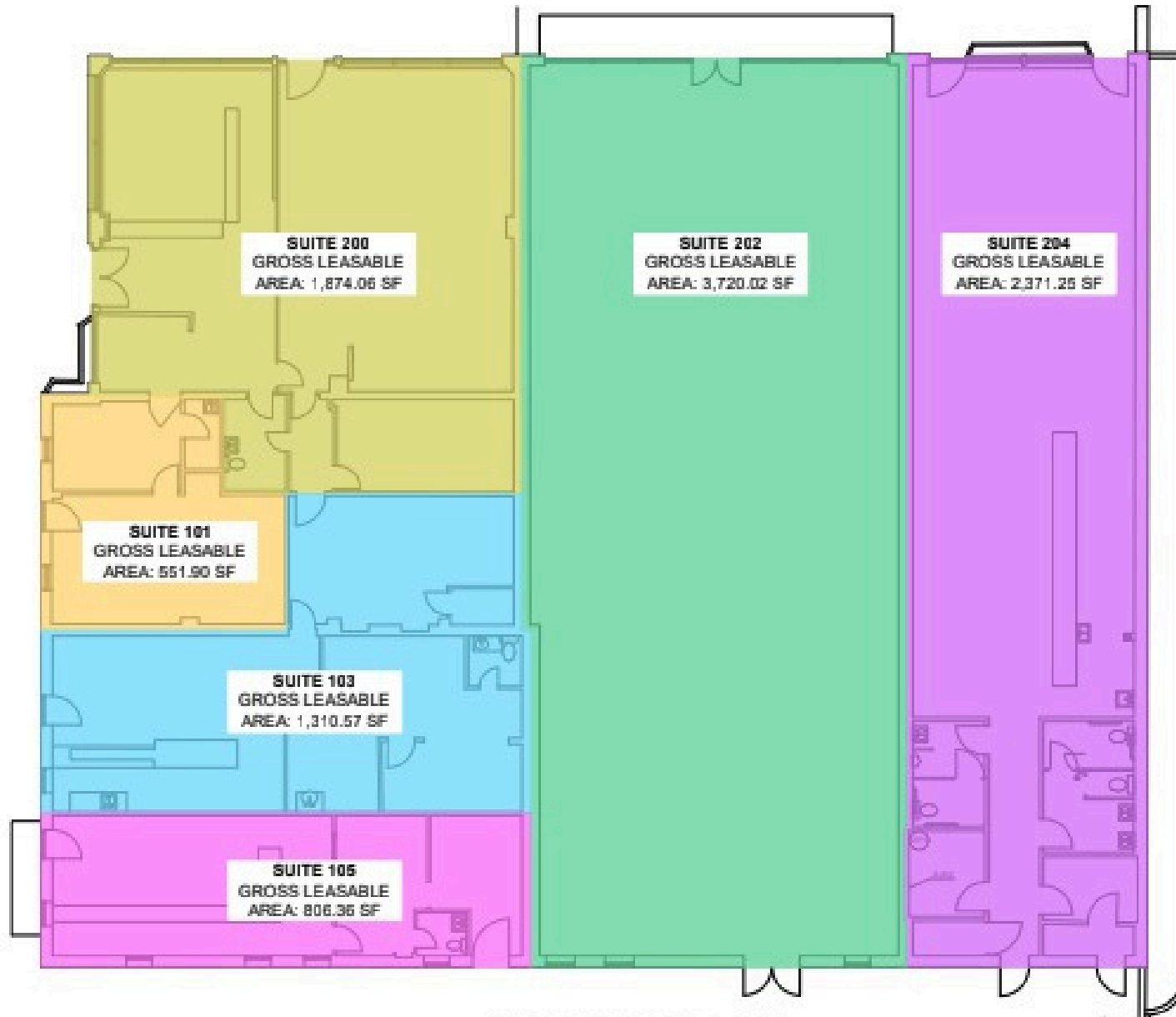
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# FLOOR PLAN

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# RENT ROLL

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TENANT NAME	UNIT NUMBER	UNIT SIZE (SF)	LEASE END	ANNUAL BASE RENT	LEASE TYPE	PRICE/SF/YR	OPTIONS
Bootleggers Dezigns	202	3,773	7/31/2031	\$58,354.65	NNN	\$15.47	N/A
Lounge Ninety 6	204	2,390	1/31/2027	\$31,827.00	NNN	\$13.32	1x3
AH Sugar, LLC	200	1,874	3/31/2029	\$30,000.00	NNN	\$16.00	1x5
Ronald Gonzalez Suarez	101	862	2/28/2031	\$13,792.00	NNN	\$16.00	2x5
Nutriton Juice	103	1,000	9/30/2026	\$9,000.00	NNN	\$9.00	N/A
Zebulon Pawn	105	806	12/9/2028	\$13,200.00	NNN	\$16.37	N/A

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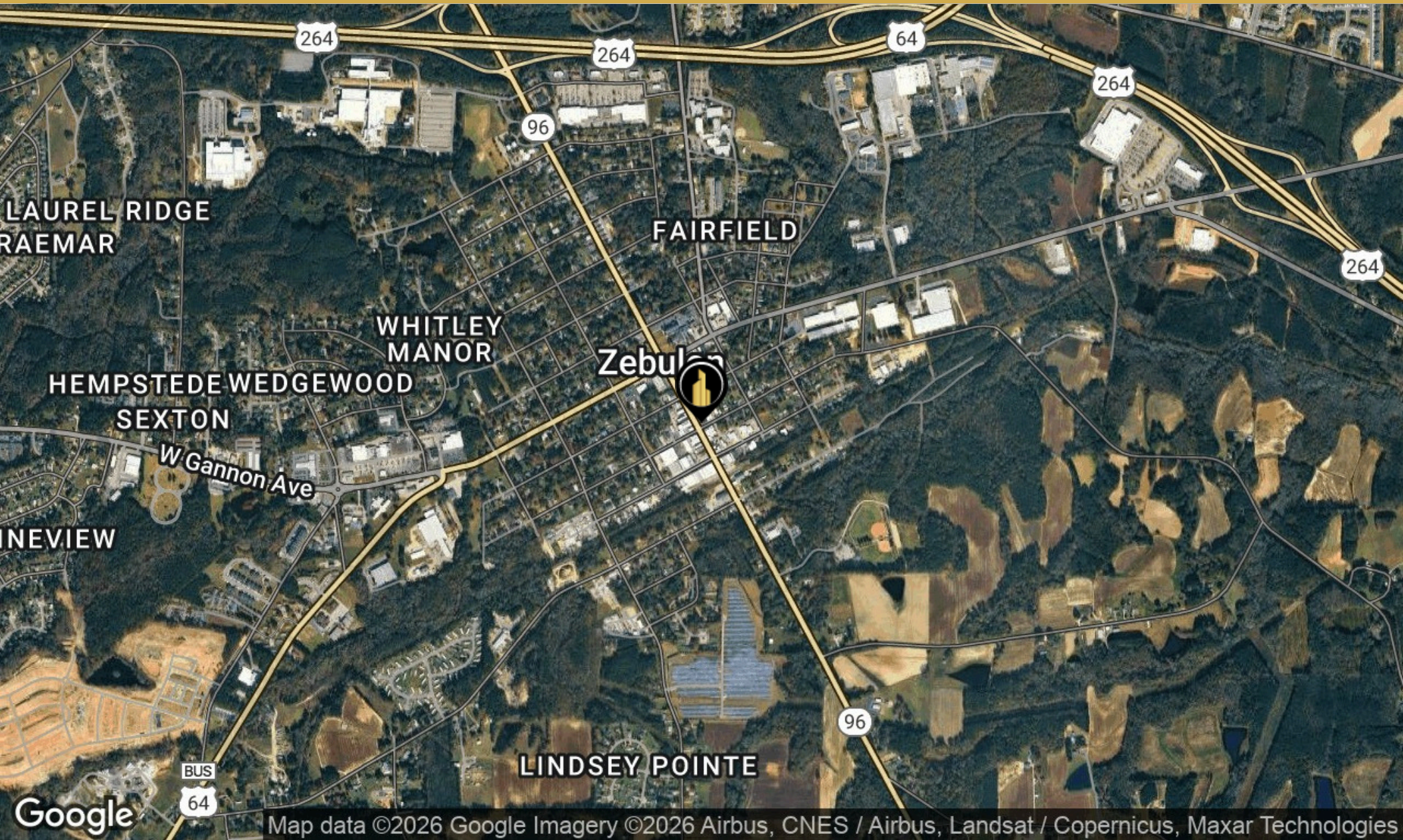
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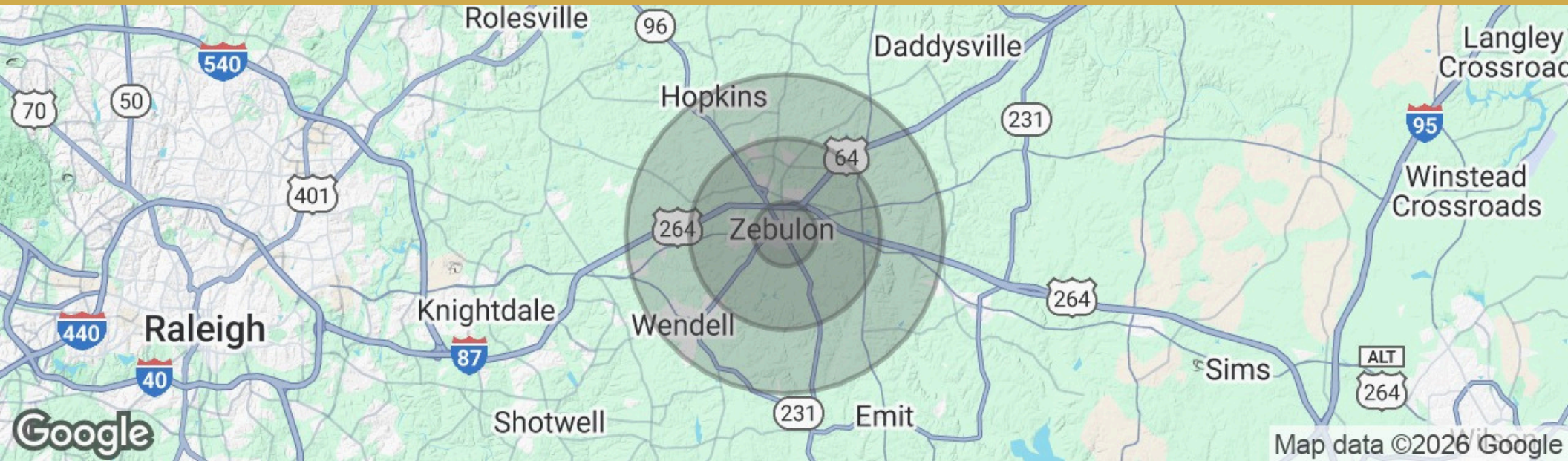
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# DEMOGRAPHICS

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## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	3,294	13,659	30,245
Average Age	39	39	39
Average Age (Male)	38	38	38
Average Age (Female)	41	41	41

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households # of Persons per HH	1,242	5,042	11,137
Average HH Income Average House	2.7	2.7	2.7
Value	\$81,519	\$91,997	\$91,795
Demographics data derived from AlphaMap	\$374,556	\$414,744	\$380,224

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by CityPlat Brokerage, LLC in compliance with all applicable fair housing and equal opportunity laws.