

COMMERCIAL



OFFERING MEMORANDUM



136 S 3RD STREET SMITHFIELD, NC

FOR MORE INFO



SELLER AGENT
MARGUERITE GREENE
SVP COMMERCIAL,
Century 21 Triangle Group,
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BUYER AGENT
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SALE TERMS

- Sales Price \$400,000
- 6.0% CAP
- \$24,000 NOI
- Lease – 3 years with renewal options



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Century 21 Triangle Group Commercial is pleased to present the exclusive Sale of the 2,438 SQ FT STOREFRONT opportunity in Smithfield, NC.

PRIME RETAIL Location in the Heart of Smithfield. This Building is located nearby the Courthouse. Conveniently located in downtown Smithfield Business Corridor District.

This well-maintained property offers:

- **Renovated including Interior and Exterior improvements**
- **Heavy daytime foot traffic from Courthouse**
- **Located on S. 3rd Street with heavy drive-by traffic**
- **Public Parking nearby**



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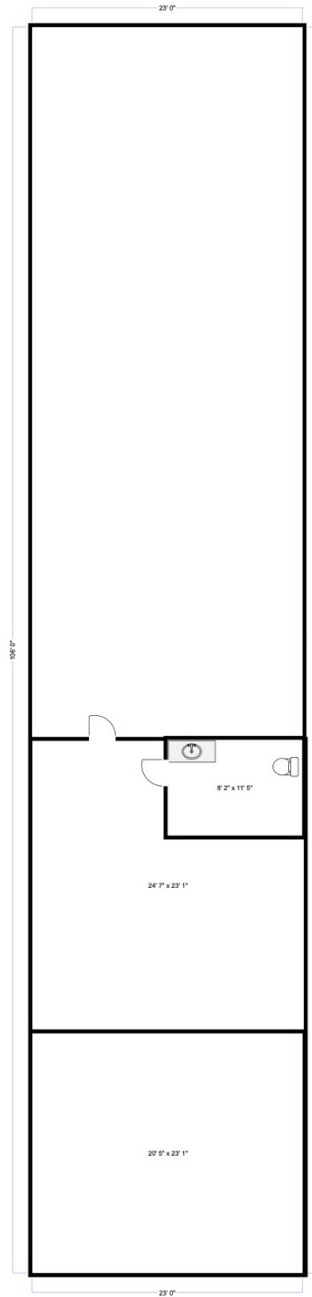


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ABOUT THE AREA

Smithfield – home to Carolina Premium Outlets and Ava Gardner!

The property is in Downtown Smithfield, a city located in Johnston County North Carolina.

Located in Eastern North Carolina, the City of Smithfield includes outlet shopping at Carolina Premium Outlets, Downtown Smithfield and the Ava Gardner Museum.

Travelers along I-95 will find an abundance of hotels located at Exit 95, (on I-95 -- very easy to remember).



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Demographics

	1 mile	3 miles
Population	6,022	15,575
Households	2,343	6,103
Median Age	40.30	40.80
Median HH Income	\$28,956	\$38,178
Daytime Employees	4,372	14,367
Population Growth '22 - '27	↑ 21.16%	↑ 20.98%
Household Growth '22 - '27	↑ 20.74%	↑ 20.60%

Estimated median household income in 2019: \$36,994 (it was \$27,813 in 2000)



Estimated per capita income in 2019: \$25,779 (it was \$18,012 in 2000)

[Smithfield town income, earnings, and wages data](#)

Estimated median house or condo value in 2019: \$173,982 (it was \$96,100 in 2000)



Mean prices in 2019: all housing units: \$175,736; detached houses: \$190,693; townhouses or other attached units: \$163,160; in 2-unit structures: \$135,836; in 3-to-4-unit structures: \$98,823; in 5-or-more-unit structures: \$199,996; mobile homes: \$79,017

Median gross rent in 2019: \$665.

March 2019 cost of living index in Smithfield: 92.8 (less than average, U.S. average is 100)



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Traffic

Collection Street	Cross Street	Traffic Vol	Last Measu...	Distance
South 3rd Street	E Dundee St NE	4,390	2022	0.03 mi
South Brightleaf Boulevard	E Dundee St NE	12,898	2022	0.07 mi
Brogden Road	S Brightleaf Blvd N	4,789	2022	0.10 mi
South Brightleaf Boulevard	E Sanders St SW	13,130	2022	0.21 mi
Brogden Rd	S 5th St N	4,731	2022	0.29 mi
Wal Pat Road	S Brightleaf Blvd N	1,900	2019	0.58 mi
Martin Luther King Jr Dr	Brogden Rd W	2,829	2022	0.62 mi
South 3rd Street	E Johnston St SW	3,193	2022	0.72 mi
S Brightleaf Blvd	Massey St NE	14,619	2022	0.76 mi
E Market St	N 6th St SE	15,704	2022	0.78 mi

Made with TrafficMetrix® Products



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TAXES

Tax Year	City Taxes	County Taxes	Total Taxes
2021	\$641.19	\$821.18	\$1,676.10
2020	\$641.19	\$854.92	\$1,709.84
2019	\$476.01	\$634.68	\$1,269.36
2018	\$508.16	\$695.37	\$1,372.92
2017	\$508.16	\$695.37	\$1,372.92
2016	\$508.16	\$695.37	\$1,372.92
2015	\$508.16	\$695.37	\$1,372.92
2014	\$508.16	\$695.37	\$1,372.92
2012	\$508.16	\$695.37	\$1,372.92



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NC DISCLOSURE:

NC Disclosure Working with Real Estate Agents

When buying or selling real estate, you may find it helpful to have a real estate agent assist you. Real estate agents can provide many useful services and work with you in different ways. In some real estate transactions, the agents work for the seller. In others, the seller and buyer may each have agents. And sometimes the same agents work for both the buyer and the seller. It is important for you to know whether an agent is representing you as your agent or simply assisting you while acting as an agent of the other party. This brochure address the various types of agency relationships that may be available to you. It should help you decide which relationship you want to have with a real estate agent. It will also give you useful information about the various services real estate agents can provide buyers and sellers, and it will help explain how real estate agents are paid.

SELLERS

Seller's Agent

If you are selling real estate, you may want to "list" your property for sale with a real estate firm. If so, you will sign a "listing agreement" authorizing the firm and its agents to represent you in your dealings with buyers are you seller's agent. You may also be asked to allow agents from other firms to help find a buyer for your property.

Be sure to read and understand the listing agreement before you sign it. Your agent must give you a copy of the listing agreement after you sign it.

Duties to Seller: The listing firm and its agents must: promote your best interests; be loyal to you; follow your lawful instructions; provide you with material facts that could influence your decisions; use reasonable skill, care and diligence; and account for all monies they handle for you. Once you have signed the listing agreement, the firm and its agents may not give any confidential information about you to prospective buyers or their agents without your permission so long as they represent you. But until you sign the listing agreement, you should avoid telling the listing agent anything you would not want a buyer to know.

Services and Compensation: To help you sell your property, the listing firm and its agents will offer to perform a number of services for you. These may include helping you price your property; advertising and marketing your property; giving you all required property disclosure forms for you to complete; negotiating for you the best possible price and terms; reviewing all written offers with you; and otherwise promoting your interests.



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For representing you and helping you sell your property, you will pay the listing firm a sales commission or fee. The listing agreement must state the amount or method for determining the sales commission or fee and whether you will allow the firm to share its commission with agents representing the buyer.

Dual Agent: You may even permit the listing firm and its agents to represent you and a buyer at the same time. This "dual agency relationship" is most likely to happen if an agent with your listing firm is working as a buyer's agent with someone who wants to purchase your property. If this occurs and you have not already agreed to a dual agency relationship in your listing agreement, your listing agent will ask you to amend your listing agreement to permit the agent to act as agent for both you and the buyer.

It may be difficult for a dual agent to advance the interests of both buyer and seller. Nevertheless, a dual agent must treat buyers and sellers fairly and equally. Although dual agent owes them the same duties, buyers and sellers can prohibit dual agents from divulging certain confidential information about them to the other party.

Some firms also offer a form of dual agency called "designated agency" where one agent in the firm represents the seller and another agent represent the buyer. This option (when available) may allow each "designated agent" to more fully represent each party. If you choose the "dual agency" option, remember that since a dual agent's loyalty is divided between parties with competing interests, it is especially important that you have a clear understanding of what your relationship is with the dual agent and what the agent will be doing for you in the transaction.

When buying real estate, you may have several choices as to how you want a real estate firm and its agents to work with you. For example, you may want them to represent only you (as a buyer's agent). You may be willing for them to represent both you and the seller at the same time (as a dual agent). Or you may agree to let them represent only the seller (seller's agent or sub agent). Some agents will offer you a choice of these services. Others may not.

BUYERS

When buying real estate, you may have several choices as to how you want a real estate firm and its agents to work with you. For example, you may want them to represent only you (as a buyer's agent). You may be willing for them to represent both you and the seller at the same time (as a dual agent). Or you may agree to let them represent only the seller (seller's agent or sub agent). Some agents will offer you a choice of these services. Others may not.

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Buyer's Agent

Duties to Buyer: If the real estate firm and its agent represent you, they must: promote your best interests; be loyal to you; follow your lawful instructions; provide you with all material facts that could influence your decisions; use reasonable skills, care and diligence; and account for all monies they handle for you. Once you have agreed (either orally or in writing) for the firm and its agents to be your buyer's agent, they may not give any confidential information about you to sellers or their agents without your permission so long as they represent you. But until you make this agreement with your buyer's agent, you should avoid telling the agent anything you would not want a seller to know.

Unwritten Agreements: To make sure that you and the real estate firm have a clear understanding of what your relationship will be and what the firm will do for you, you may want to have a written agreement. However, some firms may be willing to represent you and assist you for a time as a buyer's agent without a written agreement. But if you decide to make an offer to purchase a particular property, the agent must obtain a written agency agreement before writing the offer. If you do not sign it, the agent can no longer represent and assist you and is no longer required to keep information about you confidential.

Be sure to read and understand any agency agreement before you sign it. Once you sign it, the agent must give you a copy of it.

Services and Compensation: Whether you have a written agreement or unwritten agreement, a buyer's agent will perform several services for you. There may include helping you: find a suitable property; arrange financing; learn more about the property; and otherwise promote your best interests. If you have a written agency agreement, the agent can also help you prepare and submit a written offer to the seller.

A buyer's agent can be compensated in different ways. For example, you can pay the agent out of your own pocket. Or the agent may seek compensation from the seller or listing agent first but require you to pay if the listing agent refuses. Whatever the case, be sure your compensation arrangement with your buyer's agent is spelled out in a buyer agency agreement before you make an offer to purchase property and that you carefully read and understand the compensation provision.

Dual Agent: You may permit an agent or firm to represent you and the seller at the same time. This "dual agency relationship" is most likely to happen if you become interested in a property listed with your buyer's agent or the agent's firm. If this occurs and you have not already agreed to a dual agency relationship in your (written or oral) buyer agency agreement, your buyer's agent will ask you to amend the buyer agency agreement or sign a separate agreement or document permitting him or her to act as agent for both you and the seller. It may be difficult to for a dual agent to advance the interests of both the buyer and seller. Nevertheless, a dual agent must treat buyers and sellers fairly and equally. Although the dual agent owes them the same duties, buyers and sellers can prohibit dual agents from divulging certain confidential information about them to the other party.

Some firms also offer a form of dual agency called "designated dual agency" where one agent in the firm represents the seller and another agent represents the buyer. This option (when available) may allow each "designated agent" to more fully represent each party.

If you choose the "dual agency" option, remember that since a dual agent's loyalty is divided between parties with competing interests, it is especially important that you have a clear understanding of what your relationship is with the dual agent and what the agent will be doing for you in the transaction. This can be accomplished by putting the arrangement in writing at the earliest possible time.

Seller's Agent Working With a Buyer

If the real estate agent or firm that you contact does not offer buyer agency or you do not want them to act as your buyer agent, you can still work with the firm and its agents. However, they will be acting as the seller's agent (or "sub agent"). The agent can still help you find and purchase property and provide many of the same services as a buyer's agent. The agent must be fair with you and provide with any "materials facts" (such as a leaky roof) about properties.

But remember, the agent represents the seller - not you - and therefore must try to obtain for the seller the best possible price and terms for the seller's property. Furthermore, a seller's agent is required to give the seller any information about you (even personal, financial or confidential information) that would help the seller in the sale of his or her property. Agents must tell you in writing if they are seller's agents before you say anything that can help the seller. But until you are sure that an agent is not a seller's agent, you should avoid saying anything you do not want a seller to know.

Seller's agents are compensated by the sellers.



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