

2885 REYNOLDA RD WINSTON SALEM, NC

# verizon

TOP 4% STORE NATIONALLY  
(PLACER.AI)

**OFFERED  
FOR SALE**

\$1,742,000 | 6.25% CAP



CONFIDENTIAL OFFERING MEMORANDUM

 **Atlantic**  
CAPITAL PARTNERS™



**Panera BREAD**  
Top 30% Nationally

**mi Puello**  
MEXICAN GRILL

**SUBWAY**

HOMESTYLE MEALS  
**MAMA ZOE'S**  
BREAKFAST LUNCH DINNER

**WALDO'S**  
WINGS

**Harris Teeter**  
YOUR NEIGHBORHOOD MARKET

**FUEL FITNESS**

**COOK-OUT**  
Top 18% Nationally

**verizon**  
Top 4% Nationally

**McDonald's**  
Top 12% Nationally

**DUNKIN'**

**STARBUCKS**

REYNOLDA RD 27,000 VPD

**Rainbow**

**TRUIST**



Wendy's

Firestone

TAKE 5  
SERVICE CENTRE & CAR WASH

FIRST HORIZON



ups

Rainbow

PET SUPPLIES PLUS



DOLLAR TREE

STARBUCKS



Top 12% Nationally

TRUIST

DUNKIN'

verizon  
Top 4% Nationally

COOK-OUT  
Top 18% Nationally

REYNOLDA RD 27,000 VPD





## EXECUTIVE SUMMARY

This offering presents the opportunity to acquire a single-tenant net leased investment property occupied by Verizon Wireless, operated by Cellular Sales, in Winston-Salem, North Carolina. The site is positioned as a freestanding outparcel to Pine Ridge Plaza, a grocery-anchored shopping center along Reynolda Road, which sees approximately 27,000 vehicles per day. The property is located within one of Winston-Salem's most established retail corridors, surrounded by a dense concentration of national retailers, service tenants, and affluent residential neighborhoods. The 3-mile trade area includes more than 56,000 residents with average household income exceeding \$105,000. Verizon has operated from this location as a high-performing store, ranking in the top 4% nationally by visits according to Placer.ai. The lease offers investors stable in-place cash flow with future upside through the remaining option term

RENT SCHEDULE	TERM	RETURN
Current Term	11-15	\$108,900
Remaining Option	16-20	\$115,000

<b>NOI</b>	<b>\$108,900</b>
<b>CAP RATE</b>	<b>6.25%</b>
<b>LISTING PRICE</b>	<b>\$1,742,000</b>

## ASSET SNAPSHOT

<b>Tenant Name</b>	Verizon
<b>Address</b>	2885 Reynolda Rd, Winston Salem, NC
<b>Building Size (GLA)</b>	3,102 SF
<b>Land Size</b>	0.46 Acres
<b>Year Built/Renovated</b>	1969/2015
<b>Signatory/Guarantor</b>	Franchisee (Cellular Sales - 780 Locations in 40 States)
<b>Rent Type</b>	NN
<b>Landlord Responsibilities</b>	Roof, Structure, HVAC over \$2,500
<b>Rent Commencement Date</b>	2/1/2016
<b>Lease Expiration Date</b>	1/31/2031
<b>Remaining Term</b>	4.8 Years
<b>Rent Increases</b>	5.6% at Option Period
<b>NOI</b>	\$108,900



**142,235**  
PEOPLE IN  
5 MILE RADIUS



**\$105,848**  
AHHI IN  
3 MILE RADIUS



**27,000**  
VPD ON  
REYNOLDA RD





### TOP PERFORMING VERIZON LOCATION

Top 4% nationally by visits according to Placer.ai, reflecting strong store-level traffic and consumer demand.



### EXPERIENCED OPERATOR

Operated by Cellular Sales, Verizon's largest authorized retailer, with a large national footprint and long operating history.



### AFFLUENT INFILL TRADE AREA

More than 56,000 residents within 3 miles with average household income of approximately \$105,848.



### OUTPARCEL TO GROCERY-ANCHORED CENTER

Freestanding outparcel to Pine Ridge Plaza, anchored by Harris Teeter and surrounded by national retailers.



### HIGH VISIBILITY RETAIL CORRIDOR

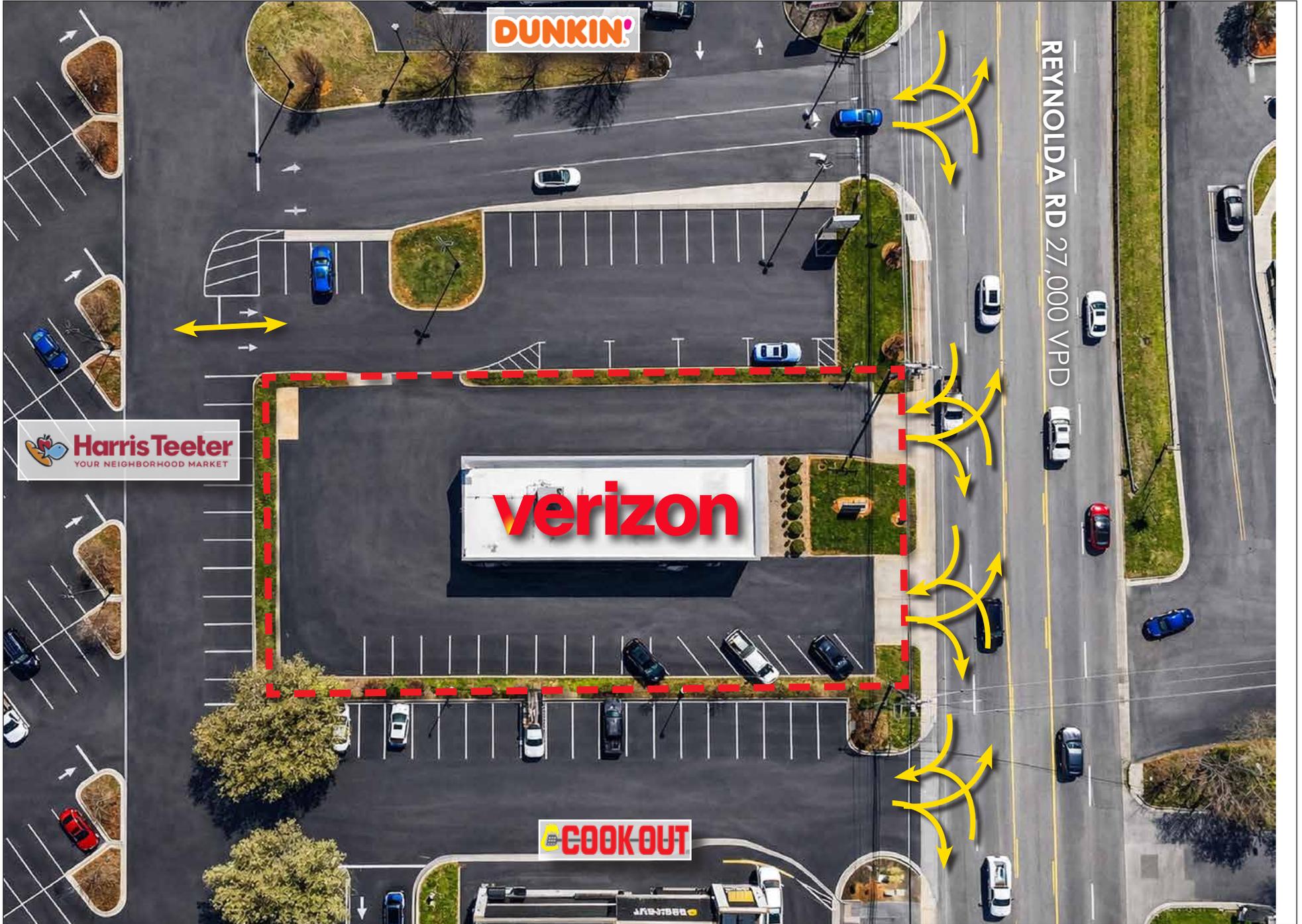
Positioned on Reynolda Road with approximately 27,000 VPD and strong access within a dense retail node.



### LOW ABSOLUTE RENT BASIS

In-place rent of \$108,900 provides an accessible price point and supports future renewal economics

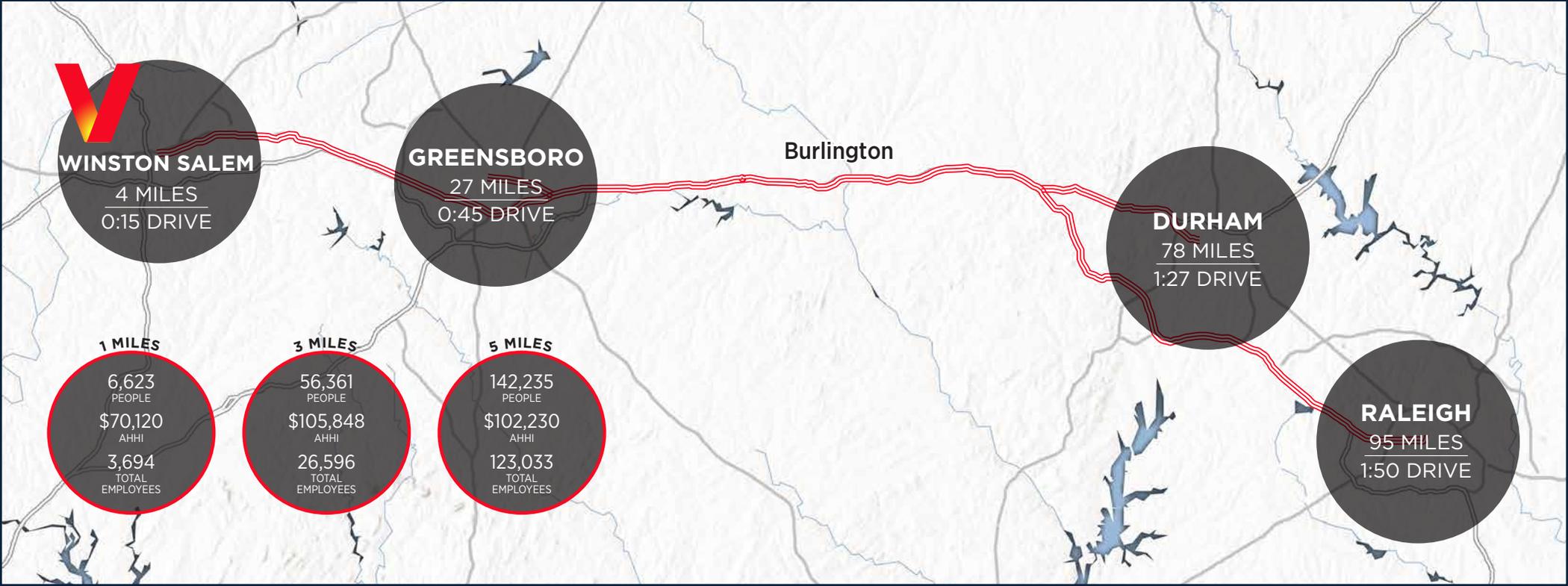






# WINSTON-SALEM, NC

Winston-Salem, North Carolina, is a vibrant city located in the Piedmont Triad region, known for its unique blend of historical charm and modern innovation. Formed in 1913 by the merger of the towns of Winston and Salem, the city reflects both the religious heritage of Moravian settlers and the industrial legacy of tobacco magnate R.J. Reynolds. Today, Winston-Salem has evolved into a hub for education, technology, and healthcare, home to institutions such as Wake Forest University, Winston-Salem State University, and the University of North Carolina School of the Arts. The city is also recognized for its thriving arts and culture scene, hosting events like the RiverRun International Film Festival and the National Black Theatre Festival. With attractions like the historic Old Salem district, over 3,500 acres of parks, and a revitalized downtown rich in dining and entertainment, Winston-Salem offers residents and visitors alike a dynamic and welcoming atmosphere.





This property is operated by Cellular Sales of Knoxville, Inc. — Verizon’s largest authorized retailer in the United States. Founded in 1993 and headquartered in Knoxville, Tennessee, Cellular Sales operates over 800 Verizon-branded retail locations across more than 40 states, generating an estimated \$2+ billion in annual revenue. The company is privately held and has built its business exclusively around the Verizon brand, functioning as a deeply integrated extension of Verizon’s retail distribution network.

As an authorized retailer, Cellular Sales sells the full suite of Verizon wireless plans, devices, and accessories, and handles account activations, upgrades, and customer service on Verizon’s behalf. The company’s scale, exclusive brand alignment, and multi-decade operating track record make it one of the most institutionally credible franchisee operators in the wireless retail sector. Cellular Sales has consistently expanded its footprint alongside Verizon’s network investments, reflecting a long-term strategic alignment between the two organizations.

The lease at this location is backed by a franchisee guarantee from Cellular Sales of Knoxville, Inc. Investors should note that while the guarantee is at the franchisee level rather than Verizon corporate, Cellular Sales’ size, revenue scale, and single-brand dependency on Verizon create a strong operational and financial alignment with the underlying tenant brand — providing a level of credit support uncommon among typical sub-franchisee operators.

### VERIZON QUICK FACTS

<b>Founded:</b>	1983
<b>Ownership:</b>	Public (NYSE: VZ)
<b>Credit Rating:</b>	BBB+ / Baa1
<b># of Locations:</b>	~7,000+
<b>Headquarters:</b>	New York, NY
<b>Guaranty:</b>	Franchisee (Cellular Sales)



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FOR SALE**

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Exclusively Offered By



## Primary Deal Contacts

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