

7 Years Remaining — 7% Cap Rate

Linville | Team *Partners*
COMMERCIAL REAL ESTATE



SINCE 1930
Dewey's
BAKERY

4795 Commercial Plaza Street

Industrial Property **For Sale**

Presented By:
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4795 COMMERCIAL PLAZA STREET

INDUSTRIAL PROPERTY FOR SALE

**PROPERTY DESCRIPTION**

New roof 2026, under warranty. $\pm 47,261$ SF building, ideally suited for industrial operations. This is a mission-critical location for Dewey's Bakery with ± 7 yrs remaining on the lease with multiple renewal options. The tenant has significant FF&E and specialized equipment housed here including a $\pm 200'$ oven. They have been a long term specialized occupant. The property benefits from highway visibility in a strong market. It is leased at below market rent and offered for sale at a low price per sf presenting exceptional value for an investor.

PROPERTY HIGHLIGHTS

- $\pm 47,261$ SF industrial building
- Constructed in 1965
- Zoned LI for industrial use
- Located in Winston-Salem, NC

OFFERING SUMMARY

Sale Price:	\$5,697,000
Lot Size:	2.07 Acres
Building Size:	$\pm 47,261$ SF
NOI:	\$398,845.00
Cap Rate:	7.0%

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LEASE HIGHLIGHTS

Annual Increases	3%
Tenant Responsibilities	Taxes, Insurance, Repairs
Landlord Responsibilities	HVAC after 2028 is amortized into lease Roof repairs over \$4,000/yr (new roof)
Financial Reporting	No
Right of First Refusal	No
Recent Reports	Clean Environmental Phase I and ALTA Survey available
Net Rent	\$398,845
Next Increase	May-2027



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DISTANCE TO	
US-421	0.3 Miles
Greensboro	34.3 Miles
Statesville	43.8 Miles
Hickory	68.9 Miles
Charlotte	78.1 Miles

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**DEWEY'S BAKERY — EST. 1930**

Founded more than 90 years ago in Winston-Salem, North Carolina, Dewey's Bakery has long been part of family celebrations and everyday moments. The company produces premium soft baked cookies, cookie thins, and savory crackers inspired by authentic bakery flavors, while also serving as a leading manufacturer of custom-branded products for major U.S. food retailers. Dewey's additionally operates several retail bakeries in the Winston-Salem area with deep local roots.

In October 2020, Eurazeo Brands made a \$25 million minority investment in Dewey's Bakery. Chairman Scott Livengood, a Winston-Salem resident, remains the majority shareholder.

GROWTH CATALYSTS:

- Recently won distribution in >2,000 Albertsons stores
- Customer lists include Trader Joes, Walmart, and Costco

DEWEY'S HIGHLIGHTS

- Since opening in 1930, Dewey's has been baking traditional favorites. These classics are made in the homemade tradition with a centuries-old recipe from the ancient region of moravia.
- In 1992 Dewey's Bakery expanded, creating Salem Baking Company to focus on national distribution of their Moravian Spice Cookies.
- In the last 30 years, Salem Baking has added additional artisan products including Classic Southern Cheese Straws, Cheese Biscuits, and Shortbread Cookies.
- Their Moravian Cookies are known to many as "the world's thinnest cookie" and were selected by O: The Oprah Magazine to be featured on the coveted "O List".

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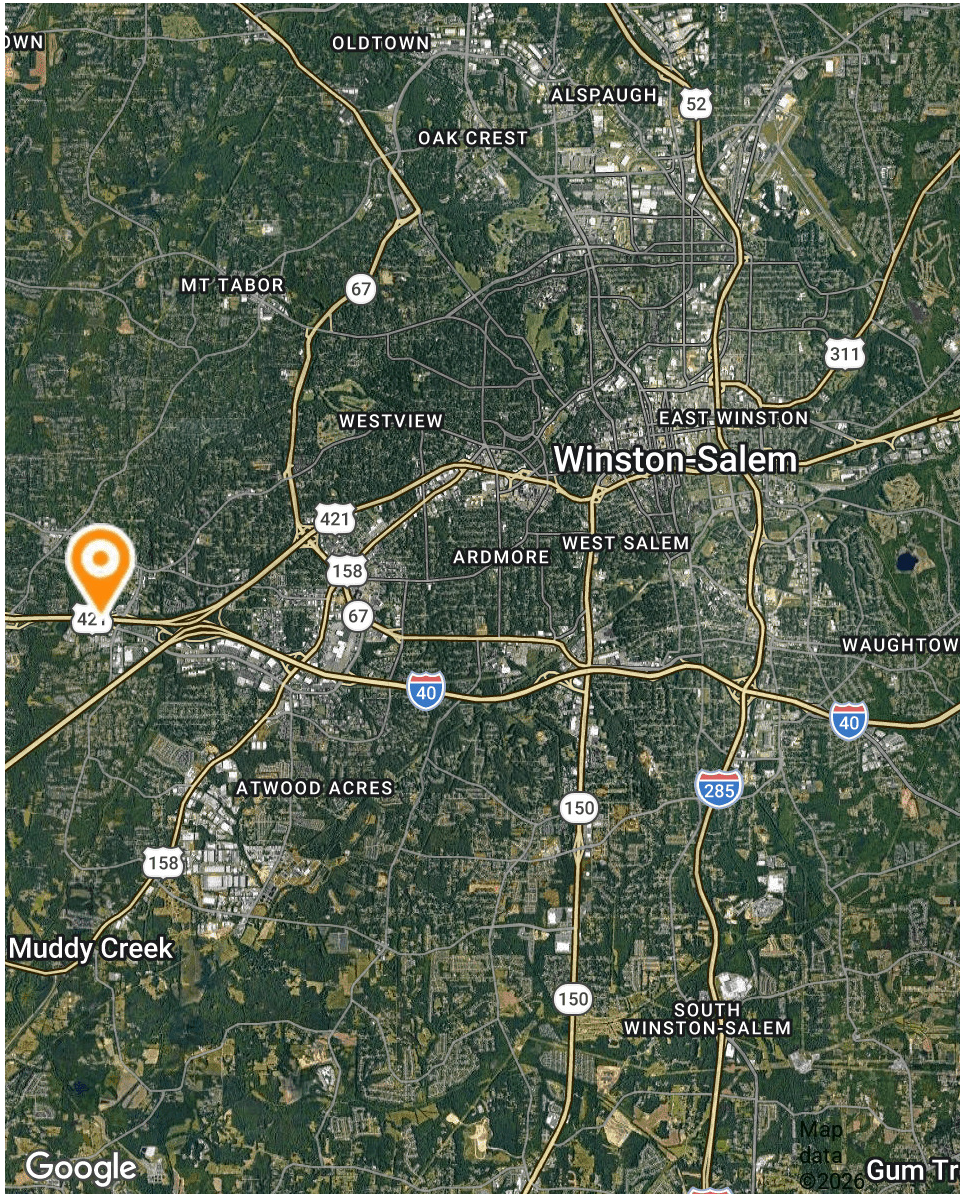
INDUSTRIAL PROPERTY FOR SALE

1930	Retail Bakery founded in Winston-Salem
1992	To satisfy growing demand, Dewey's opened a commercial bakery, just a few miles from the flagship retail bakery
2006	Scott Livengood purchases Dewey's Bakery
2008	First private label contract with National Retailer
2010	Dewey's expands with second baking facility
2018	Dewey's brand introduced nationally
2020	Eurazeo invests \$25 million in Dewey's



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DEMOGRAPHICS

	0.25 MILES	0.5 MILES	1 MILE
Total population	528	2,209	9,582
Median age	35.7	34.7	36.8
Median age (Male)	37.3	37.0	37.3
Median age (Female)	34.7	33.1	36.1
Total households	245	1,011	4,602
Total persons per HH	2.2	2.2	2.1
Average HH income	\$73,163	\$66,686	\$67,692
Average house value	\$286,299	\$279,917	\$236,494

LOCATION OVERVIEW

Winston-Salem is located in the Piedmont Triad region of North Carolina about 100 miles west of Raleigh and 80 miles northeast of Charlotte. It is Forsyth County's largest city and currently the fifth largest city in the state. Called the "Twin City" for its dual heritage and "City of Arts and Innovation" for its dedication to fine arts and research, Winston-Salem, is home to multiple reputable employers in the financial industry. Although the city has traditionally been associated with the textile and tobacco industries, Winston-Salem has recently transformed into a leader in the nanotech, high-tech and bio-tech fields. Winston-Salem is home to a number of colleges and universities including Wake Forest University, Winston-Salem State University, UNC School of the Arts, Salem College, and Forsyth Tech Community College.

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INDUSTRIAL PROPERTY FOR SALE

SALE PRICE: \$5,697,000

LOCATION INFORMATION

Street Address 4795 Commercial Plaza Street

City, State, Zip Winston-Salem, NC 27104

PROPERTY INFORMATION

Property Type Industrial

Property Subtype Manufacturing

Zoning LI

Lot Size 2.07 Acres

Building Size ±47,261 SF

Tenancy Single

Number of Dock High Doors 5

Number of Floors 2

Year Built 1965

Roof 2026

