

Offering Memorandum

320 N Main Street | Candor, NC 27229

Rare 15.74%
Rent Increase
at next Option
(January, 2027)

\$978,500

Annual Income
\$75,835
7.75% CAP

(4) 5-Year Options



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Store
H2 Upgrade
9,180 Sq Ft

Investment Opportunity in Candor, NC

OFFERING SUMMARY

Price	\$978,500
CAP	7.75%
NOI	\$75,835
Years Remaining	2 Years
Options	(4) Five-Year Options
Lease Guaranty	Corporate

PROPERTY SUMMARY

Address	320 N Main St. Candor, NC 27229
County	Montgomery
Building Area	9,180 Sq Ft
Land Area	.81 Acre
Built to Suit	2005

LEASE SUMMARY

Tenant	Family Dollar
Leased Start	May, 2005
Lease Expiration	December, 2026
Lease Term	4 x 5 Year Options
Rent Increases (see Rent Roll below)	15.7% January 2027 10 % Every 5 Years
Type	NN
Property Taxes	Tenant's Responsibility
Insurance	Tenant's Responsibility
Common Area	Tenant's Responsibility
Roof & Structure	Landlord's Responsibility
Repairs/Maintenance	Tenant's Responsibility
HVAC	Tenant's Responsibility
Utilities	Tenant's Responsibility

INVESTMENT HIGHLIGHTS

- Family Dollar has previously extended the Lease, showing commitment to this site since 2005. 15% rent increase last option.
- Located 1.5 Miles West of Interstate 74
- Situated Between Charlotte and Raleigh, NC
- Across the street from USPS and Fidelity Bank with direct frontage on N. Main Street
- Candor is the home of the North Carolina Peach Festival with crowds of over 8,000 and 1.78% population growth projection for 2027
- Household Income \$56,181 for 5-mi Radius
- Dollar Tree/Family Dollar operates a network of over 15,000 stores in the US and Canada

Improvements and a remodel were made to the store by the Tenant in 2011 and 2016. It was upgraded to a H2 configuration in 2019 by adding Dollar Tree items to the inventory showing a commitment to this location. The roof was re-screwed in 2022 and the parking lot was repaired and weather-sealed in 2024.

RENT ROLL AND OPTIONS		MONTHLY	ANNUALLY	INCREASE
Current	12/31/2026	\$6,319.65	\$75,835.80	
Option 3	01/01/2027 - 12/31/2	\$7,319.25	\$87,771.00	15.74%
Option 4	01/01/2032 - 12/31/2036	\$8,085.75	\$97,029.00	10.55%
Option 5	01/01/2032 - 12/31/2036	\$8,850.33	\$106,203.96	9.45%
Option 6	01/01/2042 - 12/31/2046	\$9,735.36	\$116,824.32	10.00%