



FOR SALE

# ENTERPRISE RENT-A-CAR BURLINGTON, NC

2437 S Church St Burlington, NC 27215

#### **Chandler Cox**

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**VAKOS REAL ESTATE SERVICES**

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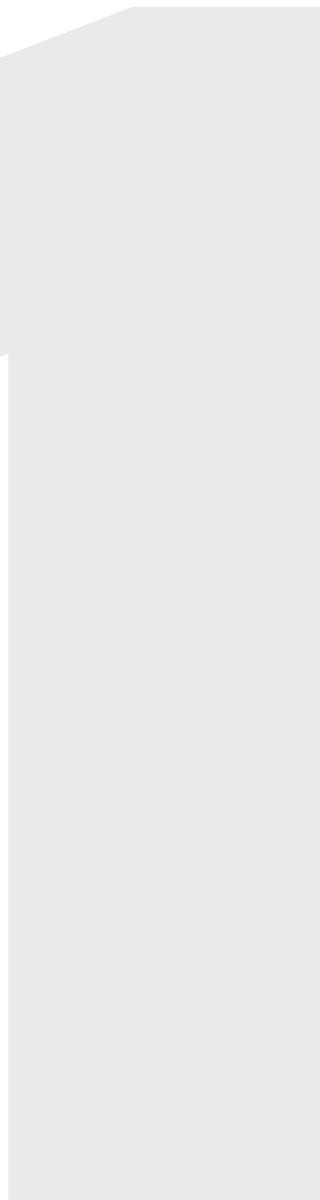
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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. 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

# PROPERTY INFORMATION



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## PROPERTY INFORMATION

# PROPERTY SUMMARY



## PROPERTY DESCRIPTION

Vakos Real Estate Services is pleased to exclusively present for sale a 4,300 SF Enterprise Rent-A-Car property located at 243 S. Church Street in Burlington, NC. This offering represents a rare investment opportunity with strong tenant fundamentals and an established presence in the market. Opportunity With 10 Years Remaining on the Lease, Providing For a Unique Investment.

## PROPERTY HIGHLIGHTS

- Relocation Site
- Strong Retail Corridor
- Guarantor: Coperate

## OFFERING SUMMARY

Sale Price:	\$2,030,769
Lot Size:	32,340 SF
Building Size:	4,300 SF
NOI:	\$132,000.00
Cap Rate:	6.5%

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,526	20,568	40,464
Total Population	5,670	51,541	102,948
Average HH Income	\$91,406	\$79,089	\$76,750

## PROPERTY INFORMATION

# PROPERTY DESCRIPTION



### PROPERTY DESCRIPTION

Enterprise Rent-A-Car, a well-known and stable tenant in the vehicle rental industry. This location serves as a relocation site and features two auto bays along with ample on-site parking. The lease commenced on 12/1/2024.

### LOCATION DESCRIPTION

Discover the thriving retail corridor surrounding the Enterprise Rent-A-Car location in Burlington, NC. Strategically positioned near nationally recognized tenants and popular shopping destinations, including Holly Hill Mall, Walmart, and Lowes, this location benefits from high consumer traffic and a dynamic commercial environment. The area is further complemented by a variety of dining options and essential services, making it a premier destination for both businesses and employees. With easy access to major roadways and proximity to key national retailers, this property presents an exceptional investment opportunity in a robust and well-established market.



## PROPERTY INFORMATION

# LEASE ABSTRACT



### LEASE ABSTRACT

- Price: \$2,030,769
- Cap Rate: 6.50%
- NOI: \$132,000
- Rent Per SF: \$30.70
- Guarantor: Coperate
- Lease: NN (Roof and Structure)
- Lease Term: 10 Years
- Rent Commencement Date: 12/1/2024
- Lease End Date: 12/31/2034
- Base Rent increases 2% annually after 61st month of initial "base" lease term
- Options: 3 (5 year)
- Landlord Responsibilities: Roof and Structure
- Lot Size 0.74 acres
- SF: 4,300
- Building Built: 1978
- Clean Phase 1
- Strong Retail Corridor
- 28,000 VPD

## PROPERTY INFORMATION

# FINANCIAL SUMMARY



### INVESTMENT OVERVIEW

	ENTERPRISE RENT A CAR - BURLINGTON, NC
Price	\$2,030,769
Price per SF	\$472
CAP Rate	6.50%

### OPERATING DATA

	ENTERPRISE RENT A CAR - BURLINGTON, NC
Net Operating Income	\$132,000

# LOCATION INFORMATION



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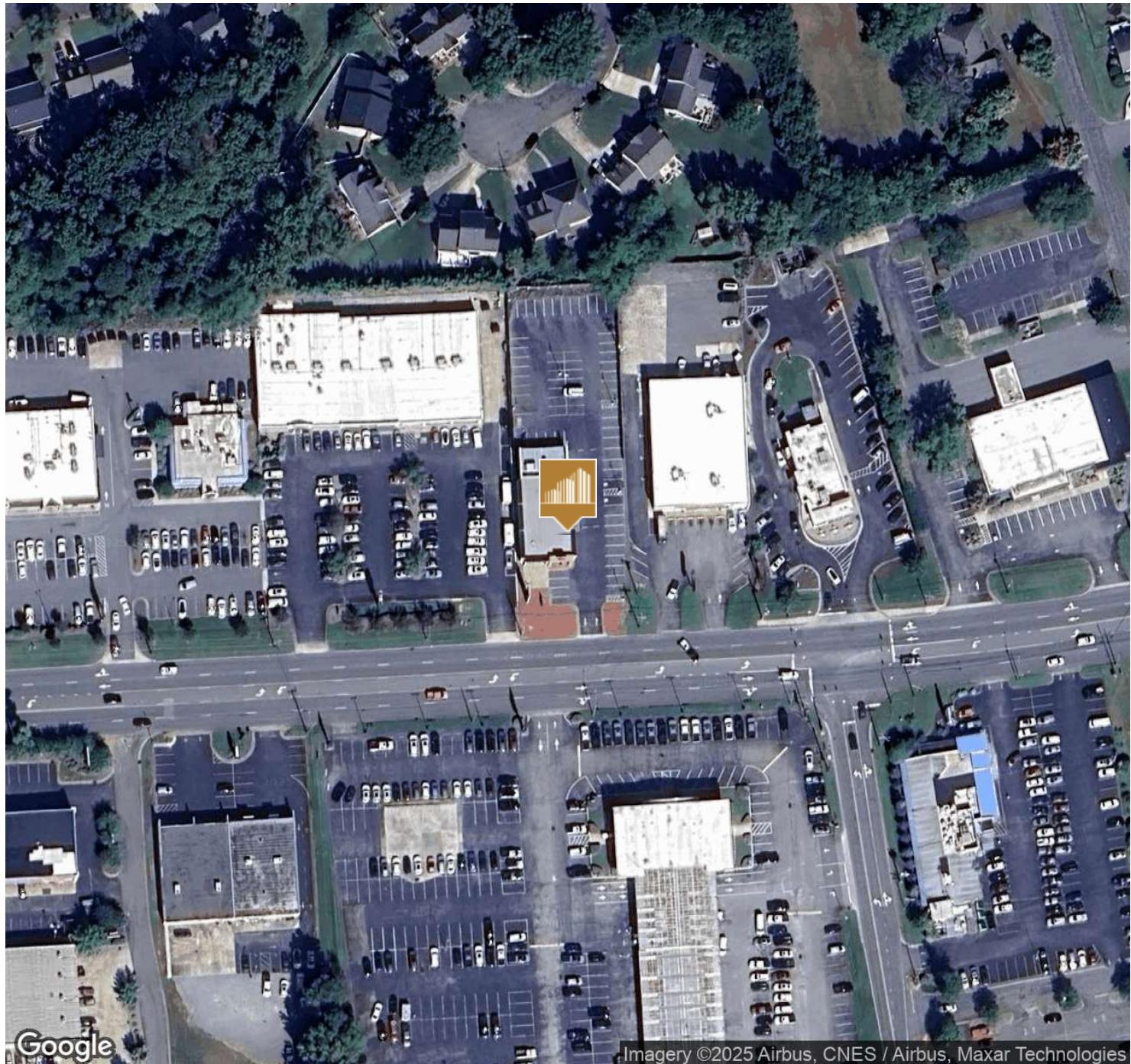
## LOCATION INFORMATION

# RETAILER MAP



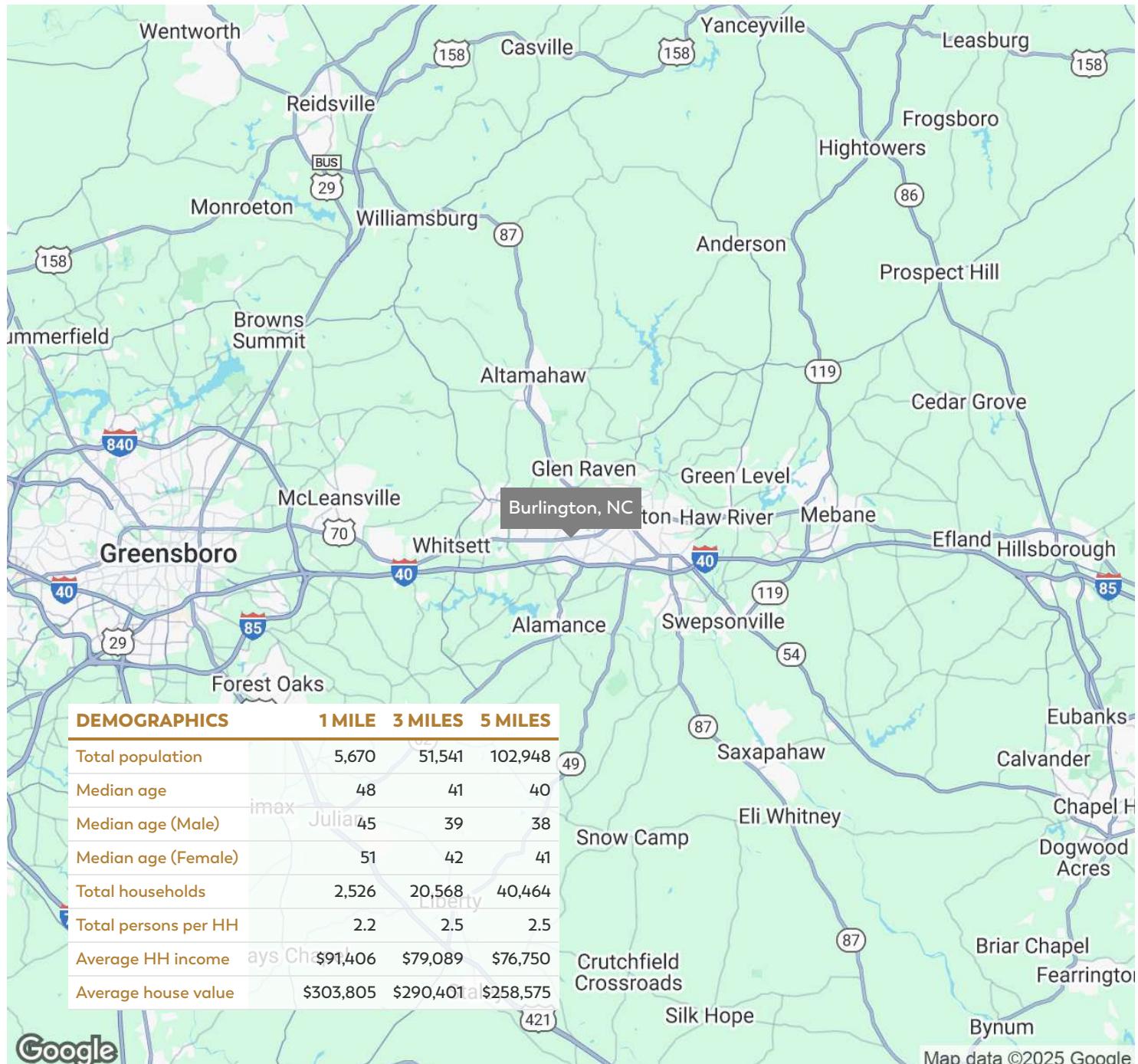
LOCATION INFORMATION

# AERIAL VIEW



## LOCATION INFORMATION

# REGIONAL MAP



# DEMOGRAPHICS



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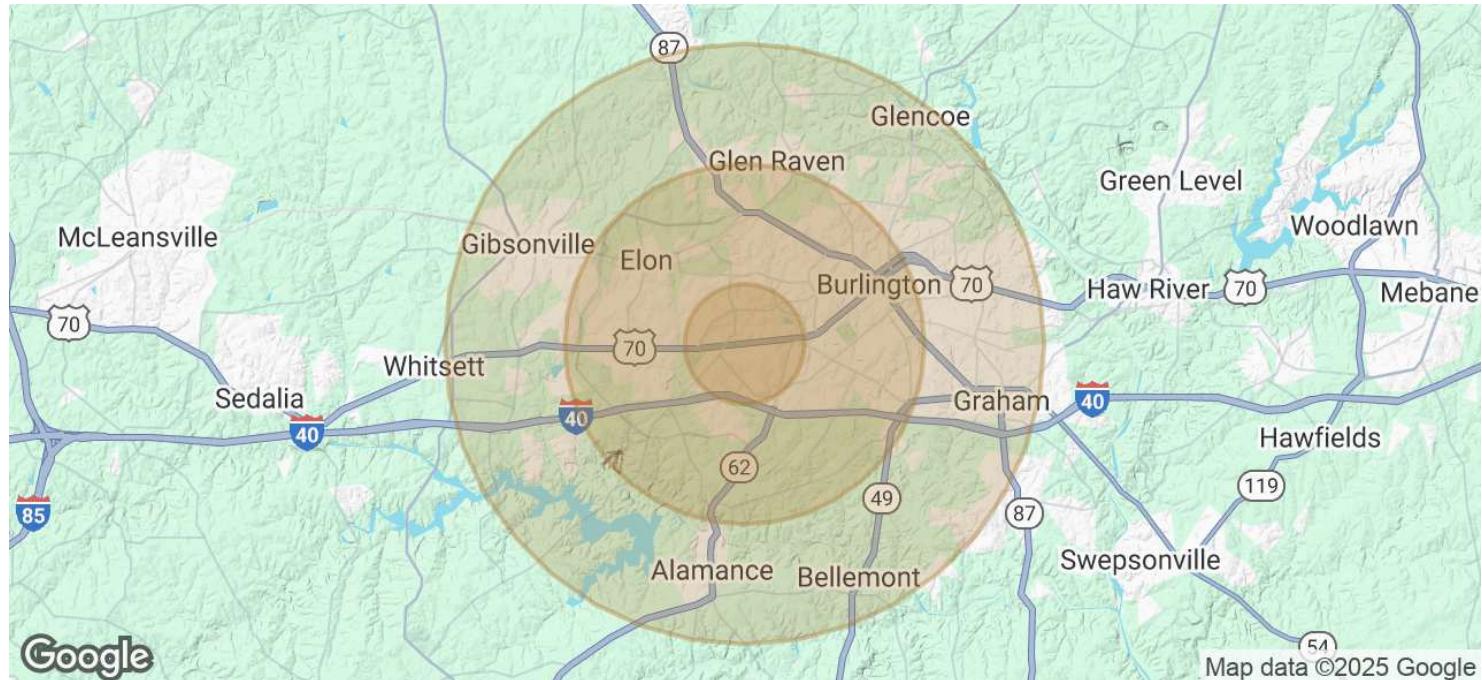
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# DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,670	51,541	102,948
Average Age	48	41	40
Average Age (Male)	45	39	38
Average Age (Female)	51	42	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,526	20,568	40,464
# of Persons per HH	2.2	2.5	2.5
Average HH Income	\$91,406	\$79,089	\$76,750
Average House Value	\$303,805	\$290,401	\$258,575

Demographics data derived from AlphaMap



# ADVISOR BIOS



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# ADVISOR



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## PROFESSIONAL BACKGROUND

Chandler Cox is an Investment Sales Advisor at Vakos Real Estate Services, specializing in the strategic acquisition and disposition of net lease investment properties. Based in Fredericksburg, Virginia Chandler leverages his extensive industry knowledge and client-focused approach to deliver exceptional results for investors across the nation. With an established track record in commercial real estate, Chandler has developed a robust skill set that includes detailed market analysis, transaction management, and client relationship building. His previous roles, including positions at Sands Investment Group, B+E Net Lease, and Tri-Oak Consulting Group, have equipped him with a deep understanding of the net lease market and the tools necessary to navigate complex transactions. Chandler's career is marked by his commitment to providing insightful, data-driven advice and his ability to foster strong relationships with clients. His expertise extends to identifying lucrative investment opportunities and ensuring a seamless transaction process, making him a valuable asset to the Vakos team. A proud alumnus of the University of Alabama, Chandler is enthusiastic about his role in helping clients achieve their investment goals and is always open to inquiries and discussions about real estate opportunities.

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