

**Stabilized NN Investment | 8.78 Cap Rate**  
**Corporate Tenant**      *Offered at \$410,000*



**NAI Piedmont Triad**  
Commercial Real Estate Services, World Wide

**1304 S. SCALES STREET**  
REIDSVILLE, NC

# FINANCIAL & TENANT *summary*

## ANCHOR TENANT OVERVIEW

The lease is with Pledge Financial, a fast-growing multi-state pawn and financial services operator with 30+ retail locations under several established brands, including Riverside Pawn. Pledge Financial continues to expand its footprint and provides strong credit stability for long-term investors.

This property offers predictable income backed by a corporate tenant on a true NN lease, resulting in minimal landlord responsibilities.

## INVESTMENT HIGHLIGHTS

8.78 cap rate with strong in-place cash flow

Corporate-backed NN lease through December 2030

Single-tenant retail building with strong visibility

## PROPERTY DETAILS

Building Size: 2,800 SF

Lot Size: 0.46 acres

Year Built: 1976

Zoning: GB/RD

Freestanding building with on-site parking

Current Rent: \$3,000 per month NN / \$36,000 per year

Rent Rate: \$12.86 per SF

Cap Rate: 8.78

Lease Structure: NN lease

Tenant: Pledge Financial (operating as Riverside Pawn)

Corporate operator with more than 30 pawn and financial service locations across the East Coast

Lease Term: Through December 2030

## PRICING SUMMARY

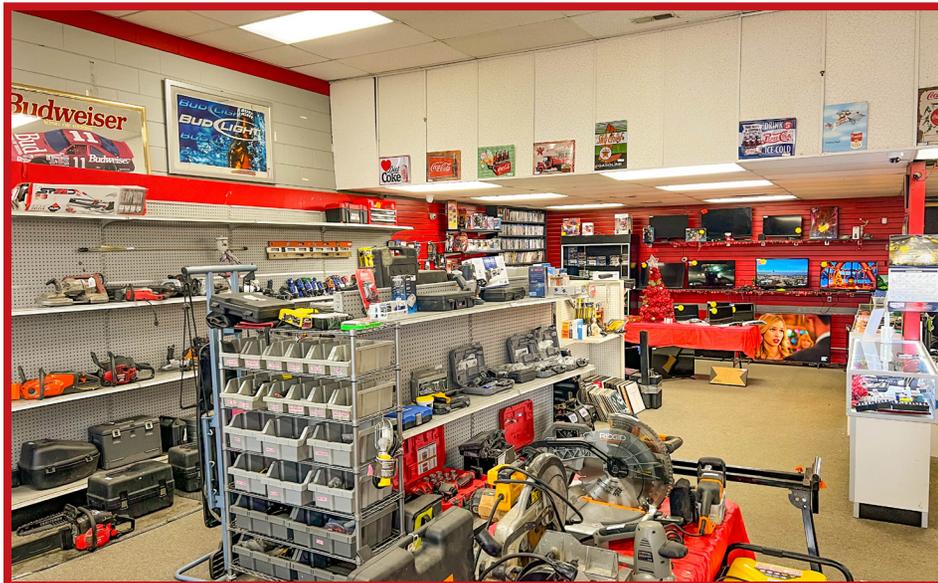
Asking Price: \$410,000

NN leased retail asset with corporate tenant

Strong yield and minimal management burden



# PROPERTY *photos*



# RETAIL *map*

## LOCATION HIGHLIGHTS

Positioned on the active S Scales St commercial corridor

Surrounded by complementary local and regional retailers

Strong visibility and consistent traffic patterns

Convenient access to Highway 87 and Reidsville's core commercial areas



**BROKERAGE  
DEVELOPMENT  
INVESTMENTS**

FOR MORE INFORMATION, CONTACT:

**ROBBIE PERKINS, CCIM, SIOR**  
MARKET PRESIDENT  
336.358.3219  
rperkins@naipt.com

**TAMMY DIXON, CCIM, SIOR**  
SHAREHOLDER & BROKER  
336.358.3239  
tdixon@naipt.com

**BRENDAN RICHARDSON**  
BROKER  
508.244.8708  
brichardson@naipt.com

