



PRICE
\$8,515,000



CAP RATE
6.25%



Subject Property

Gateway Terrace

3219 Watkins Rd | Durham, NC



STABILIZED CENTER WITH DIVERSE TENANT MIX



"A+" RETAIL TRADE AREA



NNN EXPENSE STRUCTURE



RENTAL INCREASES WITH HIGH LIKELIHOOD OF RENEWAL



MATTRESS FIRM RENEWAL AND CREDIT ENHANCEMENT



EXCELLENT DEMOGRAPHICS WITH STRONG GROWTH



RESEARCH TRIANGLE INVESTMENT PROPERTY



STRONG SUBMARKET FUNDAMENTALS



VIEW FULL OFFERING MEMORANDUM



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