



Dewey Property Advisors

PRIME RETAIL INVESTMENT OPPORTUNITY IN BAKERSVILLE, NC OFFERED AT A 7.8% CAP RATE




NNN / FULLY LEASED / RETAIL

395 CRIMSON LAUREL WAY, BAKERSVILLE, NC 28705

Presented By

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395 CRIMSON LAUREL WAY, BAKERSVILLE, NC 28705



PROPERTY INFORMATION



PROPERTY DETAILS & HIGHLIGHTS

Address	395 Crimson Laurel Way, Bakersville NC
Sale Price	\$879,999
Cap Rate	7.8%
Property Status	Fully-Leased
Number of Buildings/Units	2
Total Square Footage	±10,500 SF
Lot Size	1.85 Acres

Two stand alone, occupied buildings on one parcel for Sale at a 7.8% cap rate, in Bakersville, NC. Current tenants include 7,500 SF Dollar General (current term expires July 31, 2028 with 1 remaining renewal option) and 3,000 SF French Broad Electric office building comprising 1,500 SF of finished office and a 1,500 SF basement (on a month-to-month lease). With limited retail development options and minimal competition in the surrounding area, this asset presents a unique opportunity for stable income and future upside.

Market Drivers

Retail Scarcity: Limited availability of retail-appropriate properties and new development opportunities in Bakersville.

Minimal Competition: Sparse competitive retail presence enhances tenant stability and long-term viability.

Essential Tenants: Both tenants serve critical functions in the community, supporting consistent foot traffic and dependable occupancy.

This is a solid, income-producing asset in a supply-constrained market—perfect for investors seeking yield, stability, and the long-term potential of a stable mountain community.



- Rare investment property opportunity in Bakersville, NC
- Total Building Area: ±10,500 SF
- Tenant 1: Dollar General (7,500 SF) – Long-standing national tenant with current lease through July 31, 2028
- Tenant 2: French Broad Electric (3,000 SF) – Local utility office including 1,500 SF of finished office space and 1,500 SF basement, currently on a month-to-month lease
- Cap Rate: 7.8%



ADDITIONAL PHOTOS



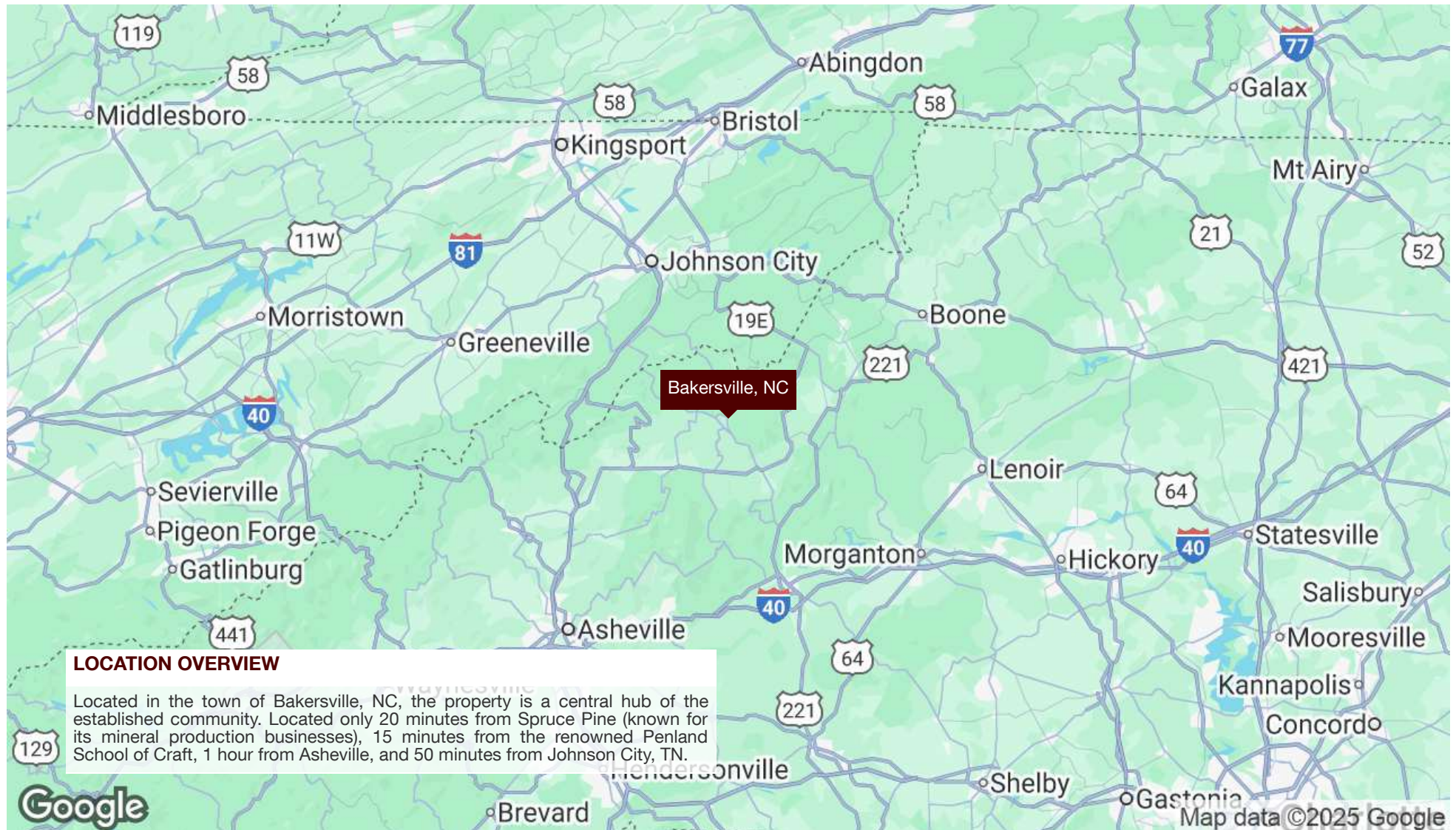
395 CRIMSON LAUREL WAY, BAKERSVILLE, NC 28705



LOCATION INFORMATION



REGIONAL MAP



LOCATION MAP



DEMOGRAPHICS MAP & REPORT

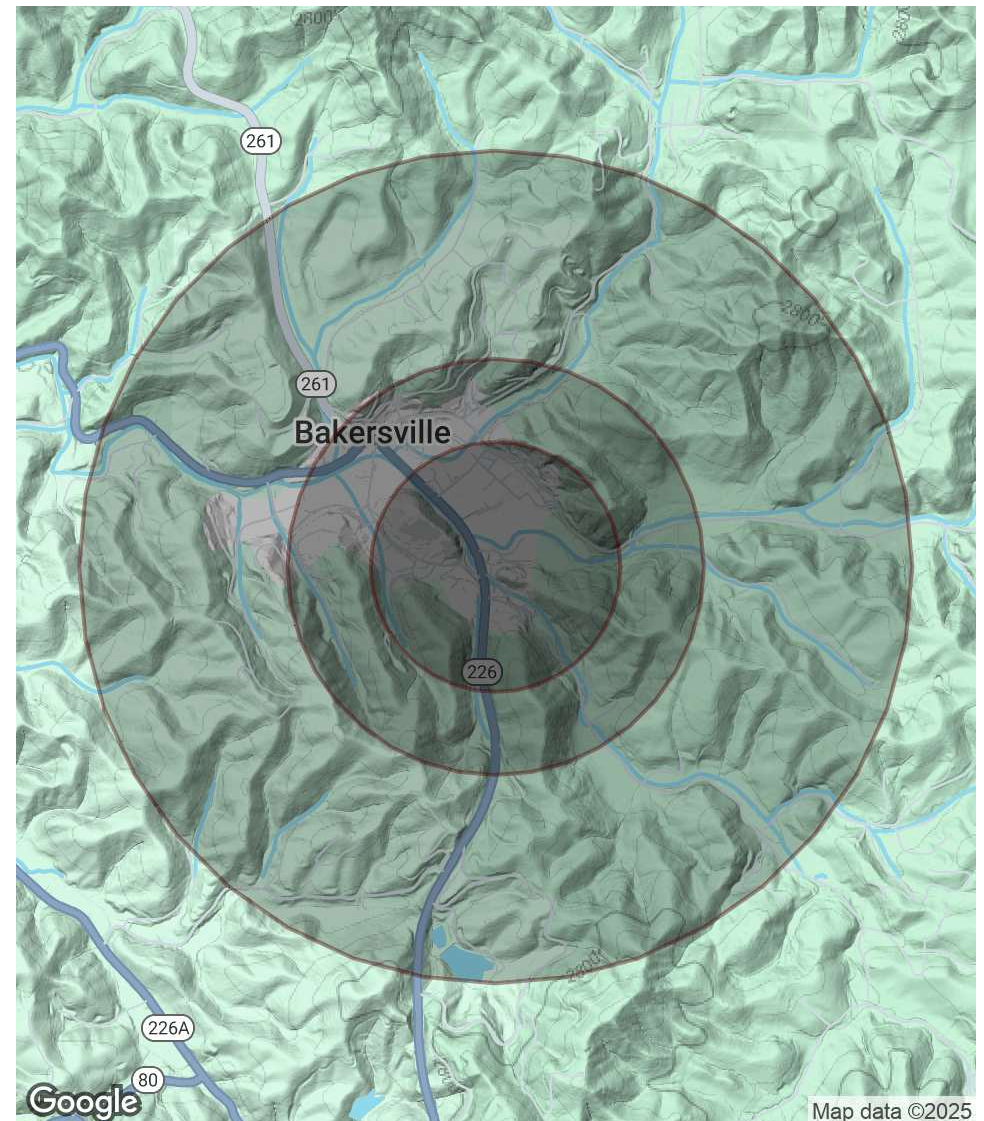
POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	150	357	717
Average Age	48	48	48
Average Age (Male)	47	47	47
Average Age (Female)	49	48	48

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	69	163	327
# of Persons per HH	2.2	2.2	2.2
Average HH Income	\$72,016	\$73,257	\$73,305
Average House Value	\$270,425	\$272,998	\$272,152

Demographics data derived from AlphaMap



ADVISOR BIO

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PROFESSIONAL BACKGROUND

Scott Raines, CCIM has been a commercial real estate broker since 2005 and with DPA since 2012. His areas of focus include land development, site selection and investment sales. Since joining DPA, Scott has completed over 150 transactions totaling over \$100M in volume. Scott holds a number of professional designations including serving as a past President and member of the Carolinas Real Estate Investors Association, and a Certified Commercial Investment Member (CCIM) designation for demonstrating extensive experience in the commercial real estate industry, completing advanced coursework in financial and market analysis and is an active member of ICSC (Innovating Commerce Serving Communities). Scott also has a wealth of experience with creative financing, 1031 Exchange, and Self-Directed IRAs. Additionally, Scott has served locally, regionally and internationally as an active Rotarian since 2008.

MEMBERSHIPS

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