

# SALE

## FRANKLIN STREET PHARMACY

610 E Franklin St. Monroe, NC 28112



### PROPERTY DESCRIPTION

The property has a rich history and has undergone significant transformations over the years, making it a unique and versatile investment opportunity.

### PROPERTY HIGHLIGHTS

- 1,596 SF building with rich historical roots dating back to the 1930s
- Renovations of past 10 years enhance the property's appeal and functionality
- Strategically zoned for commercial use, ideal for retail endeavors
- Fully occupied with a solid tenant boasting a 12+ year history
- Long-term seven-year lease in place, providing stability and consistent income
- Purchased and upfitted by the current pharmacy owner, demonstrating long-term commitment

### OFFERING SUMMARY

Sale Price:	\$350,000
Number of Units:	1
Lot Size:	0.378 Acres
Building Size:	1,596 SF
NOI:	\$28,050.00
Cap Rate:	8.01%

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	384	859	2,480
Total Population	1,030	2,344	7,098
Average HH Income	\$57,250	\$60,516	\$69,255

**Peter Rieke**  
(704) 575-1993

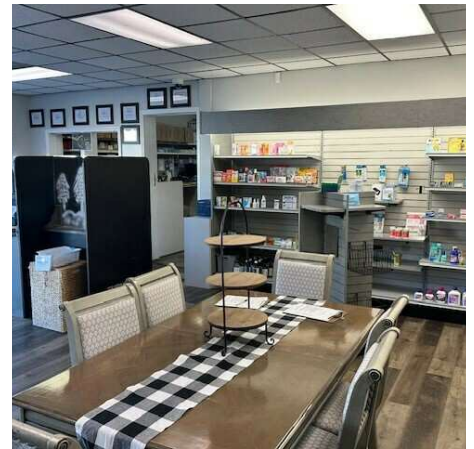


**COLDWELL BANKER**  
**COMMERCIAL**  
REALTY

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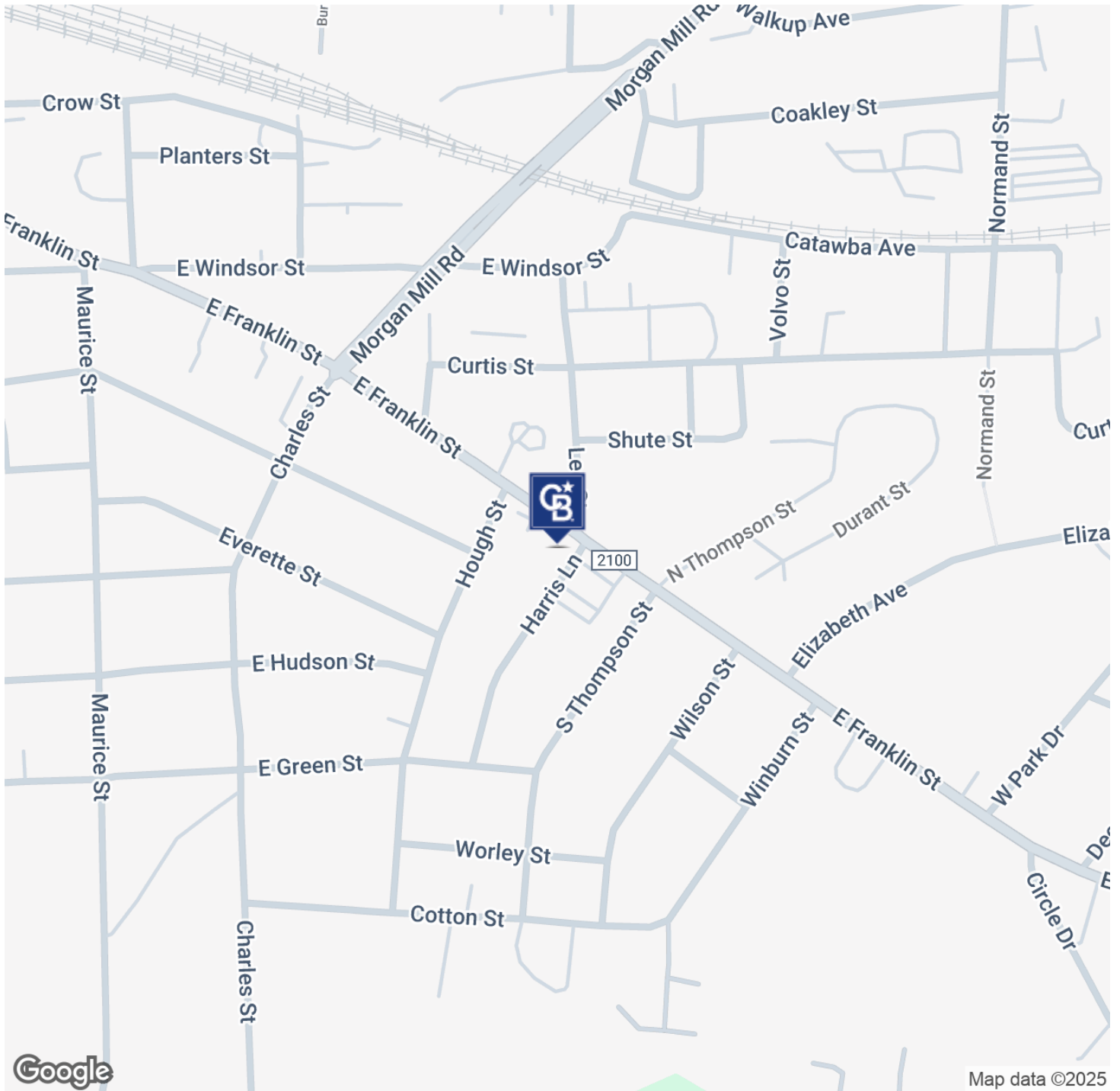


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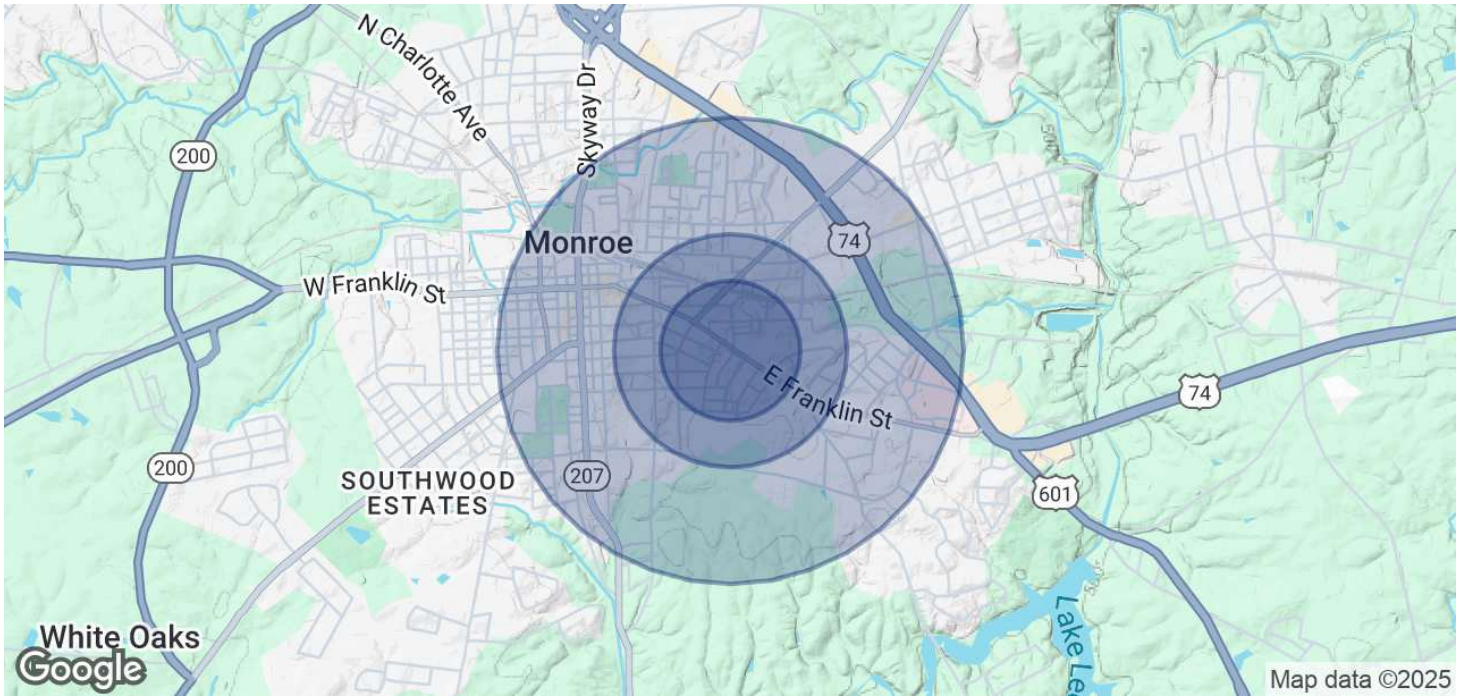


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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,030	2,344	7,098
Average Age	36	36	37
Average Age (Male)	35	35	35
Average Age (Female)	38	38	38
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	384	859	2,480
# of Persons per HH	2.7	2.7	2.9
Average HH Income	\$57,250	\$60,516	\$69,255
Average House Value	\$285,312	\$305,602	\$339,800

Demographics data derived from AlphaMap

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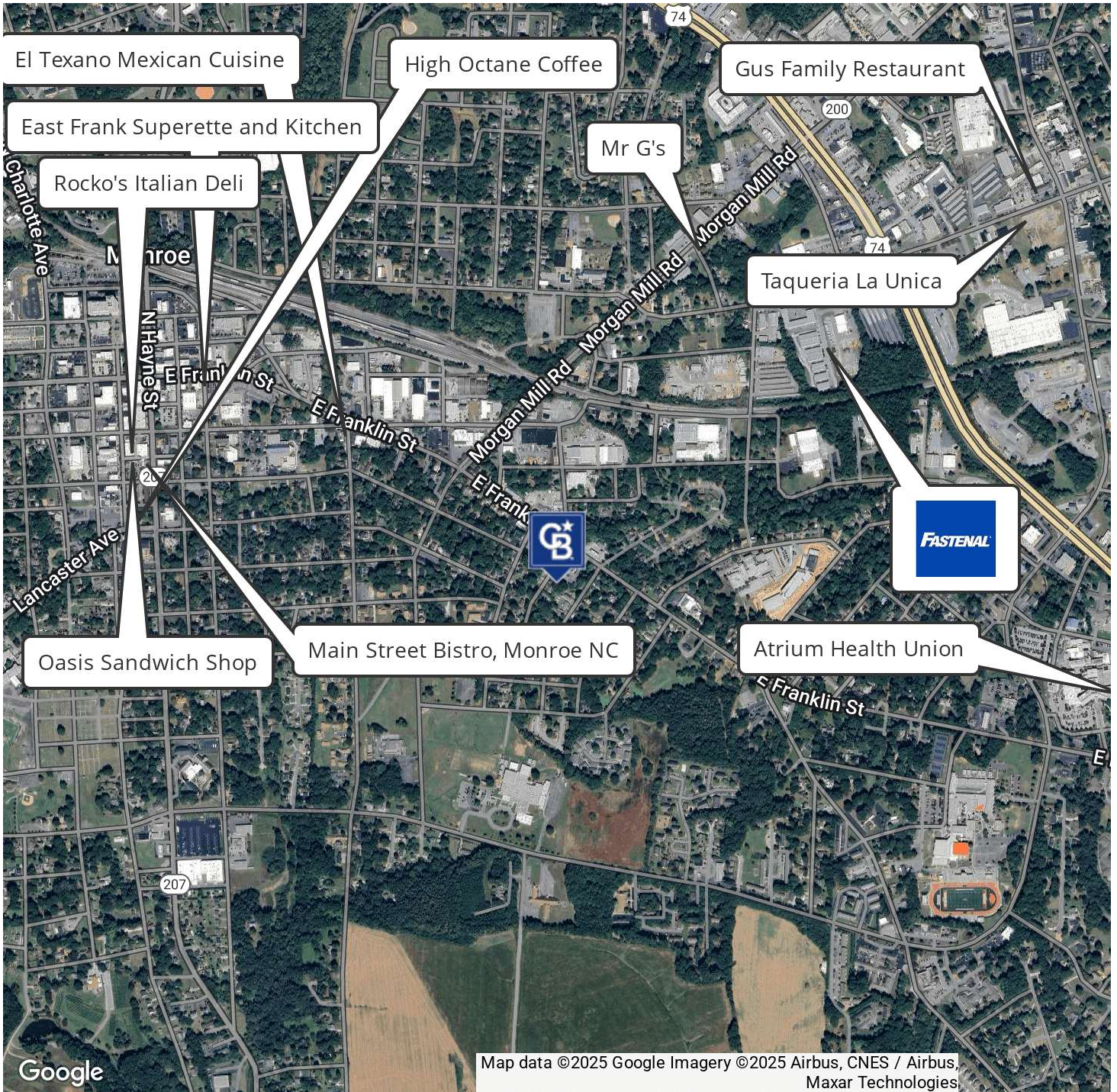


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