



OFFERING SUMMARY

Sale Price:	\$1,065,000
Lot Size:	2 Adjacent Parcels / 0.69 acres
Lease Type:	Single Tenancy / Double Net
Building Size:	4,175 sf
Price / SF:	\$255/sf
Cap Rate:	7.45%
NOI:	\$79,325

PROPERTY OVERVIEW

Maverick Partners is pleased to present an exceptional investment opportunity at this prime retail location in Roanoke Rapids, NC. The property offers a 4,125 SF free-standing building with 100% occupancy, ideal for a retail investor seeking a high-traffic location. Built in 2001 and zoned B-3, this well-maintained property presents a single retail unit, providing a seamless investment opportunity with an established tenant. With its strategic location in the bustling Roanoke Rapids area, investors can capitalize on the area's growth potential and the property's promising rental income.

PROPERTY HIGHLIGHTS

- Building leased to Eye Care Center through 8/14/2032, with one 5-year renewal option remaining.
- Two adjacent land parcels; 0.69 acres; Zoned B-3; to be sold as package; cannot be sold individually.
- Building Parcel: #0902866; PIN 3998-16-93-7057; Acres 0.3673;
- Land Parcel: #0903244; PIN 3998-16-92-7947; Acres 0.3271;

EYE CARE CENTER / NET LEASE INVESTMENT

106 Long Cir, Roanoke Rapids, NC 27870



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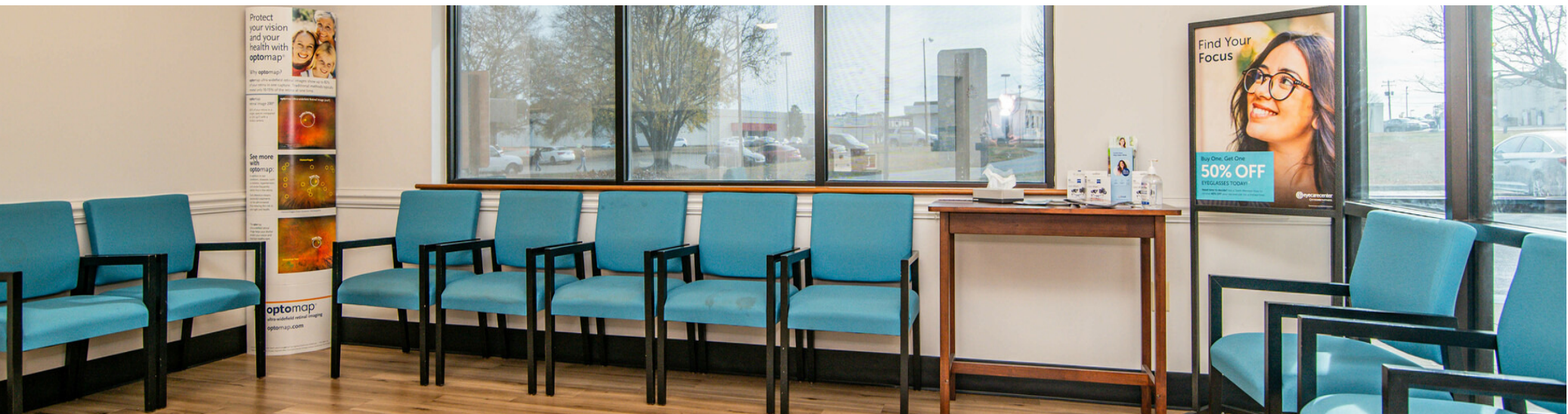
106 Long Cir, Roanoke Rapids, NC 27870

Address	106 Long Circle
City, State, Zip	Roanoke Rapids, NC 27870
Tenant	Eye Care Center / Eye Care Partners
Building Size	4,175 SF
Land Size	0.69 Acres (2 adjacent parcels)
Parking	24 Spaces
Lease Type	Single Tenancy / Double Net
Expiration Date	August 14, 2032 (approximately 7 yrs)
Current Base Rent	\$79,325 Per Year
Rent PSF	\$19.00/sf (Years 1-5) \$19.95/sf (Years 6-7)
Option	5-Year option to renew at \$19.95/sf (Years 1-3) and \$20.95/sf (Years 4-5)
Landlord Responsibilities	Roof, Structure, HVAC Replacement, Parking Lot
Cap Rate	7.45%
Asking Price	\$1,065,000 (\$255/sf)



- Founded in Rocky Mount in 1954, the Eye Care Center brand grew to nearly 40 locations throughout North Carolina. It is now part of Eye Care Partners, a national network of eye care professionals.
- Services: Offers comprehensive eye exams, preventative care, and treatment for a range of conditions, including glaucoma, cataracts, and diabetic retinopathy. They also handle ocular emergencies.
- Eyewear: Provides optical services, including a wide variety of eyeglass frames and contact lenses.
- Technology: Uses advanced diagnostic technology and offers convenient services like remote eye exams.





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LOCATION DESCRIPTION

The asset is located in the vibrant community of Roanoke Rapids, NC. Situated near the picturesque Roanoke River, the location offers tranquil views and outdoor recreation opportunities. The area boasts a thriving business scene, with the nearby commerce and retail hub providing ample amenities for professionals.

The economy of Roanoke Rapids, NC, once centered on textiles, has shifted toward manufacturing, healthcare, and retail. The community has developed as a "micropolitan" area, serving as a regional trade hub for Halifax and Northampton Counties. The largest employers are concentrated in manufacturing, healthcare and social assistance, and retail trade.

Affordable cost of living: The city is considered to be one of the more affordable areas in North Carolina. Housing costs are notably lower than the national average; median home value of \$129,400; median household rent of \$548.

Community feel: Roanoke Rapids offers a sparse, suburban feel with many local parks and a significant portion of residents renting their homes.

Outdoor recreation: For those who enjoy the outdoors, the area offers the Roanoke Canal and its walking trail, along with access to the Roanoke River.

Cultural attractions: The historic district and the Roanoke Canal Museum offer glimpses into the area's history. The Weldon Mills Theatre also hosts various live music events.

Investors will appreciate the area's potential for business growth and the appealing lifestyle it offers to employees and tenants.

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