

SATTERFIELD LANDING SHOPPING CENTER

2210 S CROATAN HIGHWAY

Nags Head, North Carolina 27959



100% LEASED - 49,897 SF RETAIL INVESTMENT OPPORTUNITY | \$7,650,000 | 7.24% CAP | RATE

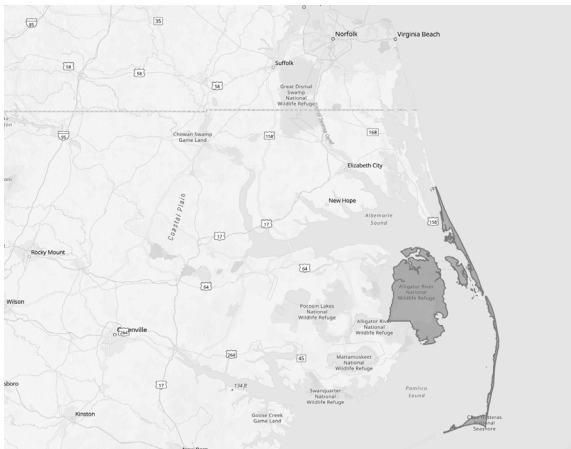
▶ STRONG PERFORMING TJ MAXX - OPERATING AT A 2.28% OCCUPANCY COST

▶ ONLY STAPLES LOCATION IN THE OUTER BANKS/DARE COUNTY—LONG-TERM TENANT SINCE 2006

EXECUTIVE SUMMARY

Cushman & Wakefield | Thalhimier is pleased to exclusively offer for sale Satterfield Landing Shopping Center (the "Property"), a 100% leased, 49,897 square foot retail center in Nags Head, North Carolina, a popular tourist destination which attracts more than 7 million annual visitors. The Property, located within the Hampton Roads MSA, benefits from a national tenant roster including Staples and T.J. Maxx, which comprise over 84% of the total income.

The Property is located along the main commercial corridor of the Outer Banks at the signalized intersection of S. Croatan Highway and W. Satterfield Landing Road. This location has direct exposure to over 36,800 vehicles per day and easy access to all of the retail and tourist amenities of Nags Head. With strong national tenants with verified strong sales in an irreplaceable location with minimal landlord responsibilities, Satterfield Landing Shopping Center positions itself as a great investment for the right purchaser.



PROPERTY NAME / ADDRESS
Satterfield Landing Shopping Center
2210 S Croatan Hwy | Nags Head, NC

TOTAL GLA
49,897 SF

OCCUPANCY
100%

YEAR BUILT | RENOVATED
1984 | 2012

SITE SIZE
± 6.22 Acres

NO. TENANTS
Four (4)

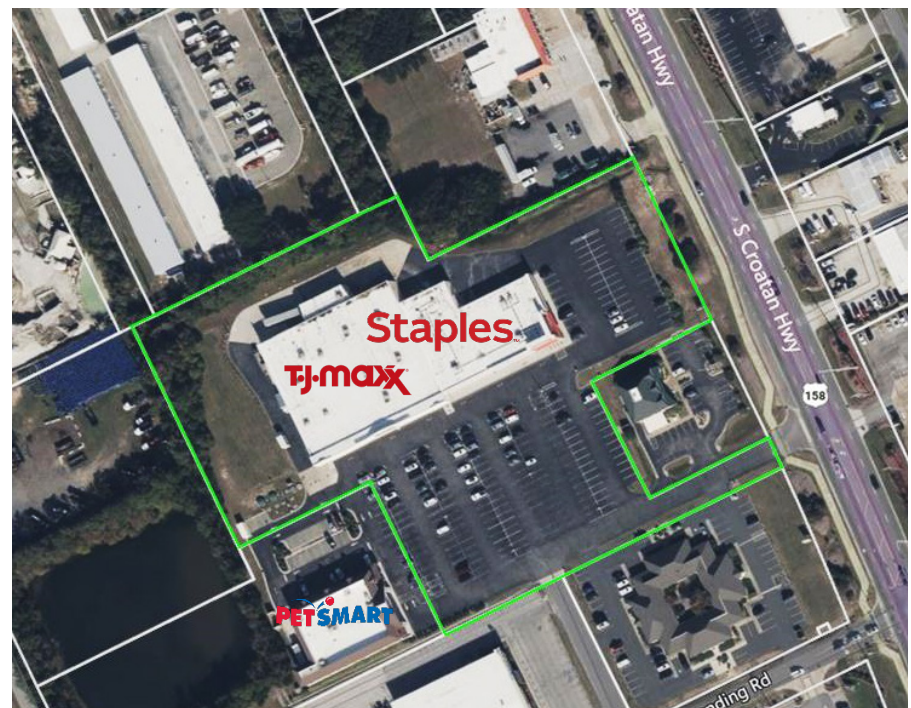
WTD. AVG. LEASE TERM
2.04 Years

PARKING
230 spaces (5.49 per 1,000 SF)

YEAR 1 NOI
\$554,194

SALE PRICE
\$7,650,000

CAP RATE
7.24%





Investment Advisors

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