

MyEyeDr. Net Lease Investment

Price Reduction!

ASK PRICE:	CAP RATE:
\$1,142,713	7.25%
\$1,104,622	7.50%

714 Highway Street
Madison, NC 27025



Affiliated Business Disclosure & Confidentiality Agreement

CBRE, Inc. operates within a global family of companies with many subsidiaries and related entities (each an “Affiliate”) engaging in a broad range of commercial real estate businesses including, but not limited to, brokerage services, property and facilities management, valuation, investment fund management and development. At times different Affiliates, including CBRE Global Investors, Inc. or Trammell Crow Company, may have or represent clients who have competing interests in the same transaction. For example, Affiliates or their clients may have or express an interest in the property described in this Memorandum (the “Property”), and may be the successful bidder for the Property. Your receipt of this Memorandum constitutes your acknowledgement of that possibility and your agreement that neither CBRE, Inc. nor any Affiliate has an obligation to disclose to you such Affiliates’ interest or involvement in the sale or purchase of the Property. In all instances, however, CBRE, Inc. and its Affiliates will act in the best interest of their respective client(s), at arms’ length, not in concert, or in a manner detrimental to any third party. CBRE, Inc. and its Affiliates will conduct their respective businesses in a manner consistent with the law and all fiduciary duties owed to their respective client(s).

Your receipt of this Memorandum constitutes your acknowledgement that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property (“Owner”) or CBRE, Inc., and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE, Inc.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE, Inc.

Disclaimer

© 2024 CBRE, Inc. The information contained in this document has been obtained from sources believed reliable. While CBRE, Inc. does not doubt its accuracy, CBRE, Inc. has not verified it and makes no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and

This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented “as is” without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property’s suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

Table of Contents

- 04 Investment Summary
- 06 Location Overview
- 10 Local Market Overview



Contact Us

Joe Graham, CCIM
Executive Vice President
+1 919 831 8196
joe.graham@cbre.com

Ed Pulliam
Executive Vice President
+1 919 831 8237
ed.pulliam@cbre.com

Investment Summary

01

Investment Summary

CBRE is pleased to present the MyEyeDr. net lease offering in Madison, North Carolina. The offering represents the opportunity to purchase a freestanding building approximately 30 miles northeast of Winston-Salem and 33 miles northwest of Greensboro, NC.

Address	714 Highway Street Madison, NC 27025
Tenant	My Eye Dr. Optometry of North Carolina, PLLC
Building Size	3,988 SF
Land Size	1.13 Ac
Lease Type	Double Net (Roof, Structure, and Annual HVAC over \$1,500)
Expiration Date	12/31/2028
Current Base Rent	\$82,846.66 *Rent as of January 1, 2024
Rent PSF	\$20.57
Option	One 5-Year Option Remaining
Escalations	1% Annually Starting January 2024 (Including Options)
NEW Cap Rate	7.50%
REDUCED Asking Price	\$1,104,622



Investment Highlights

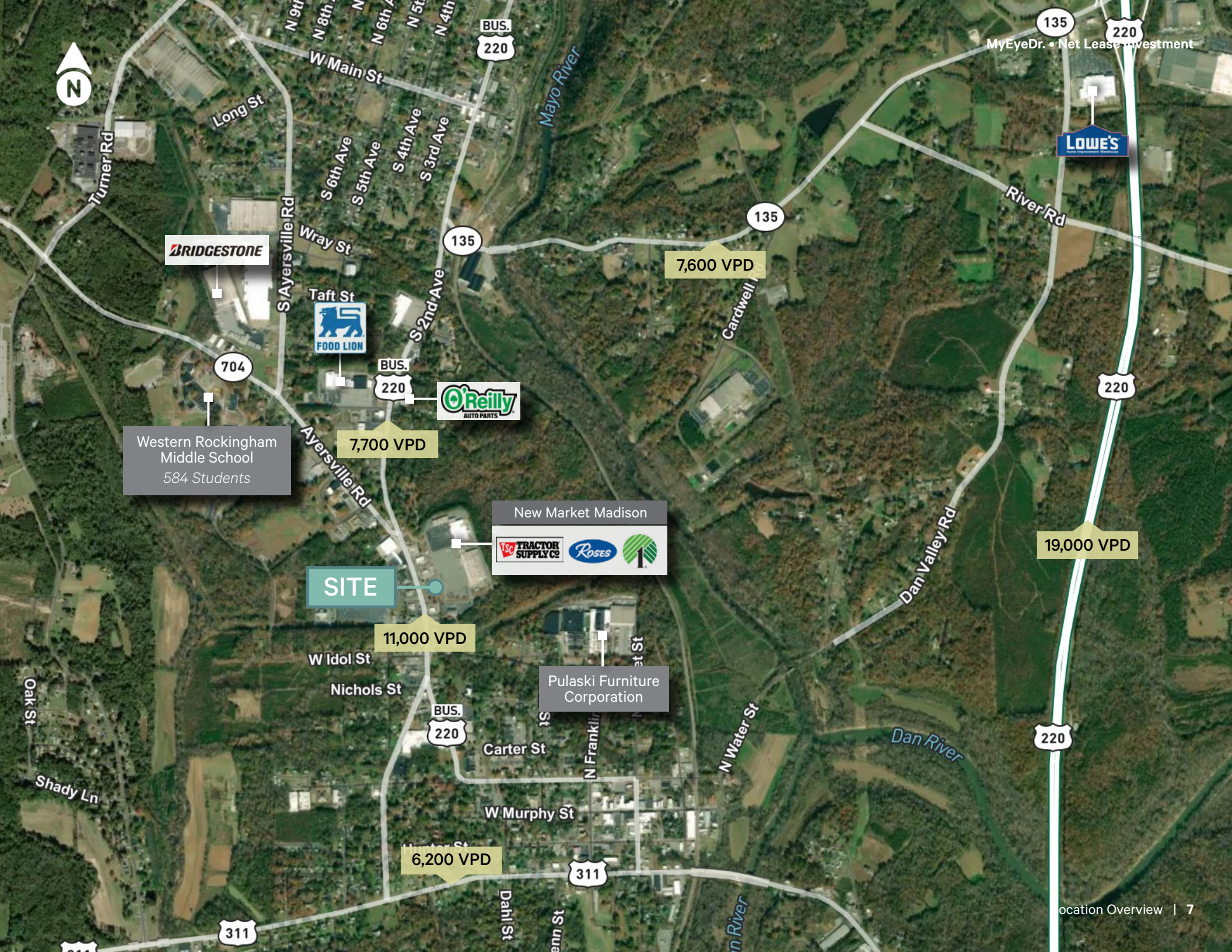
- + Positioned as an outparcel to New Market Madison Shopping Center, anchored by Rose's and Tractor Supply Co.
- + Excellent visibility and access from Highway Street (11,000 VPD)
- + Nearby retailers include Food Lion, Walmart, Lowe's Home Improvement, and Harbor Freight Tools, CVS, and Dollar Tree

Tenant Highlights

- + Founded in 2001, MyEyeDr. now has over 500 vision care centers across the country
- + The brand offers an all-inclusive eye health experience, providing optometry services along with a comprehensive and extensive selection of glasses and frames
- + Capital Vision Services, headquartered in Vienna, Virginia, manages independently owned MyEyeDr. locations
- + MyEyeDr. continues to expand its footprint, opening new clinics and acquiring existing practices
- + The brand is committed to local communities by actively engaging with members through initiatives like free eye screenings, educational programs, and charitable partnerships
- + Operated as Doctor's Vision Center since June 1, 2012; My Eye Dr. Optometry of North Carolina, PLLC took over the lease in January 2014, showing its long-term commitment to the site

Location Overview

02



135

220

MyEyeDr. • Net Lease Investment



River Rd

135

7,600 VPD

Cardwell

220

135



7,700 VPD

Western Rockingham Middle School
584 Students



New Market Madison



19,000 VPD

Dan Valley Rd

SITE

11,000 VPD

Pulaski Furniture Corporation

220

BUS. 220

W Idol St

Nichols St

Carter St

311

6,200 VPD

W Murphy St

Dan River

N Water St

311

Dahl St

enn St

n River



Demographic Snapshot

2023 Demographics	3 MILES	5 MILES	7 MILES
Estimated Population (2023)	7,017	12,220	19,302
Population Growth (2020-2023)	-0.09%	-0.27%	-0.35%
Projected Population (2028)	6,832	11,908	18,893
Estimated Households (2023)	3,268	5,388	8,301
Compound Annual Household Growth (2020-2023)	-0.22%	-0.22%	-0.14%
Projected Households (2028)	3,229	5,326	8,243
Estimated Average Household Income (2023)	\$61,197	\$63,717	\$68,503
Projected Average Household Income (2028)	\$71,983	\$74,588	\$80,420



Local Market Overview

03

Greensboro-High Point MSA Overview

The Greensboro-High Point Metropolitan Statistical Area (MSA) is a thriving region located in the heart of North Carolina. With a population exceeding 1 million, the MSA is a hub of economic activity and offers a diverse range of opportunities for residents and businesses alike.

One of the significant drivers of traffic in the Greensboro-High Point MSA is its strategic location at the intersection of several major transportation routes. The region benefits from its proximity to Interstates 40, 73, and 85, which facilitate the movement of goods and people throughout the area and beyond. The Piedmont Triad International Airport serves as a major aviation hub, providing convenient access for both domestic and international travel.

Several factors have contributed to the MSA's status as a favorable destination for businesses. The presence of renowned educational institutions like the University of North Carolina at Greensboro and High Point University provides a skilled workforce and fosters innovation through research and development initiatives. The MSA also boasts a pro-business environment with supportive government policies, low taxes, and access to various incentives, attracting companies seeking to expand or relocate.

The Greensboro-High Point MSA's major industries encompass manufacturing, healthcare, education, logistics, and information technology. Manufacturing plays a vital role in the region's economy, with a focus on sectors such as aerospace, automotive, textiles, and furniture. The healthcare industry is well-developed, supported by several prominent medical centers and research institutions that offer cutting-edge healthcare services and contribute to medical advancements. The MSA's educational institutions drive innovation and serve as economic engines, while the logistics sector benefits from the region's excellent transportation infrastructure.



Downtown Greensboro, NC



Downtown High Point, NC



Contact Us

Joe Graham, CCIM

Executive Vice President

+1 919 831 8196

joe.graham@cbre.com

Ed Pulliam

Executive Vice President

+1 919 831 8237

ed.pulliam@cbre.com

© 2024 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.