

INVESTMENT FOR SALE

8302 BELEWS CREEK ROAD, STOKESDALE, NC 27537

8.0%
CAP RATE

\$1,325,400
PRICE

DOLLAR GENERAL

Village Pizza

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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
RALEIGH • DURHAM • WILMINGTON

SUBJECT PROPERTY

SALE DESCRIPTION

Lee & Associates is pleased to present 8302 Belews Creek Road, a stabilized multi-tenant retail investment opportunity located in Stokesdale, North Carolina. The property is anchored by Dollar General, which occupies 10,675 square feet of the building and serves as the primary daily-needs retailer for the surrounding community. Village Pizza occupies 1,575 square feet, providing complementary local food service traffic, and the site also includes a SECU ATM located within the parking lot, further enhancing customer draw and convenience.

Dollar General has two remaining five-year renewal options, providing continued income stability and long-term tenancy potential. The asset generates a current NOI of \$106,032 and is being offered at a 8.0% cap rate, equating to an asking price of \$1,325,400. This offering presents investors with a secure, necessity-based retail investment supported by strong regional access and steady residential growth throughout the northwest Guilford County trade area.

LOCATION

Strategically positioned in northern Guilford County within the growing community of Stokesdale, NC, the property offers convenient access to NC Highway 65 and is just minutes from US-158 and NC-68, providing direct connectivity to major corridors including I-73 and I-840. Its location places it approximately 15 minutes from Greensboro and Kernersville and about 25 minutes from Winston-Salem, giving it strong access to the entire Triad region. The site is supported by thousands of nearby rooftops within a short drive, with continued residential growth and new subdivisions expanding throughout northwest Guilford County, creating steady demand for daily needs retail in the immediate trade area.

\$1,325,400
PRICE

8.0%
CAP RATE

\$106,032
NOI



TRAFFIC COUNTS

6,600 VPD on US Hwy 158
4,500 VPD on Belews Creek Rd

Source: 2024 NC DOT

INVESTMENT FOR SALE | 8302 BELEWS CREEK ROAD | STOKESDALE, NC 27537

INVESTMENT OVERVIEW

ADDRESS	8302 Belews Creek Road Stokesdale, NC 27537
BUILDING SIZE	12,496 SF
PROPERTY TYPE	Multi-tenant retail building
ACREAGE	7.79 Acres
YEAR BUILT	2007
EXPENSES (PAST 3 YEAR AVG)	\$18,941
NOI	\$106,032
CAP RATE	8.0%

EXPENSES BREAKDOWN

REPAIRS	\$1,500
ELECTRIC	\$3,110
MAINTENANCE	\$456
PLUMBING	\$2,286
SNOW REMOVAL	\$2,000
LANDSCAPING	\$4,800
INSURANCE	\$4,789
PROPERTY TAXES	\$11,644



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TENANT OVERVIEW



DOLLAR GENERAL

Building Size	10,675 SF
Lease Expiration	March 31, 2028
Annual Base Rent	\$89,712, NNN \$445/month (\$5,340) towards CAM Pays pro-rata share of taxes & insurance (87.75%)
Options	(2) 5 Year Options: Option 1- Base rent: \$98,668 + \$467/mo (\$5,604) towards CAM Option #2 Base Rent - \$108,552 + \$490/mo (\$5,880) towards CAM

VILLAGE OF PIZZA

Building Size	1,489 SF
Lease Expiration	September 30, 2029
Annual Base Rent	\$21,446.20
Options	None

STATE EMPLOYEES CREDIT UNION ATM

Building Size	Pad/ATM
Lease Expiration	December 31, 2027
Annual Base Rent	\$5,700
Options	(1) 3 Year Option at \$500/mo

DEMOGRAPHICS

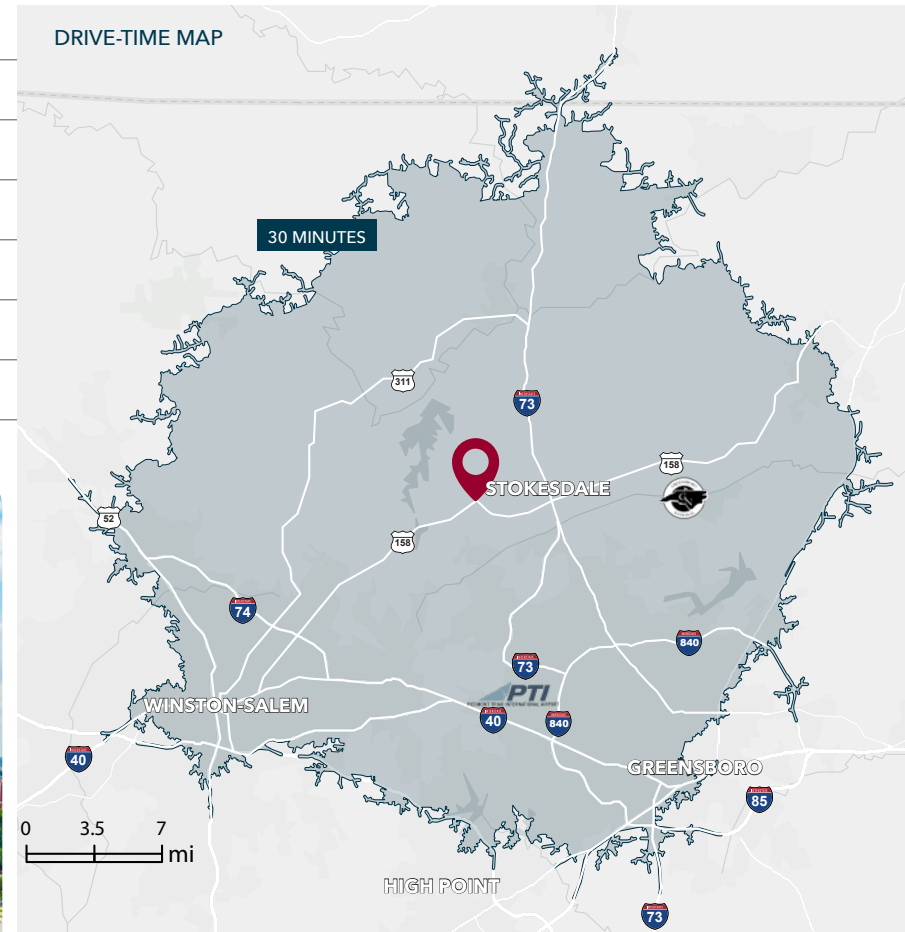
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Population (2026)	8,395	19,803	37,150
Total Daytime Population	6,868	14,867	28,133
Median Age	42.2	43.8	44.6
Average Household Income	\$147,868	\$151,389	\$148,933
Average Home Value	\$413,928	\$459,055	\$470,624
# of Employees	1,167	2,555	5,343



#2
County for
Manufacturing in NC
(Guilford County)

#1 TOP STATE
for Business
(North Carolina)

TOP 10
County in the Southeast for
Manufacturing
(Guilford County)



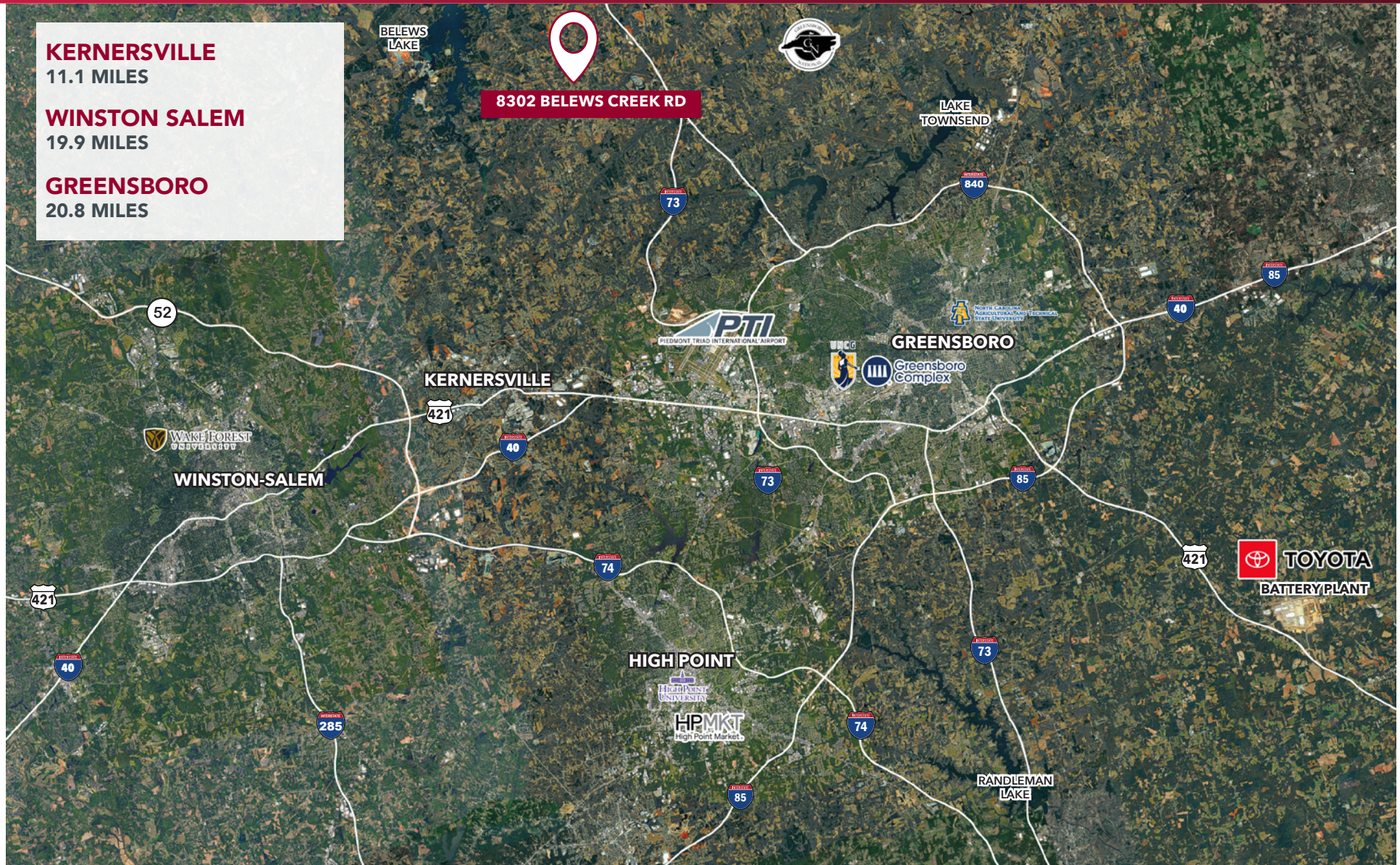
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AREA OVERVIEW



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REGIONAL OVERVIEW



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