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**PICKETT
SPROUSE**

COMMERCIAL
REAL ESTATE

Single-Tenant Investment Opportunity

200 West Weaver St, Carrboro, NC



Investment Opportunity

Pickett Sprouse Commercial Real Estate

Property Overview

Excellent single-tenant investment opportunity in downtown Carrboro, one of the area's most highly desirable locations. Buildings like this rarely come up for sale in Carrboro. The 4,913 SF building sits on a 0.35-acre lot with ample parking and was fully renovated in 2014.

Leased to a strong national tenant, this asset offers an annual rent of \$122,600 with a 6.5% CAP rate, making it an attractive investment in a well-maintained, strategically located property.

ACREAGE	±0.35 Acres
SQUARE FOOTAGE	±4,913
COUNTY	Orange
TENANT	AEG Vision / AEG NC, LLC
LEASE TERM	5-year with two 3-year renewal options
ANNUAL RENT	\$122,600
PRICE	\$1,890,000 6.5% CAP rate
RENOVATIONS	Renovated in 2014 New Roof in 2021 One 1-year old HVAC unit Two 10-year old HVAC units

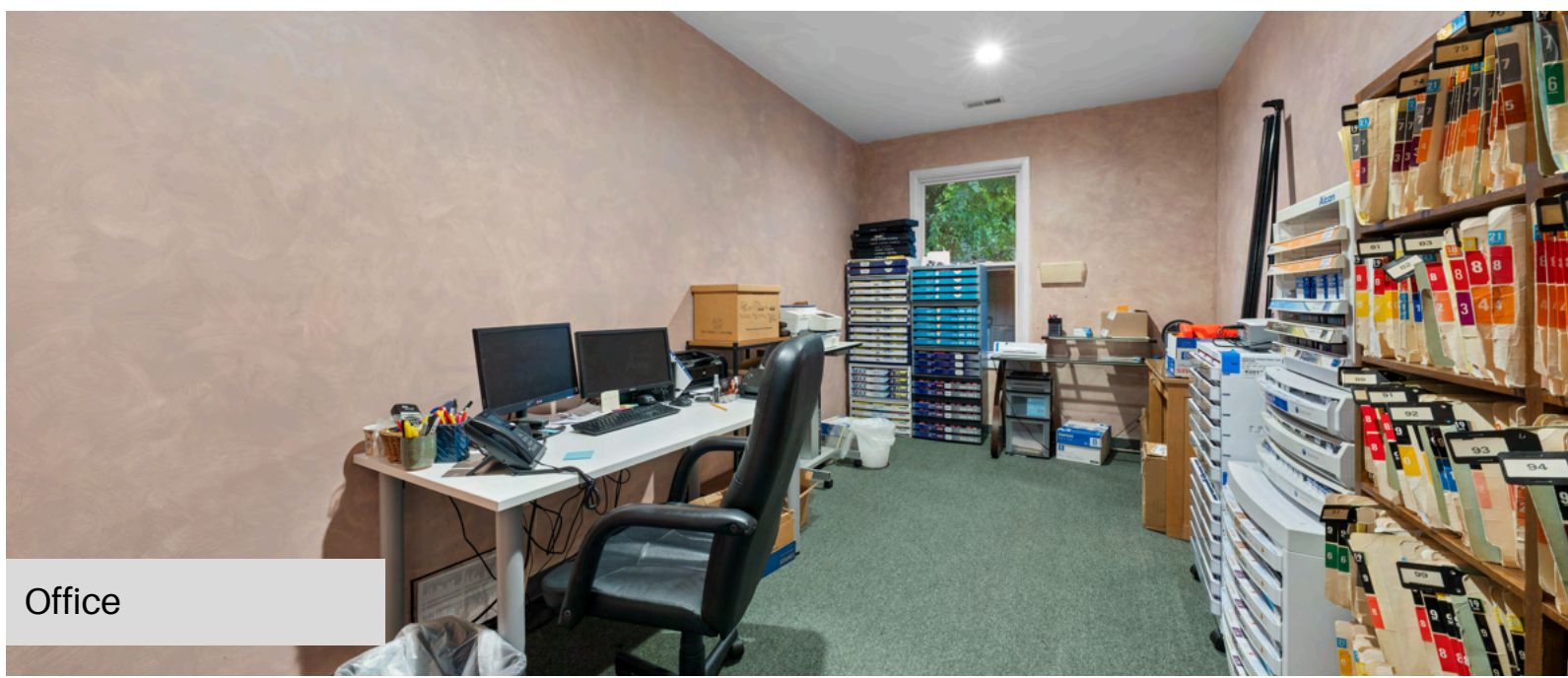




Optical Showroom

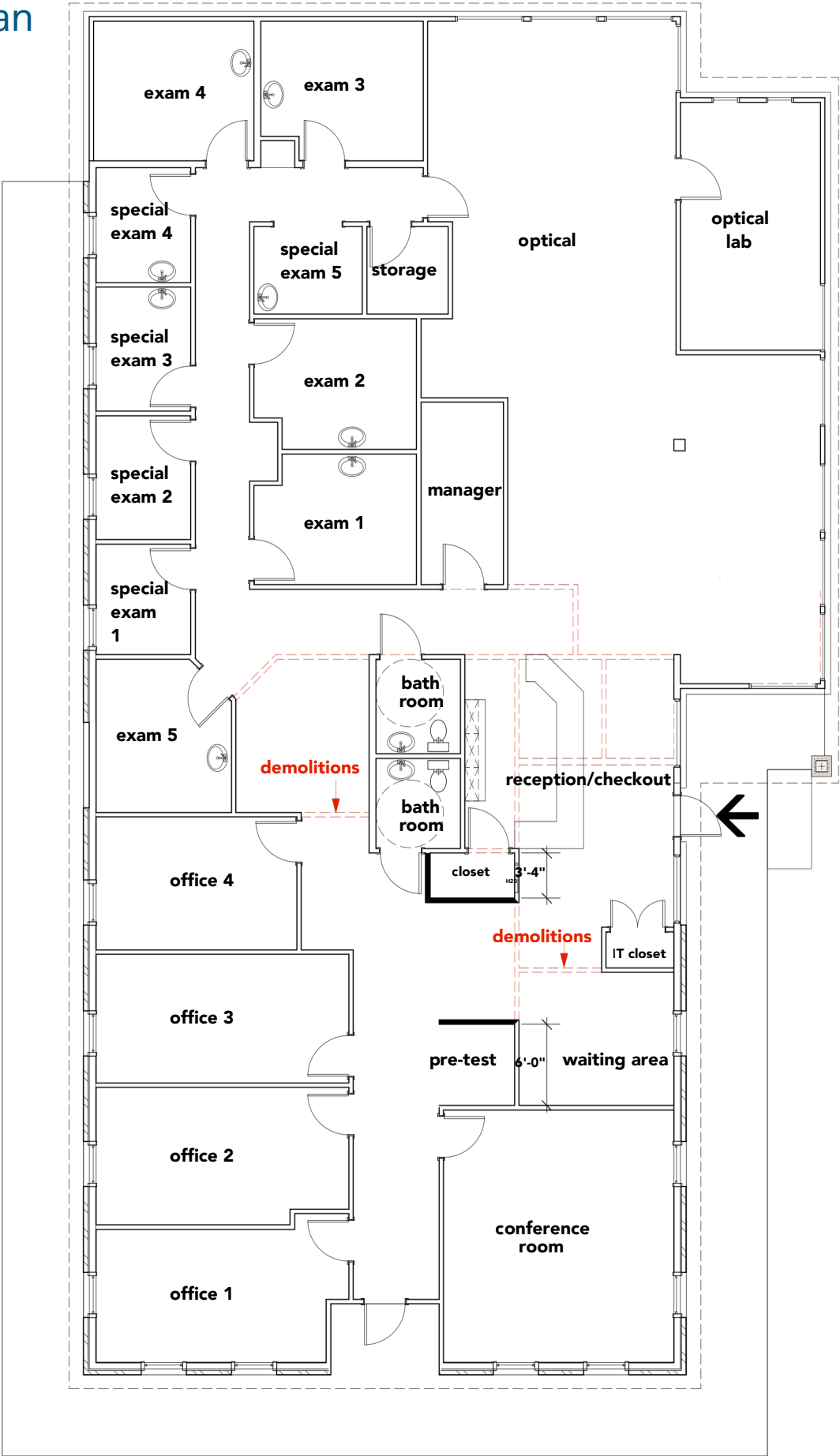


Exam Room



Office

Floorplan





Main Street

Cat's Cradle



Carr Mill Mall

SUBJECT

Weaver Street

