

# CROSSROADS PLAZA

ROCKY MOUNT, NORTH CAROLINA



<b>PRICE:</b>	<b>\$6,000,000</b>	IN-PLACE NOI:	\$567,719
CAP RATE:	9.46%	NET RENTABLE AREA:	±171,460 sq.ft.
BUILDING PRICE / SF:	\$35.00	TOTAL LAND AREA:	±24.18 acres
CURRENT OCCUPANCY:	66%	MAJOR TENANT:	Aegis (SuperValu)

- Community center well positioned for redevelopment & priced substantially below replacement cost.
- Retail development has exploded in Rocky Mount during the past 15 years as many new retail tenants entered the market—which contains well over 2.5 million square feet of retail space.
- Rocky Mount is located 53 miles east of Raleigh & serves a population of approximately 300,000 from northeastern North Carolina. Due to the critical mass of retail, people no longer have to travel through Rocky Mount to Raleigh in order to choose from a wide selection of retail goods & services.
- Retail trade-area vacancy rate of 5.53% disregarding two anchor vacancies.
- Traffic count of 17,000 on US 64—which exceeds volumes at area Wal-Mart Super Center & Target.
- Create significant value by repositioning the anchor tenancy and leasing the remaining vacant space.

**FOR A CONFIDENTIAL OFFERING MEMORANDUM,  
PLEASE CALL JEREMY GOLDSTEIN OR JOHN MENKES AT (828) 281-4024.**