



CONCORD PROPERTIES

Exclusive Offer
11804 Galaxy Drive
Wake Forest, NC



Millie McArdle
704.405.9400 ext 2
milliemcardle@cp-nc.com
www.concordproperties.com

For Sale



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1338 Harding Place, Suite 100, Charlotte, NC 28204

For Sale

11804 Galaxy Drive

Wake Forest, NC

Investment Highlights

Price:	\$2,260,000
Building Size:	4,500 square feet
CAP Rate:	8.75%
Year Built:	2009
Property Size:	1.54+/- acres
NOI Current:	\$198,000

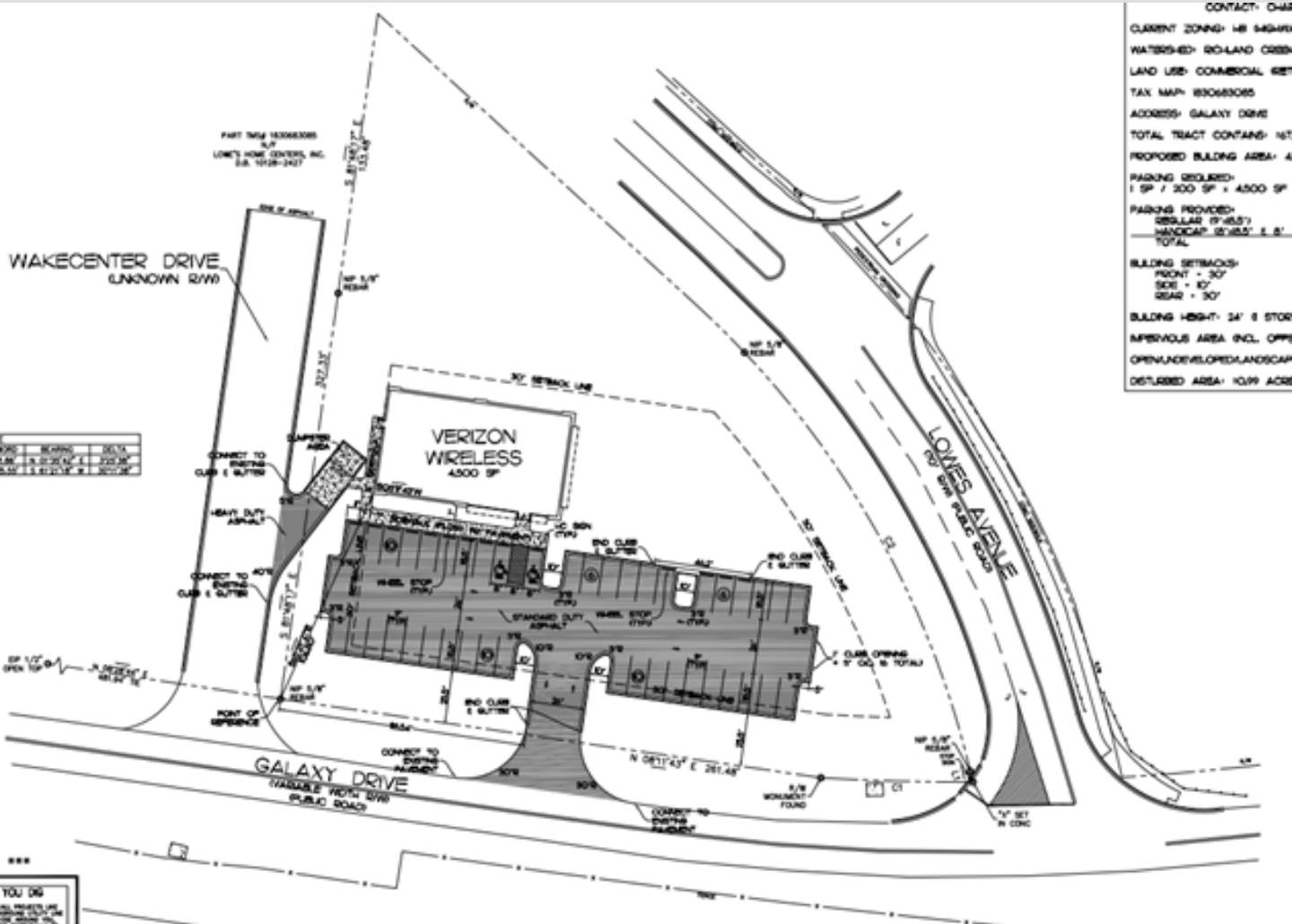
Lease Summary

Tenant:	Verizon Wireless
Lease Guarantor:	Cellco Partnership Corporate Guarantee
Lease Terms:	10 years initial term
Lease Extensions:	2 - 5 year options to renew
Lease Escalations:	10% rent increases each 5 years
Lease Commencement:	February 21, 2010
Lease Expiration:	January 31, 2020
Lease Term Remaining:	4 years remain on initial term
Landlord Responsibility:	Roof & Structure



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