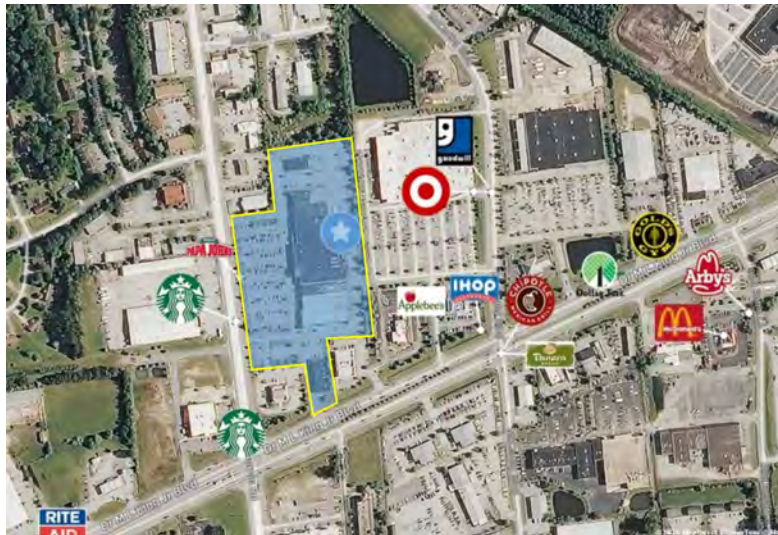


Investment Sale, Shopping Center 6.75 CAP Rate, Harris Teeter AC.

2009 S Glenburnie Rd, New Bern, NC 28562

Listing ID: 29985593
Status: Active
Property Type: Shopping Center For Sale
(also listed as Retail-Commercial)
Retail Type: Fashion/Specialty, Grocery-Anchored
Size: 101,312 SF
Sale Price: \$18,610,000 - 18,600,000
Unit Price: \$183.59 - 183.69 PSF
Sale Terms: Undisclosed, Cash to Seller



Overview/Comments

101,312 SF Neighborhood center for sale in New Bern, North Carolina at the intersection of Hwy 17 (MLK) and Glennburnie blvd, Harris Teeter anchored.

This center sits at one of the most trafficked intersections in New Bern connecting New Bern to Trent Woods. The center has a great mix of Local, Regional and National brand tenants. 15 Units, Pet Sense 4,500, Harris Teeter, 55,800, Pier 1# 8,598, Japanese restaurant 4,000, Super Cuts 1,600, Wild Birds 1,600, Papa Johns 1,200, Cleaners 1,400, Jos A. Banks 3,969, Tips to Toes 1,521, New Era Food 1,650, Peking Gardens 1,540, Vacant 7,000, Vacant 900, El Tequila 4,320

Offered at 6.75 cap rate 3 units vacant with added income potential \$139,000.00

For more information please contact brokers for a NDA/CA to receive rent roll, store sales and NOI.

General Information

| | | | |
|--------------------|---|---------------------------|-----------------------------|
| Taxing Authority: | New Bern | Gross Building Area: | 101,312 SF |
| Tax ID/APN: | 8-208-093 | Building/Unit Size (RSF): | 101,312 SF |
| Retail Type: | Fashion/Specialty, Grocery-Anchored, Mixed Use, Neighborhood Center, Net Leased, Strip Center | Usable Size (USF): | 101,312 SF |
| Zoning: | C-3 | Land Area: | 9.34 Acres |
| Property Use Type: | Investment | Sale Terms: | Undisclosed, Cash to Seller |
| Building Name: | Crossroads Shopping Center | Cap Rate: | 6.75% |

Area & Location

| | | | |
|---------------------------|---|------------------------|--------|
| Retail Clientele: | General, Family, Business, Traveler, Tourist, Other | Feet of Frontage: | 621 |
| Property Located Between: | Glenburnie Rd. and US-17 | Traffic/Vehicle Count: | 51,000 |
| Property Visibility: | Excellent | Highway Access: | US-17 |
| Largest Nearby Street: | Glenburnie Rd. | | |

Site Description Over 1000 Feet of visibility on Glenburnie Road. Retailers nearby include Publix, Twin Rivers Mall, Target, Super Wal Mart, TJ Maxx, Staples, Golds Gym, Lowes Home Improvement, and Pets Mart.

Area Description Located at the signalized intersection of Glenburnie Road and Dr. MLK Jr. Blvd. Cross Roads Shopping Center has connectivity to adjacent Target and across the street from the new Publix being developed.



**Eastern Carolinas
Commercial**
REAL ESTATE

432 LANDMARK DRIVE, UNIT 4 WILMINGTON, NC 28412

WWW.ECCRENC.COM

O: 910.399.4602

F: 910.399.4675

All information contained herein has been obtained from sources deemed reliable. However, no warranty or guarantee is made as to the accuracy of the information.

Building Related

Total Number of Buildings: 2
Number of Stories: 1

Property Condition: Excellent
Year Built: 1996

Roof Type: Flat
Construction/Siding: Brick/Vinyl Siding
Exterior Description: Brick
Parking Type: Surface
Parking Description: Surface
Passenger Elevators: 0

Heat Type: Electricity
Heat Pump
Engineered System
Internet Access: Cable

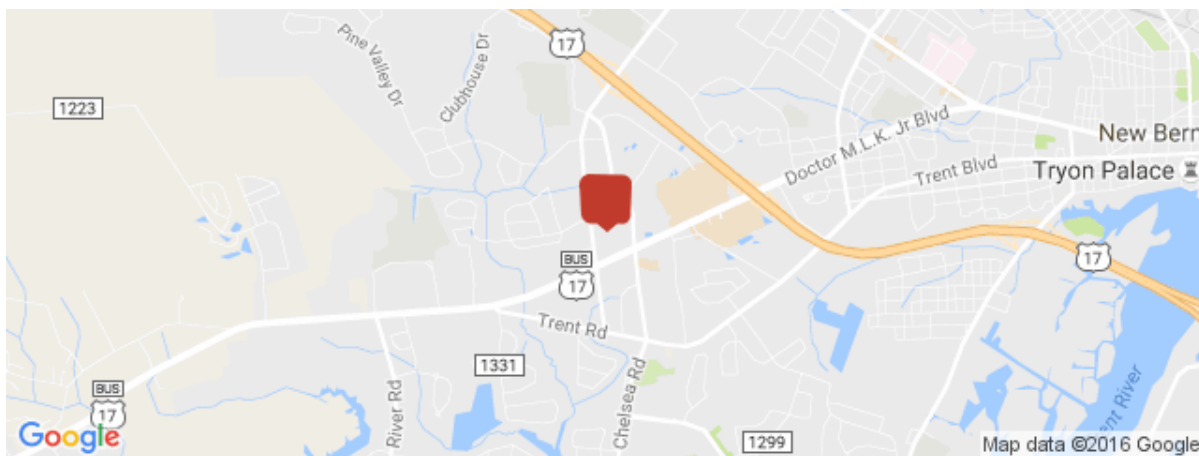
Land Related

Zoning Description: Commercial Retail
Lot Depth: 1031
Water Service: Municipal

Sewer Type: Municipal
Legal Description: PT LOT 1 CROSSROADS CENTER

Location

Address: 2009 S Glenburnie Rd, New Bern, NC 28562
County: Craven
MSA: New Bern



Property Images



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Contact for More Information

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