



For Sale - Shoppes at Kings Grant



Location Information

10099 Weddington Rd Ext
Concord, NC 28027
Cabarrus County
Cabarrus County Submarket

Pricing

Sale Amount: \$6,300,000

Property Details

Type: Office, Retail
Subtype: Retail, Retail Strip
Building SF: 28,000
Total Acreage: 6.04
Year Built: 2008
Construction Status: Existing
Parcel ID: 4589-91-6536
Zoning: C-2
Property User: Any User
Class: A
Parking: AMPLE
Construction Type: Brick/Stucco

Availability

List Date: 8/6/2017
Listing Method: For Sale Only
Listing Status: Available
Total Available: 28,000 sf
Vacant SF: 17,000 sf

Comments

MULTI TENANT RETAIL FOR SALE with additional 30,000sf pad that could potentially support an additional 14,000sf building. Existing Building approx. 28,000gsf. Two Tenants currently lease approx. 5500sf each. Total Rental Income on those two Tenants is \$190,481.19 NNN. An additional 5500sf is in warm shell and vacant and the balance of the building is cold dark shell and currently leased to Great Wolf Lodge for storage for \$1500.00 per month. Rapidly growing market, located in front of Great Wolf Lodge and adjacent to the Harley Davidson store.

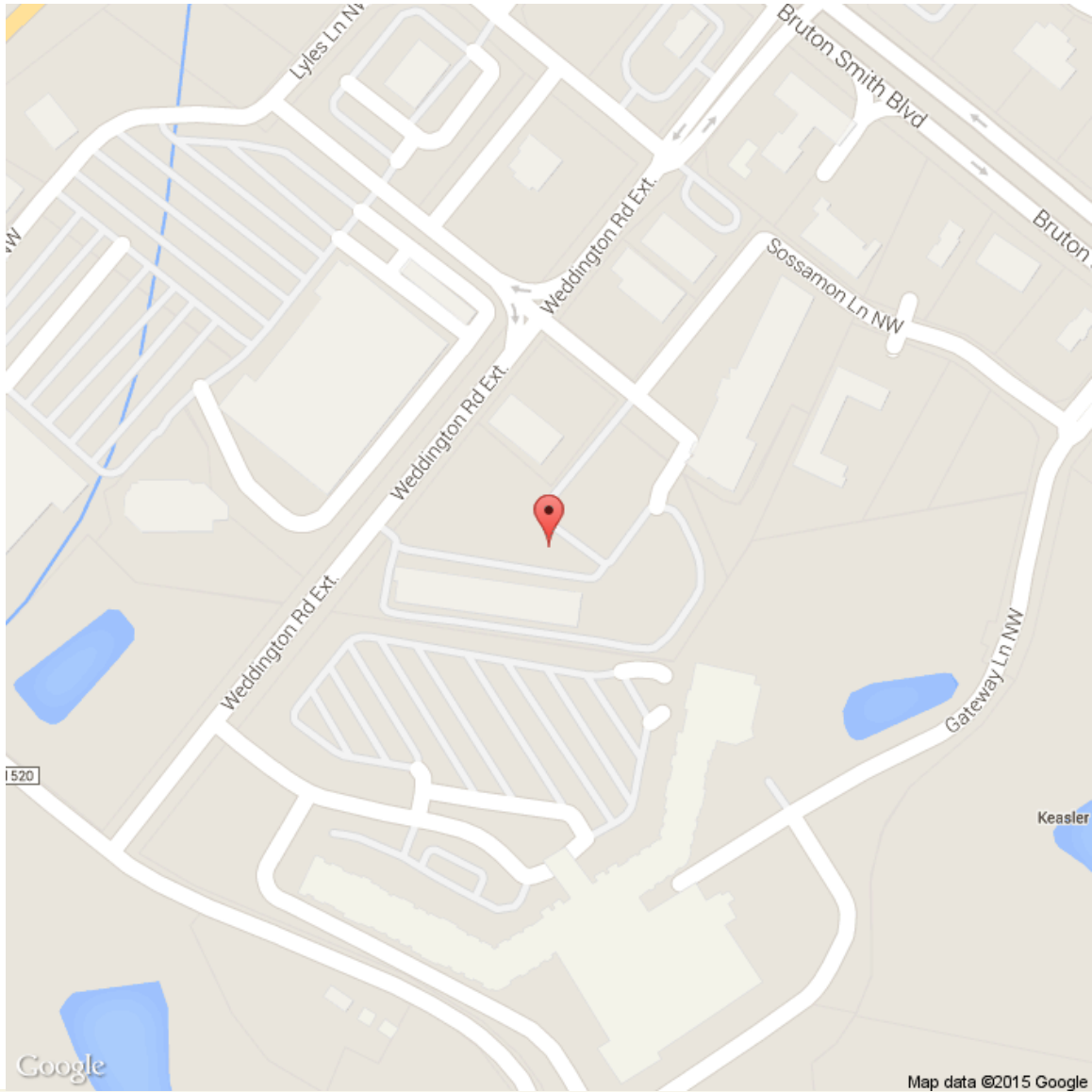
Contact Information



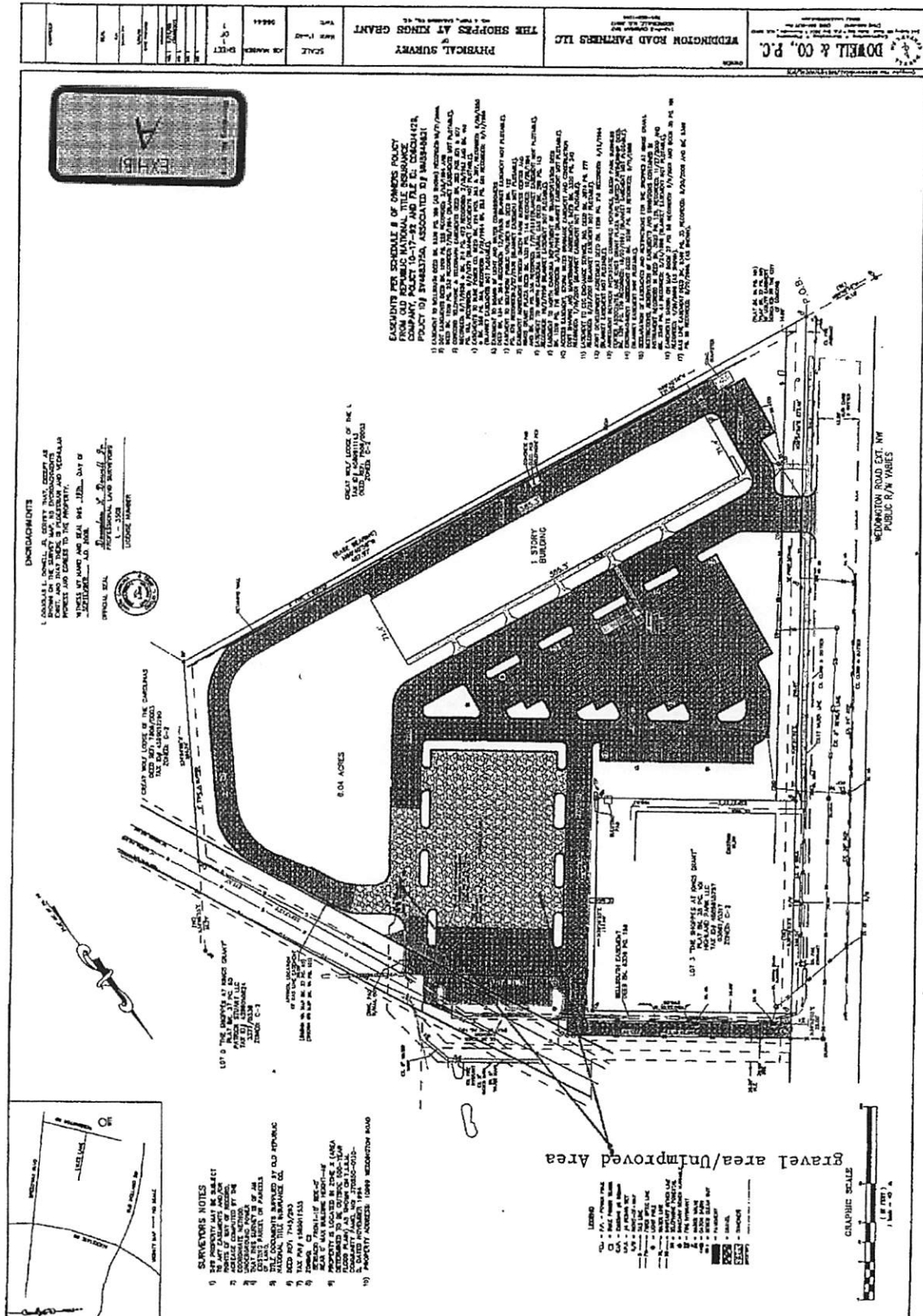
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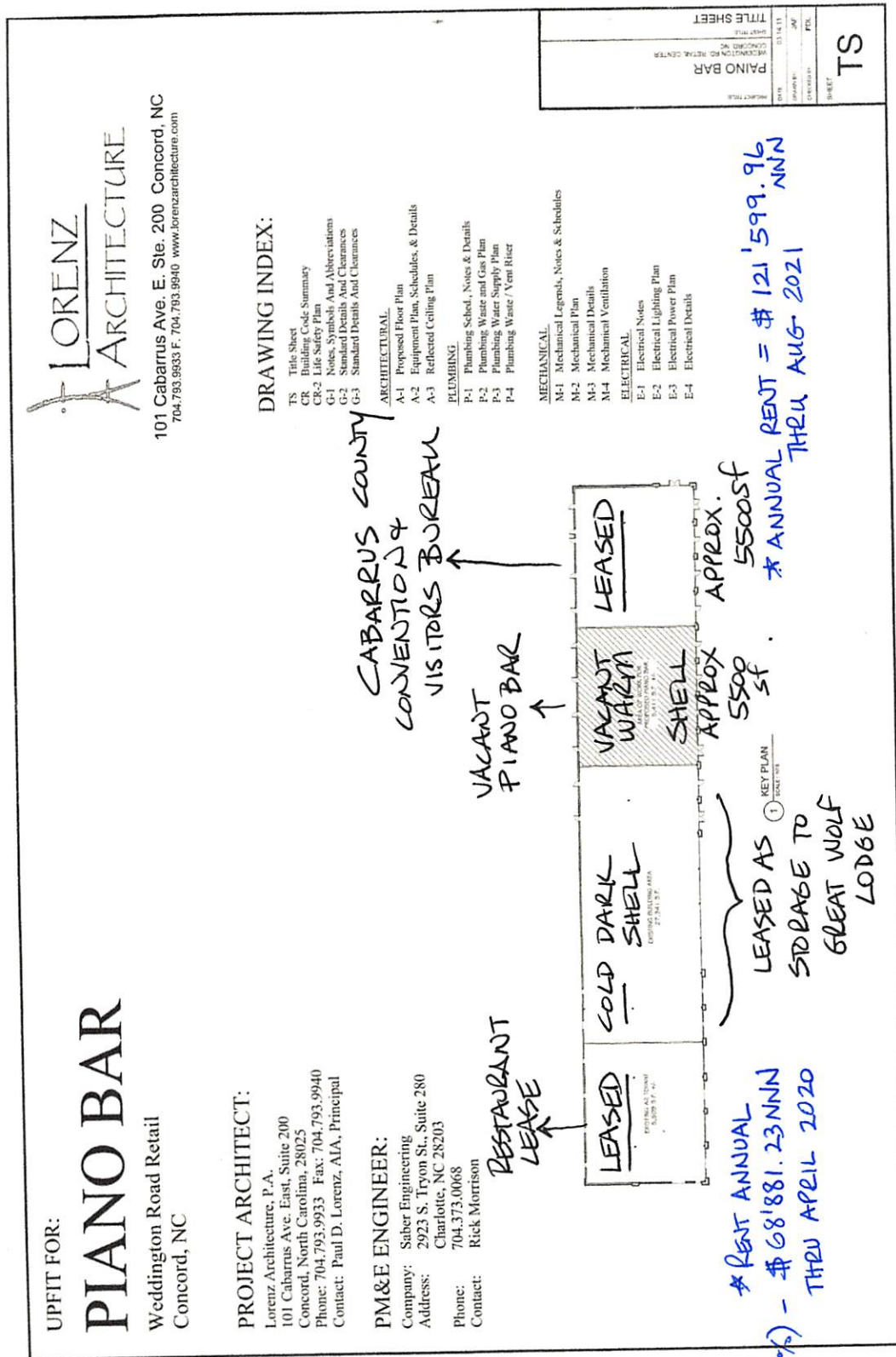
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SURVEY



FLOOR PLAN



Financials, Debt and Unit Mix

Financial Summary

Analysis Type	Actual
Year	2016
Scheduled Gross Income	\$233,707
Effective Gross Income	\$233,707

Major Tenant Information

Tenant	SF Occupied	Lease Expired
Cabarrus County Convention Center	5,500	8/1/2021
Chola's Indian Cuisine	4,000	4/1/2020

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Location

★ GREAT WOLF LODGE
PAYING \$18,000~~0~~ TO USE
COLD DARK SHELL FOR
STORAGE.

★ BEAUTY SCHOOL
PAYING \$6000 ANNUALLY
FOR ADDITIONAL
PARKING.