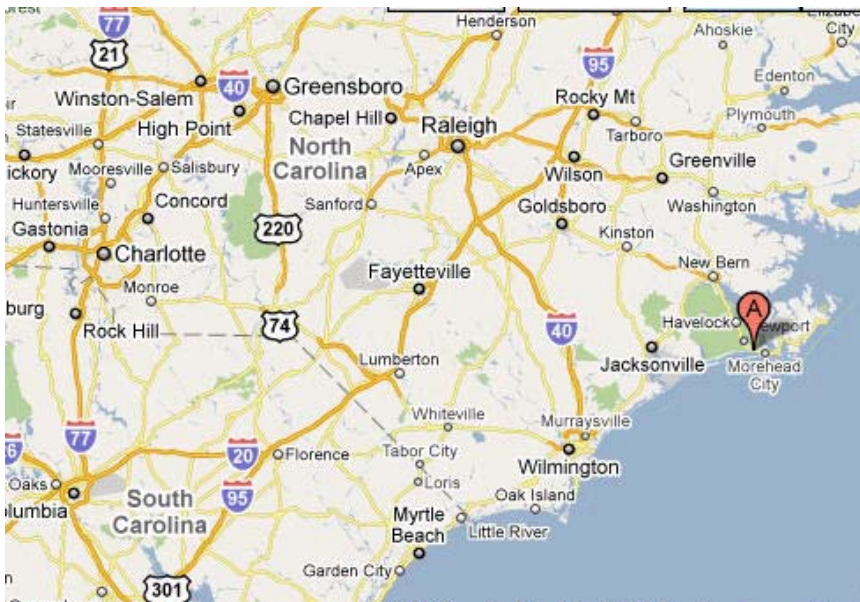


FOR SALE

5085 Highway 70, Morehead City, NC 28557



FEATURES



- **10,000 sf Single Tenant**
- **1 Acre – 50 parking spaces**
- **\$110,000 NOI – 7.86% CAP Rate**
- **Lease Term:**
11/2002 – 11/2012
- **(2) 5-Year Options:**
\$115,000 | \$120,000
- **Dollar Tree Inc. (NASDAQ DLTR),**
the nations leading operator of
discount variety stores
- **Great Highway Location**

PRICE:
\$1,400,000



Exclusive Agent: Gibson Smith Realty Co. | H.P. Smith, CCIM | www.gsrc.net
(704) 333-7151 | (fax) 333-7154 | hpsmith@gsrc.net

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