

retail/office FOR SALE



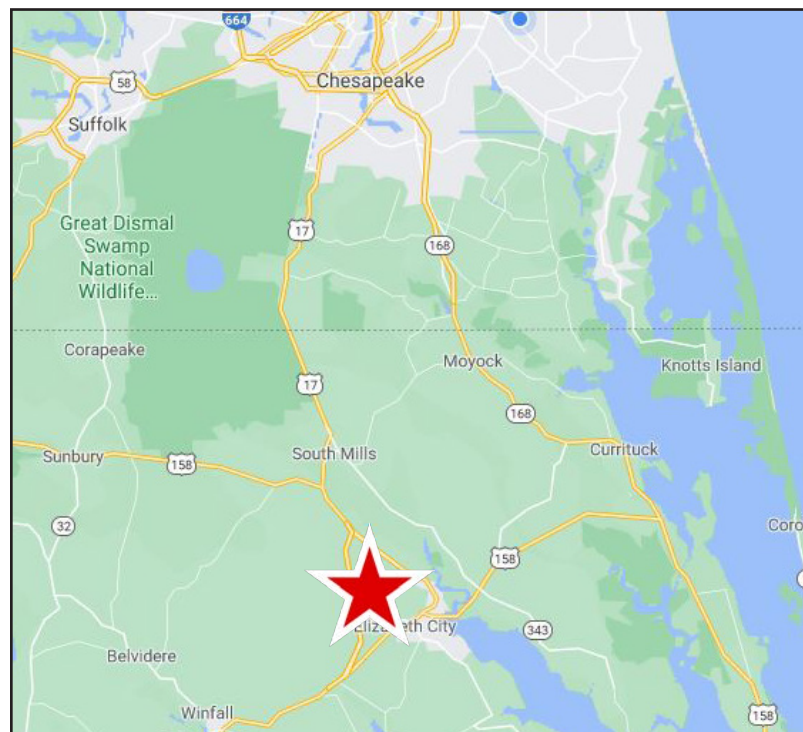
New Retail Development at Tanglewood | 3825 Conlon Way, Elizabeth City, NC

SALE PRICE: \$4,898,048.00 (6.25% CAP)

PROPERTY FEATURES:

- **±8,056 SF retail shops**, build-to-suit concept nestled on 1.16 acres, directly in front of established Tanglewood Pavilions in Elizabeth City, NC!
- **Nearby retailers include:** Walmart, TJ Maxx, Ross, Hobby Lobby, Aldi, & Lidl
- **Located in the retail hub for Elizabeth City** at the intersection of US Route 17 Bypass and Halstead Boulevard anchored by a ±206,000 SF Walmart supercenter with \$110M annual revenue
- **The U.S. Coast Guard** maintains a major base in the area with more than 2,700 employees
- **Under Construction!** Sentara Healthcare is building a 110-bed hospital bringing over 1,000 new employees to the area

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Est. Population	770	8,245	29,451
Avg HH Income	\$57,782	\$95,153	\$83,859
Households	354	3,224	11,459



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OFFERING SUMMARY

MATTRESS WAREHOUSE

ANNUAL BASE RENT	\$161,728.00
RENTABLE SQ. FT.	4,256
YEAR BUILT	2026
LOT SIZE (AC)	0.58
TENANT TRADE NAME	Mattress Warehouse
GUARANTOR	Corporate
LEASE TYPE	Absolute NNN Lease
LEASE TERM	86 Months
RENT COMMENCEMENT DATE	May 1, 2026
LEASE EXPIRATION DATE	July 1, 2033
TERM REMAINING ON LEASE	86 Months
RENT INCREASES	10% Increases Every 5 Years, including Renewal Options
NUMBER OF OPTIONS	3-5 Year Options
TENANT RESPONSIBILITIES	Interior of Premises + CAM, Taxes & Insurance Limited HVAC
LANDLORD RESPONSIBILITIES	Structural Components, Roof, Parking Lot, Limited HVAC

FOREFRONT DERMATOLOGY

ANNUAL BASE RENT	\$144,400.00
RENTABLE SQ. FT.	3,800
YEAR BUILT	2026
LOT SIZE (AC)	0.58
TENANT TRADE NAME	Forefront Dermatology
GUARANTOR	Corporate
LEASE TYPE	Absolute NNN Lease
LEASE TERM	86 Months
RENT COMMENCEMENT DATE	December 16, 2025
LEASE EXPIRATION DATE	February 16, 2033
TERM REMAINING ON LEASE	84.5 Months
RENT INCREASES	3% Increases Annually; including Renewal Options
NUMBER OF OPTIONS	2-3 Year Options
TENANT RESPONSIBILITIES	Interior of Premises + CAM, Taxes & Insurance Limited HVAC
LANDLORD RESPONSIBILITIES	Structural Components, Roof, Parking Lot, Limited HVAC

RENDERINGS



SITE PLAN

