



PARTIALLY LEASED RETAIL PROPERTY

301-303 N. Arendell Avenue & 104 W. Sycamore Street
Zebulon, Wake County, North Carolina

OFFERING OVERVIEW

Great Neck Realty Co. is pleased to offer a partially leased retail property located in Eastern Wake County, one of the fastest growing markets in North Carolina. The opportunity provides the new owner with established income and upside potential. Existing tenant is Zebulon Drug Company d/b/a O'Neal's Drug Store, a recently recapitalized independent pharmacy operation that has been serving the local community for more than 100 years.

OFFERING HIGHLIGHTS

- Approx. 8,518 total sq. ft. including usable balcony space.
- Located steps from Historic Downtown Zebulon, the 2nd fastest growing town in North Carolina according to the U.S. Census Bureau.
- Property includes two adjacent lots totaling approximately .43 acres.
- Dedicated parking as well as ample street parking.
- Drive-thru at rear of the building being used by pharmacy tenant.
- Built in 1971 with additions in 1995 and 2017.
- Building already divided to easily accommodate co-tenant to pharmacy.
- Approx. \$51,000 in rental income with upside for investors or opportunity for new owner/user to off-set operating expenses.
- All transactions are subject to approval of the U.S. Bankruptcy Court for the Eastern District of North Carolina (case no. 22-01837-5-DMW)



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