



*Retail Investment Opportunity Available
Shoppes at 5201*

*5201 W. Market Street
Greensboro, NC*

Offering Summary

Price PSF (GLA)	\$100.16
Gross Leasable Area (GLA)	24,949
Year Built/Renovated	1968/2006
Size—Lot 1 Lot 2 (Vacant)	2.64 Acres .72 Acres

Vital Data

CAP Rate—Current	10.01%
Net Operating Income—Current	\$250,159
CAP Rate—Pro Forma	11.24%
Net Operating Income—Pro Forma	\$281,015



\$2,499,000

**Short Sale
Pre Foreclosure Sale
2007 Appraisal: \$4,095,000
Time Is Of The Essence
Offers Subject to Bank Approval**

Contact information

Sam Munday
NAI Piedmont Triad
direct 336 358 3225
fax 336 373 0260
smunday@naipt.com
www.naipt.com

NAI Piedmont Triad

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