

# PORTFOLIO SALE LEASEBACK

NORTH CAROLINA ABSOLUTE NNN FLEX  
INVESTMENT OPPORTUNITY

Linville | Team Partners

COMMERCIAL REAL ESTATE



LEXINGTON, NC



WILKESBORO, NC

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# PROPERTY OVERVIEW



**SALE LEASEBACK**  
TDF FURNITURE



**PROPERTY 1:**  
1604-1616 S. MAIN STREET  
LEXINGTON, NC



**PROPERTY 1 TOTAL SF:**  
±58,744 SF



**PROPERTY 2:**  
5766 W. US HIGHWAY 421  
WILKESBORO, NC



**PROPERTY 2 TOTAL SF:**  
±26,534 SF



**SALE PRICE**  
\$4,500,000

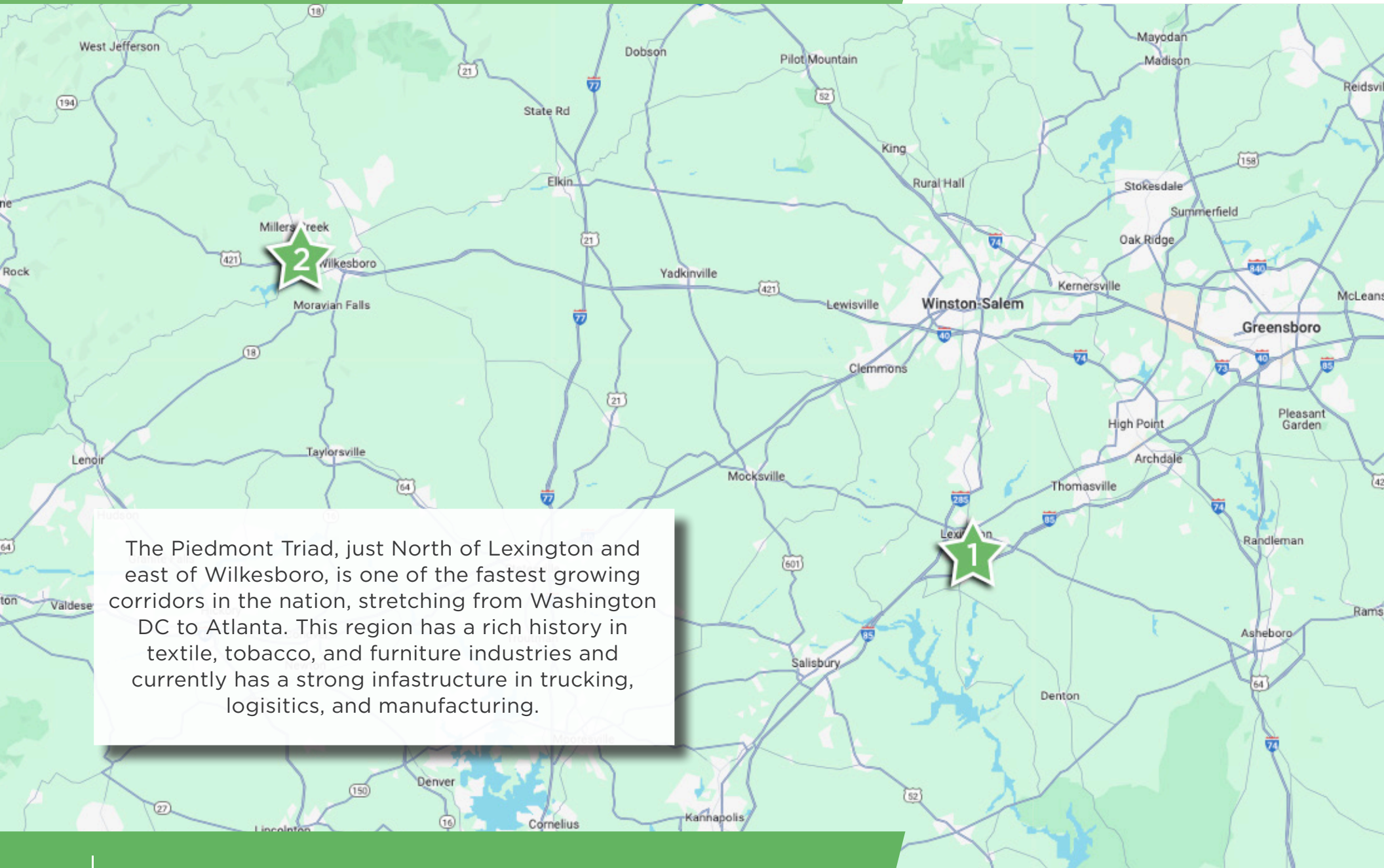


# SALE LEASEBACK SUMMARY



TENANT	TDF Furniture
SPACE OCCUPIED	±85,278
NOI	\$360,000
RENT PSF	\$4.22
LEASE TERM	10 Year
RENT ESCALATIONS	2% Annually
RENEWALS	Two 5-Year Options
LEASE TYPE	Absolute NNN

# MARKET OVERVIEW



The Piedmont Triad, just North of Lexington and east of Wilkesboro, is one of the fastest growing corridors in the nation, stretching from Washington DC to Atlanta. This region has a rich history in textile, tobacco, and furniture industries and currently has a strong infrastructure in trucking, logistics, and manufacturing.



## *Quality Furniture at Affordable Prices*

Transit Damaged Freight was founded in Lexington, NC in 1966. Originally conceived as a wholesaler for damaged furniture from local manufacturers, the company was rebranded and revitalized under current ownership in 2020 as TDF Furniture. Sales now feature 85% brand-new inventory, as well as a smaller footprint of showroom samples and factory closeouts. They currently offer over 50 brands in their 5 North Carolina locations, including Charlotte, Wilkesboro, Spindale, and two Lexington sites, and reach the region at large with their delivery and installation services.

- 50+ Years in Business
- 5 Stores Across NC
- Family Owned and Operated
- Flagship Lexington, NC Location



# LEXINGTON PROPERTY INFO



## ADDRESS

1604-1616 S. MAIN STREET  
LEXINGTON, NC 27292



## BUILDINGS

2



## ZONING

B - BUSINESS DISTRICT



## YEAR REMODELED

2003



## ACRES

4.0



## TOTAL SIZE:

±58,744 SF



## CONDITIONING

BUILDING 1: FULLY CONDITIONED  
BUILDING 2: HEAT ONLY



## DOORS

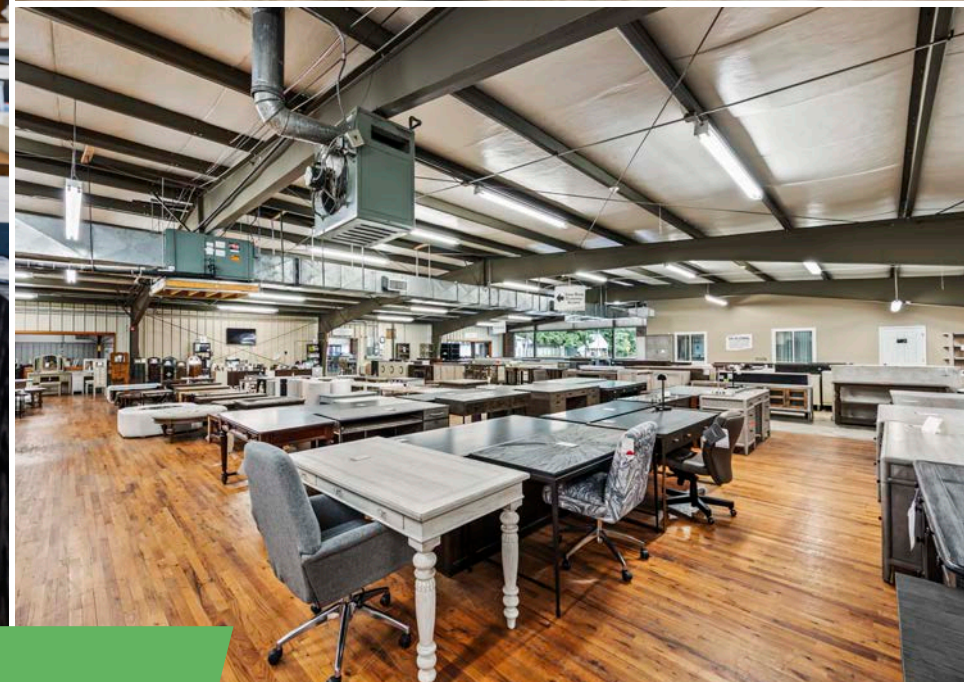
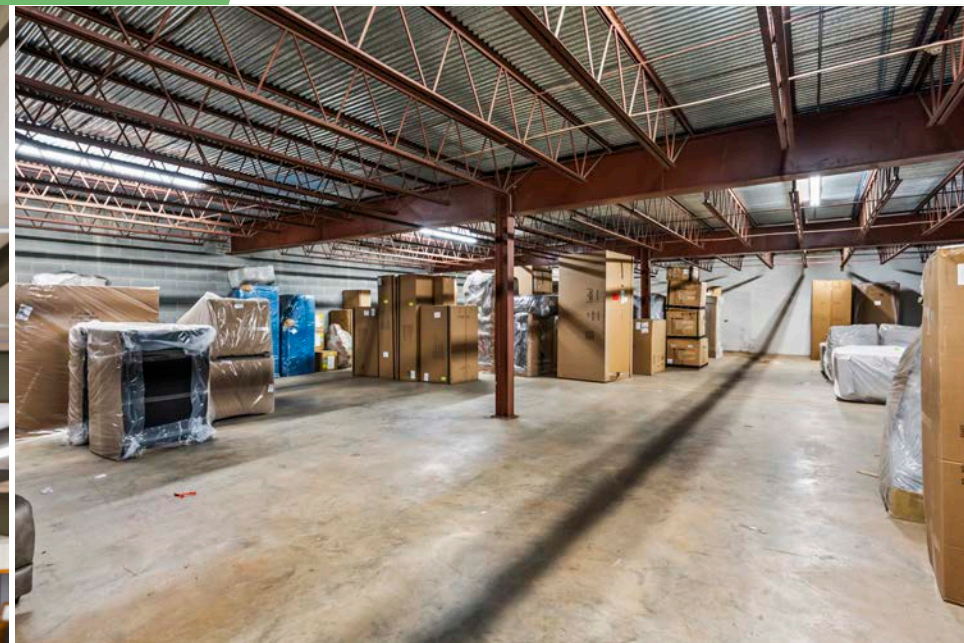
BUILDING 1: 2 DRIVE, 3 LOAD/DOCK  
BUILDING 2: DOUBLE DOCK PLATFORM



# LEXINGTON SITE PHOTOS



# LEXINGTON SITE PHOTOS





# WILKESBORO PROPERTY INFO



## ADDRESS

5766 US-421  
WILKESBORO, NC 28697



## BUILDINGS

2



## ZONING

B-2 - GENERAL BUSINESS  
DISTRICT



## YEAR REMODELED

2019



## ACRES

2.0



## TOTAL SIZE:

±26,534 SF



## CONDITIONING

BUILDING 1: FULLY CONDITIONED  
BUILDING 2: HEAT ONLY



## DOORS

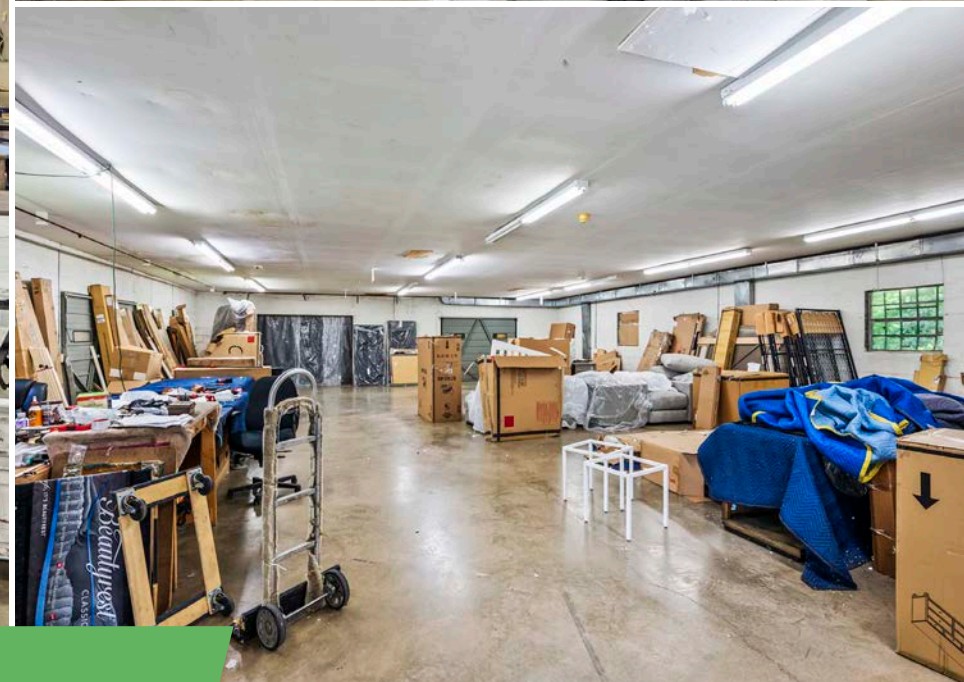
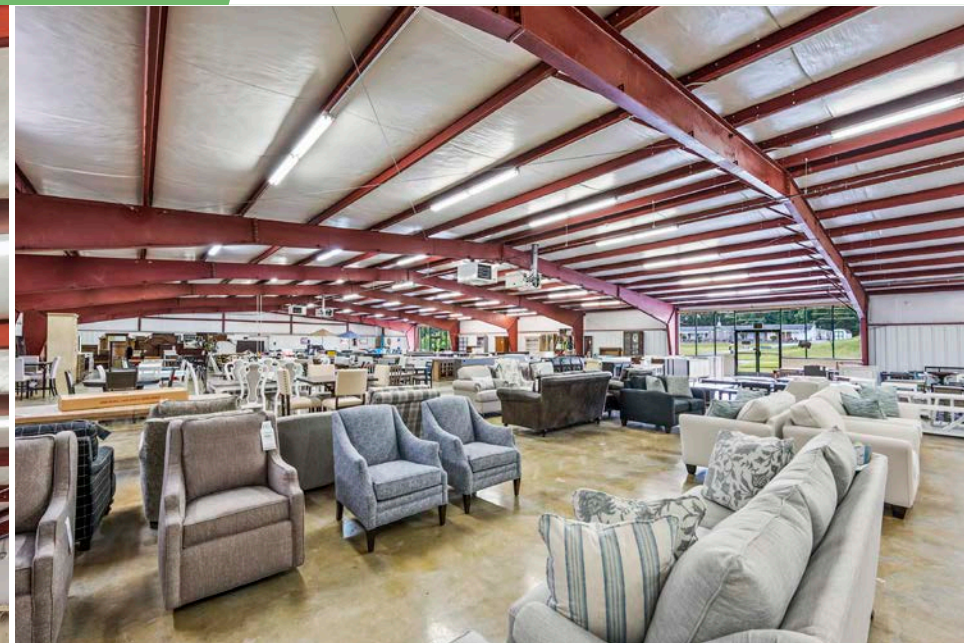
BUILDING 2: 1 LOADING



# WILKESBORO SITE PHOTOS



# WILKESBORO SITE PHOTOS



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### LINVILLE TEAM PARTNERS

206 West Fourth Street  
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All information in this document is subject to verification by the Buyer prior to purchase. The Offering Memorandum does not claim to be all-inclusive or contain all information that a Buyer of this property may need or desire. As the potential Buyer of a Net Leased property, it is the Buyer's responsibility to complete a thorough due diligence investigation of this property to determine whether it is suitable to their needs. Linville Team Partners denies any obligation to carry out a due diligence examination for the Buyer.

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All showings of this property are by appointment only. Please contact your Broker for more details.