

NNN MEDICAL INVESTMENT - 7.0% CAP

1402 EASTCHESTER DRIVE, HIGH POINT, NC 27265

Linville | Team Partners

COMMERCIAL REAL ESTATE



THE
EYECARE
GROUP

LEASE THROUGH
JULY 31, 2028

PRESENTED BY:

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DESCRIPTION

The Eye Care Group recently renewed its NNN lease at this ±3,396sf medical office building. The property is exceptionally well-maintained and offers tremendous retail visibility off of Eastchester Drive.

Ample surface parking. Close proximity to High Point Medical Center, High Point University, and I-74.

SALE PRICE	\$1,035,000
NOI	\$72,000
CAP RATE	7.00%
TENANT	The Eye Care Group
LEASE EXPIRATION	July 31, 2028
LEASE TYPE	NNN
BUILDING SIZE	±3,396 SF
ACRES	±0.81



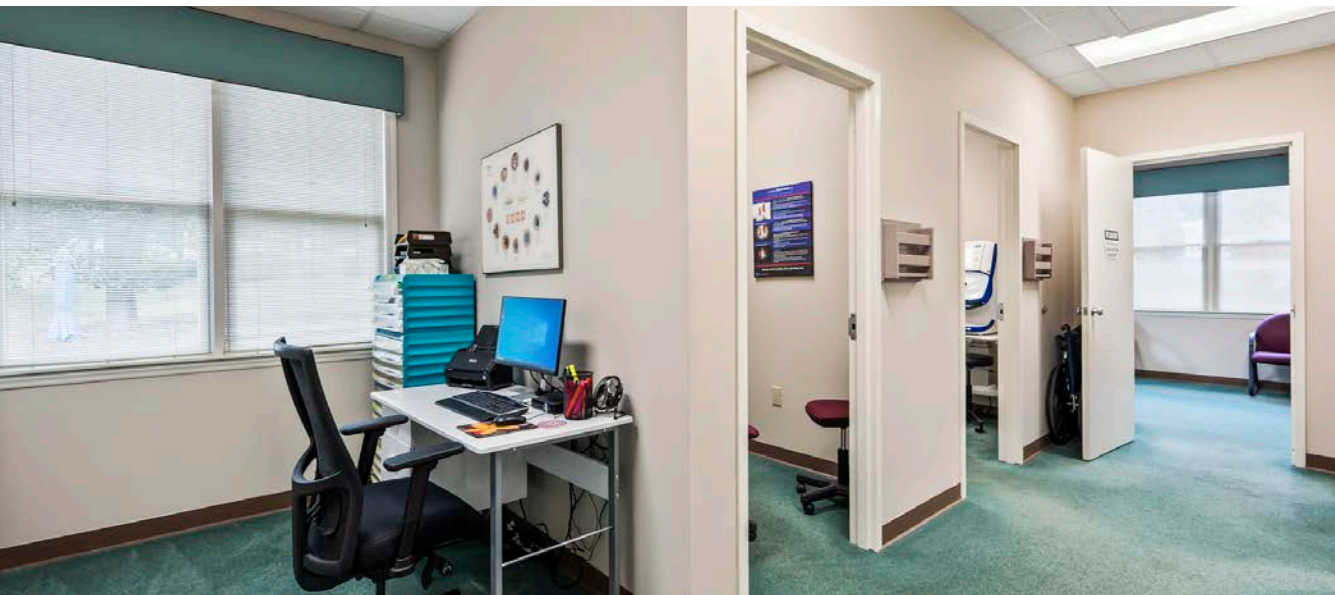
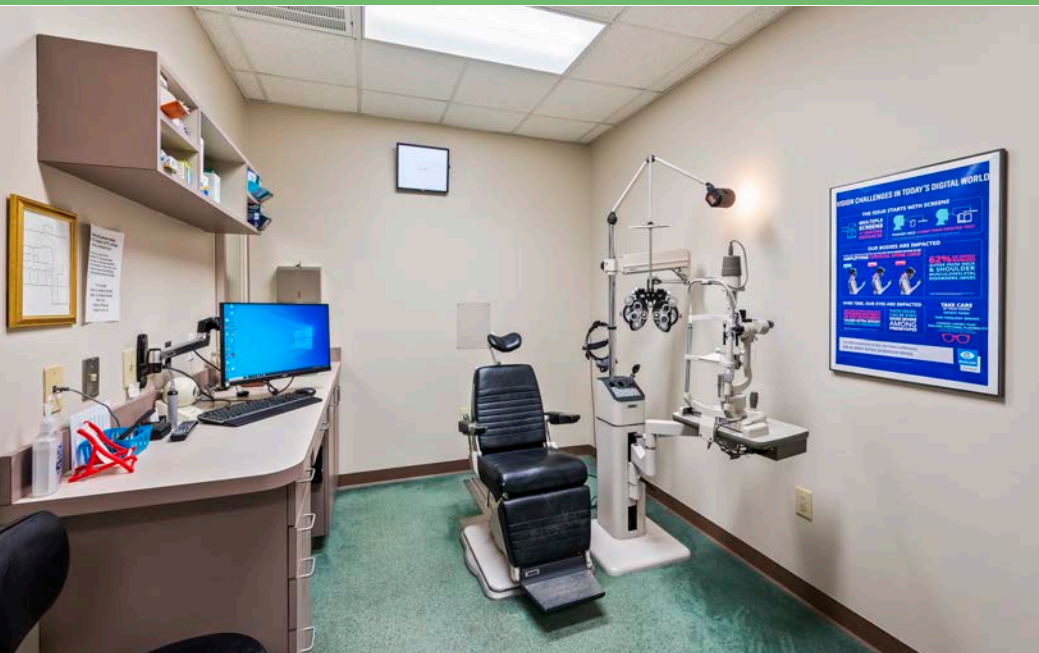
SITE OVERVIEW

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206 W. FOURTH STREET • WINSTON-SALEM • NORTH CAROLINA • 27101

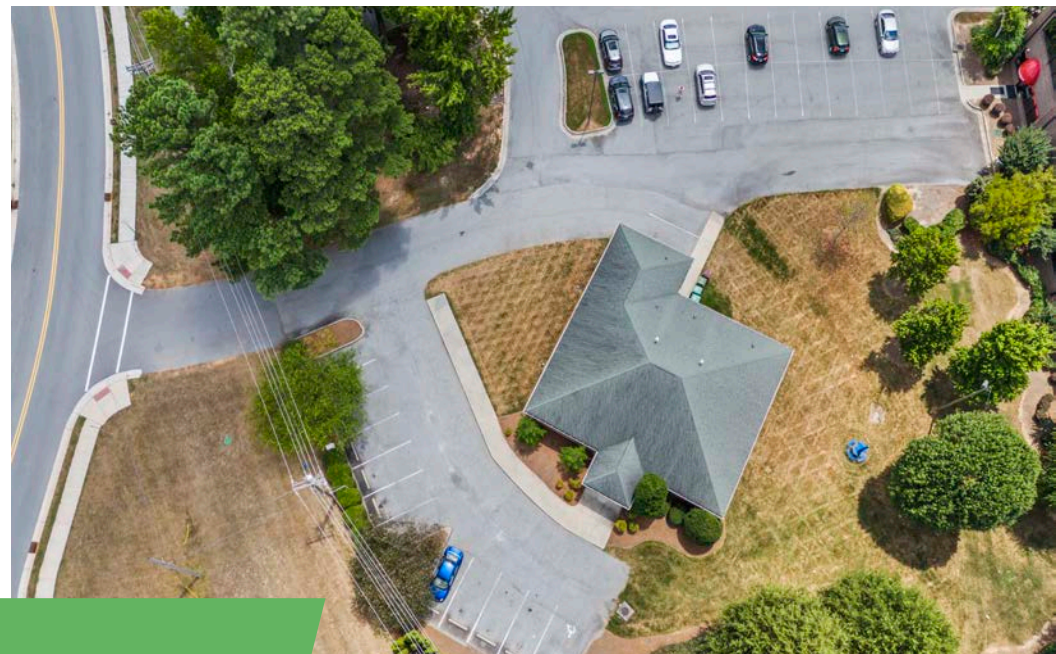
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KEY FEATURES

- 4 Plumbed Exam Rooms
- 3 Pre-Exam Rooms
- Break Room
- Nurse's Station
- Private Doctor's Office

SITE PHOTOS





For more than half a century, The Eye Care Group has been committed to serving our community with quality, affordable eye care. There are four North Carolina licensed optometrists, board certified opticians, highly trained technicians, and support staff all dedicated to providing families with the care they need. It is their mission to provide your family with quality, personal care so that your vision is the best it can be.

The Eye Care Group is equipped with the latest technology to provide the very best service and highest quality. The Optical Centers offer a huge selection of frames and lenses. They provide comprehensive routine eye exams and thorough follow-up care for all ages.

The logo for EssilorLuxottica is displayed in white, bold, sans-serif font against a solid black rectangular background.

The Eye Care Group is backed by a recent capital infusion from EssilorLuxottica, who has a proven track record as a global leader in the design, manufacture and distribution of ophthalmic lenses, frames and sunglasses. As an open network company, EssilorLuxottica offers industry stakeholders in over 150 countries access to a global platform of high-quality vision care products, iconic brands that consumers love, as well as cutting-edge digital services and solutions.

With a portfolio of proprietary and licensed brands that cover a wide range of market segments, they tap into the needs and desires of consumers everywhere, offering a strong pipeline of innovation that raises the standard of excellence across the industry.

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Linville Team Partners has been retained as the exclusive Broker regarding the sale of this Net Leased property and hereby advises all prospective buyers as follows:

This Offering Memorandum has been prepared by Linville Team Partners and the information contained herein has been taken from sources believed to be reliable. Linville Team Partners has not verified it and makes no representation or warranties, expressed or implied, as to the accuracy or completeness of this information.

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.

As with any real estate investment, this Net Leased property carries significant risks. The Buyer and their legal and/or financial advisors should conduct a careful investigation of all legal and financial documents related to this property and tenant. Any projections, opinions, assumptions or estimates used in this Offering Memorandum are only examples and do not represent the present or future performance of the property. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. In addition, the lease rate for some properties, especially new construction or newly acquired locations, may be set based on the tenant's projected sales with little or no record of actual performance or comparable rents for the area. Returns are not guaranteed; the tenant(s) and any guarantor(s) may fail to pay the lease rent, property taxes, or may fail to comply with other material terms of the lease. Cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, the Buyer is responsible for conducting an investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property. In this case, the lease terms that the Buyer may be able to negotiate with a potential replacement tenant considering the location of the property and the Buyer's legal ability to make alternate use of the property.

The Owner expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the property and/or to terminate discussions with the Buyer at any time without notice. The Owner has no legal commitment or obligations to any Buyer reviewing the Offering Memorandum or making an offer to purchase the Property unless a written agreement for the purchase of the Property has been fully executed, delivered and approved by the Owner. The Buyer agrees not to contact the tenant, their employees or customers without prior permission from the Owner.

Linville Team Partners is not affiliated with or endorsed by the commercial tenant or lessee identified in this Offering Memorandum. The use of the tenant's name or logo is not intended to imply any affiliation with or endorsement by Linville Team Partners. Its inclusion is solely for the purpose of providing tenant lessee information about this listing to prospective customers.

By accepting this Offering Memorandum, the Buyer agrees to release Linville Team Partners and hold it harmless from any claim, cost, expense or liability arising out of the buyer's investigation and/or purchase of this Net Leased property.

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