

6081 BAYFIELD PKWY, CONCORD NC 28027



For Sale - \$2,350,000

- 5,022 SF Building Area, built in 2008
- 1.41 Acre Outparcel, Zoned CD
- Ample Parking - 68 spaces on-site (Includes 3 HC spaces)
- Current NOI \$192,000 (3% bump on 10/31/20)
- CAP Rate 8.17% (Based on current NOI, does not factor in annual increases)
- NNN Lease (10 yr) in place through 2029 with 3% escalation per year
- High Visibility, maintained hardscape and landscape
- Conveniently located at I-85 and Exit 54 in Afton Ridge Shopping Center
- Center anchored by SuperTarget, PetSmart, Dick's, Marshalls + more

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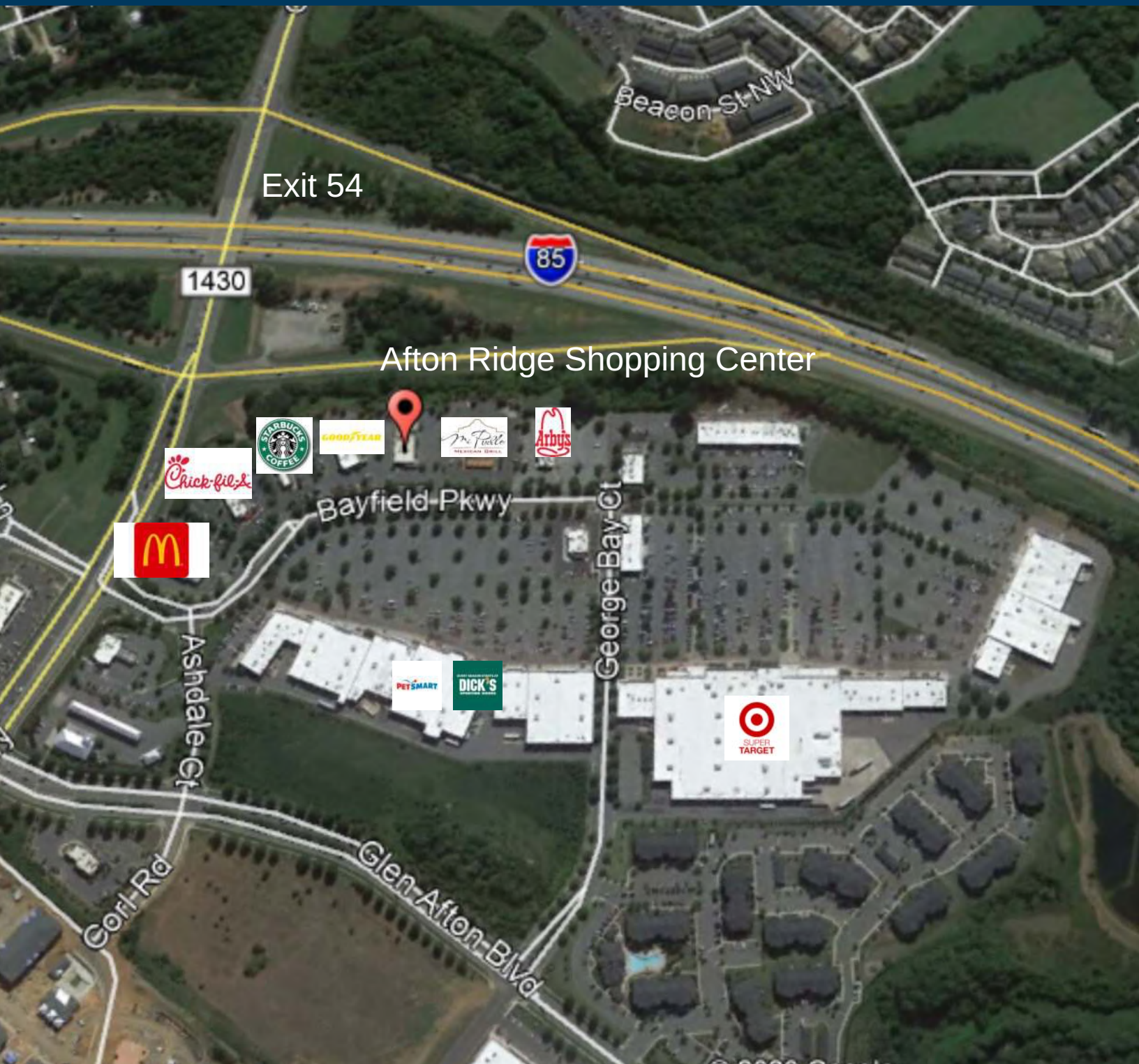
6081 BAYFIELD PKWY - SURVEY



6081 BAYFIELD PKWY - SURVEY



6081 BAYFIELD PKWY - AERIAL





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