



SHOPPING CENTER FOR SALE

PROPERTY OVERVIEW

SALE PRICE | \$2,500,000

CAP RATE | 4.49%

SQUARE FEET | 7,640 +/- SF

PARCEL ID | 00048101

ZONING | GENERAL BUSINESS

Investment opportunity at Yadkin Park, a fully leased, L-shaped, single-story shopping center strategically positioned at the intersection of Commerce Avenue & Turner Street, just seconds from the bustling Highway 15/501 & 211. This prime location ensures visibility & is bolstered by proximity to well-established businesses such as Walmart, Staples, Goodwill, & Lowe's. The center features a diverse tenant mix, including Qwik Pack & Ship, Bella Vie Hair Studio, Anthony's Barber Shop, Westhetics, Southern Pawz Grooming, & Sylvan Learning Center, creating a vibrant shopping environment. NOI \$112,296 & Cap Rate 4.49%

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PHOTOS

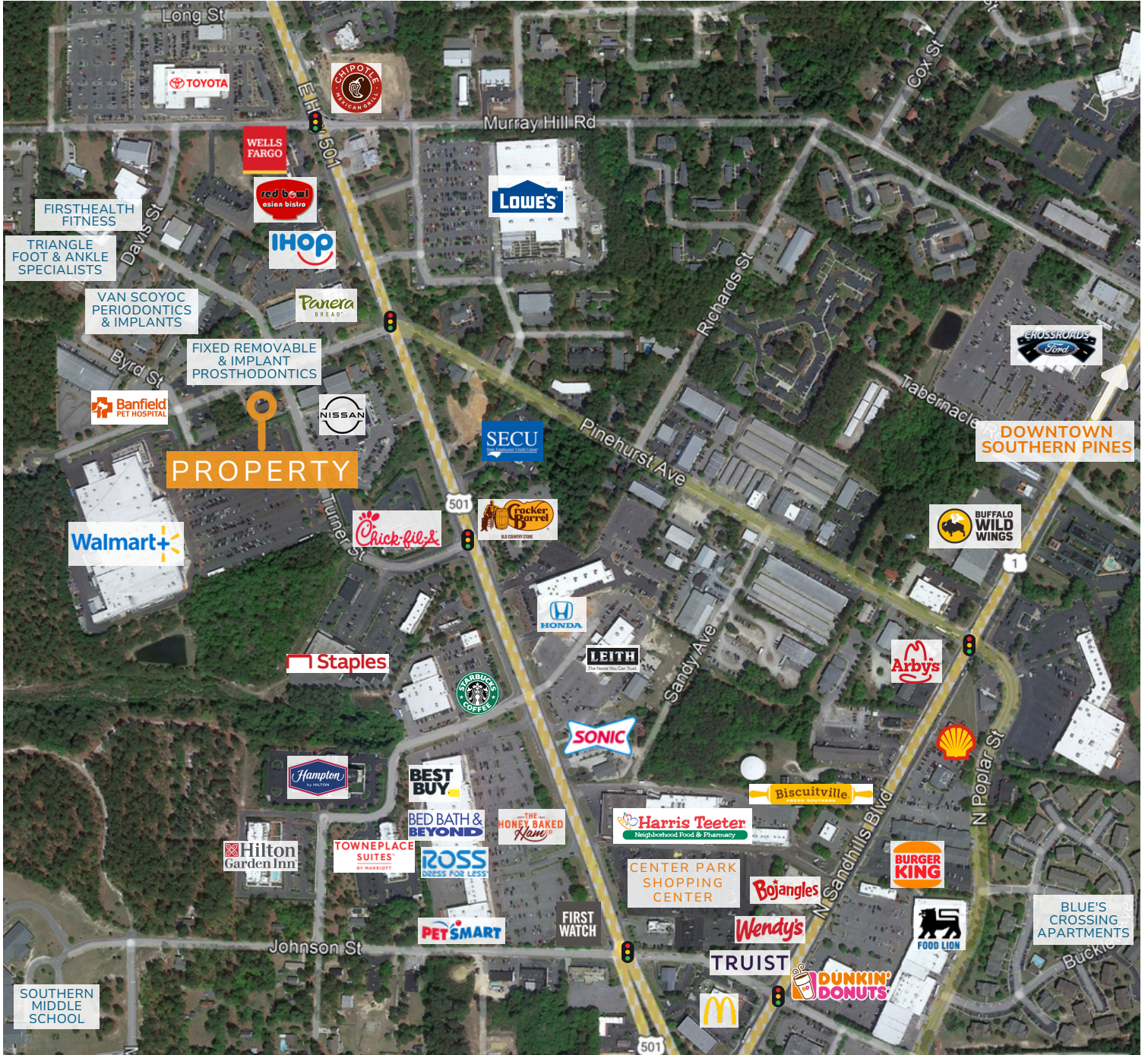


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AREA MAP



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LOCATION MAP



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