



S.L. NUSBAUM Realty Co.

Since 1906.

**BEAUTIFUL 47,884 SF THEATER ON 8.8 ACRES**  
**500 CAROLINA CROSSROADS PARKWAY**  
**ROANOKE RAPIDS, NC 27870**

**FOR SALE**



- 1,500 seat capacity and six private suites.
- State of the art sound and lighting system.
- Includes all furniture, fixtures, and equipment.
- Total property, construction, and equipment cost were over \$20MM upon completed construction.
- Built in 2006.

**VISIBILITY FROM I-95!**

FOR MORE INFORMATION, PLEASE CONTACT S.L. NUSBAUM REALTY CO.:

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Traffic Counts at I-95 (2014 NCDOT): 37,000 AADT



**DEMOGRAPHICS (2015 ESRI):**

	40 MI	60 MI	80 MI
Population	331,000	1,036,115	3,738,674
Households	130,518	403,552	1,451,905
Avg. HH Income	\$48,958	\$55,920	\$68,878

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## I-95 OUTLET MALLS



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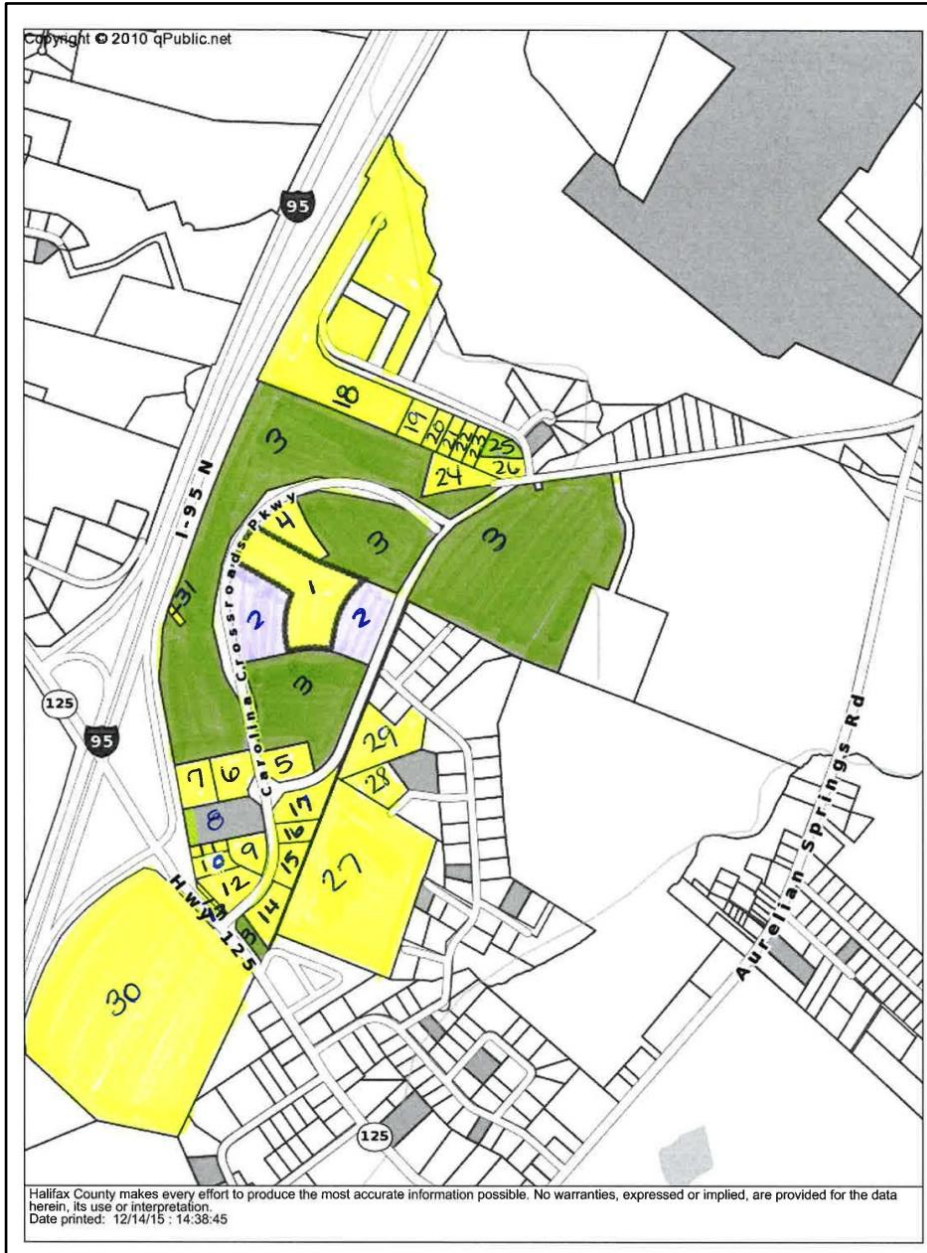
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## SURROUNDING PARCELS



1. 8.822 AC
2. 10 AC
3. 42.691 AC
4. 2.574 AC
5. 2 AC
6. 2.13 AC
7. 2 AC
8. 3.656 AC
9. 1.54 AC
10. 1 AC
11. 0.524 AC
12. 2.137 AC
13. 0.221 AC
14. 1.931 AC
15. 1.4 AC
16. 1 AC
17. 2.2626 AC
18. 26.46 AC
19. 1.37 AC
20. 0.88 AC
21. 0.7 AC
22. 0.7 AC
23. 0.7 AC
24. 1.96 AC
25. 0.96 AC
26. 1.24 AC
27. 23 AC
28. 2.18 AC
29. 4.76 AC
30. 154.1 AC
31. 0.1789 AC

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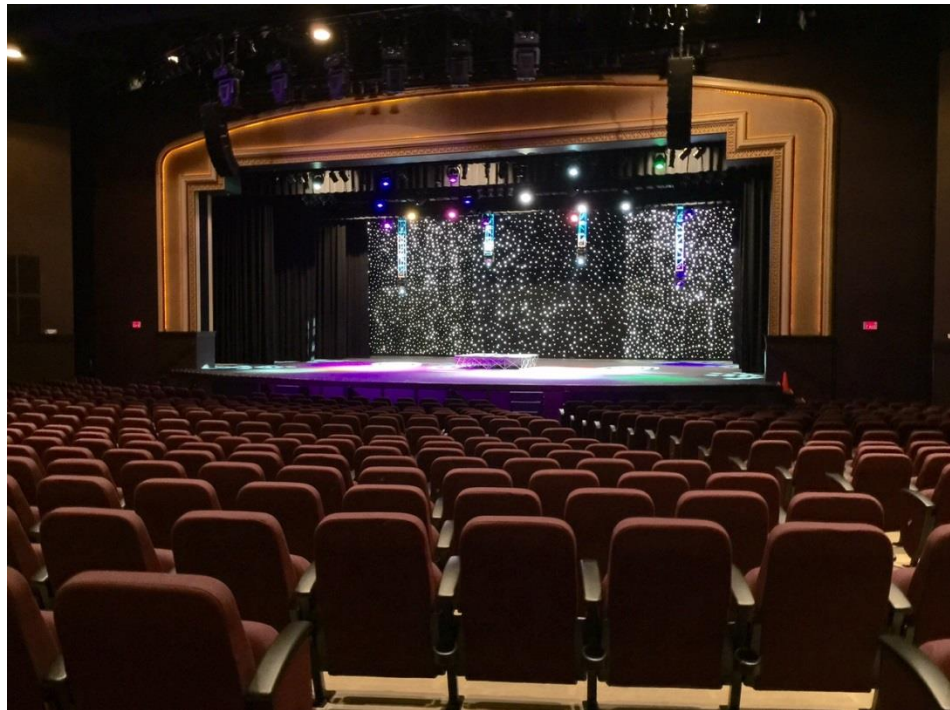
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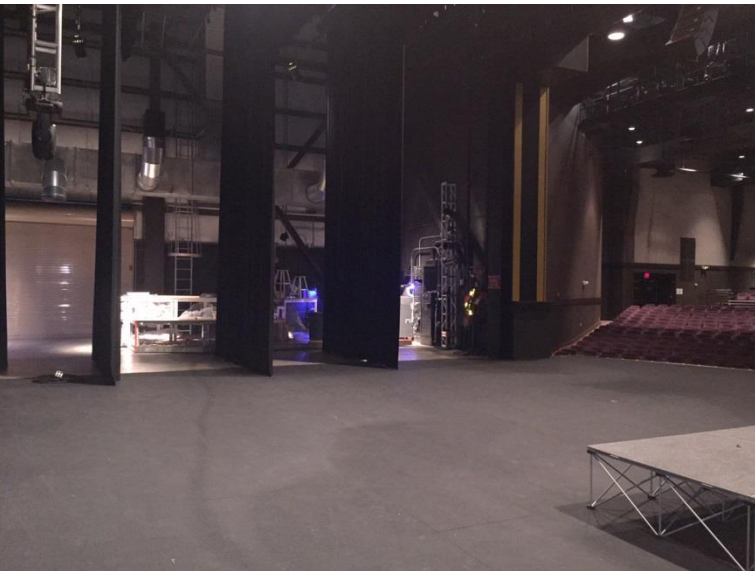
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**SIDE STAGE**

**PRIVATE SUITE**

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## BREAK ROOM

## OFFICE

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**DRESSING ROOM**

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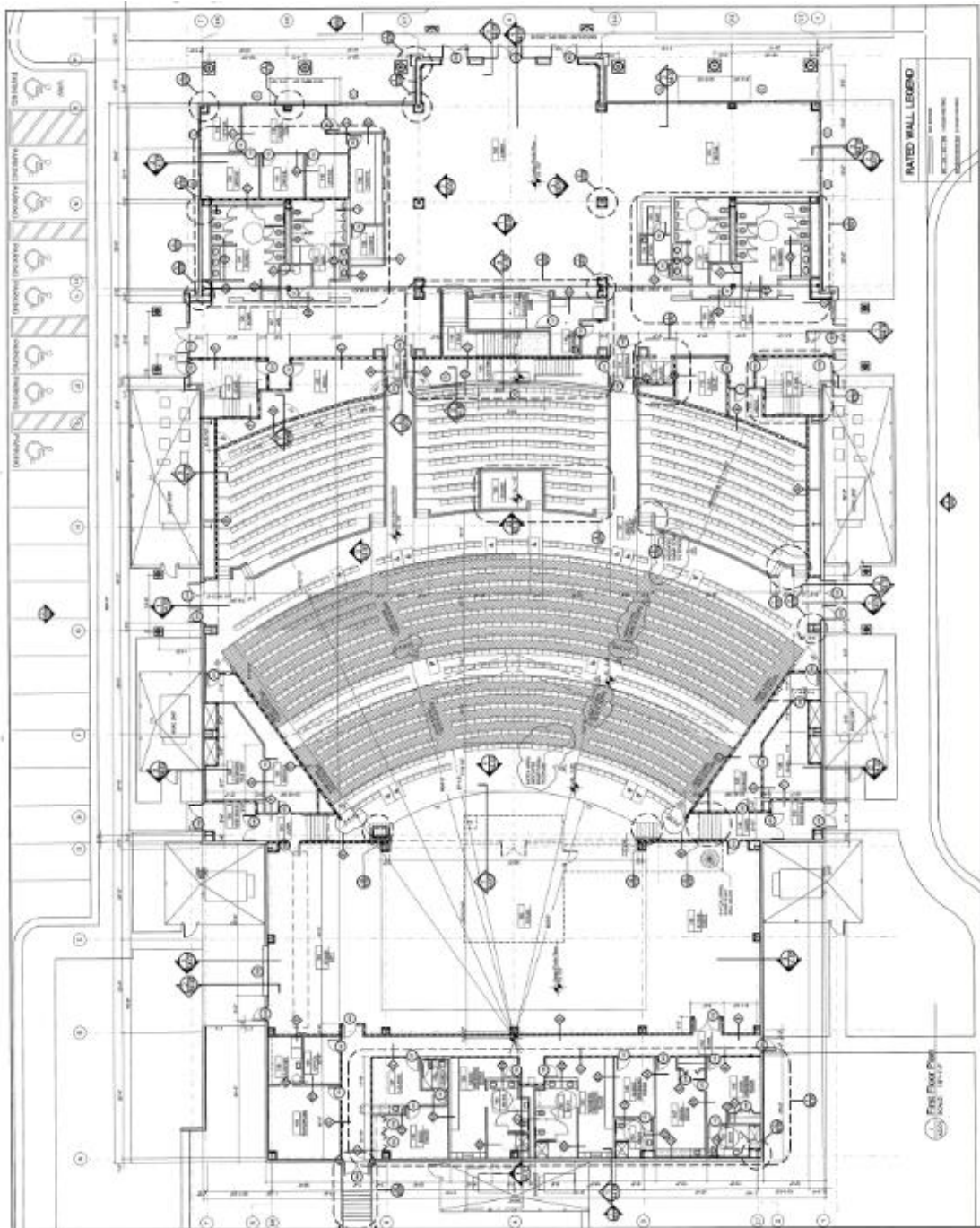
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## AUDIO SYSTEM SPECIFICATIONS

### Main Speaker System

- 12 d&b Q1 line array speakers, 6 per side
- 2 d&b Q10's, 1 per side hung on bottom of array
- 6 d&b B3 front fill speakers across downstage edge
- 1 d&b C7 down fill speaker flown room center above row 1
- 4 d&b B2 subwoofers 2 per side under downstage edge
- 8 d&b D12 amplifiers for main system networked

### Front of House

- 1 Yamaha M7CL-48 with MY8AE AES/EBU card
- 1 Lake Mesa Quad 4x4 system processor, used as analogue digital matrix
- 1 Windows Computer with d&b R1 and Lake Software
- 1 Commercial CD player with remote

### Monitor System

- 1 Yamaha M7CL-48
- 7 Sennheiser EW300 IEM G3 Transmitter receiver systems with 12 Belt packs
- 8 JBL SRX712M floor monitors (Passive Only)
- 1 Lab Gruppen C48: 4X4 channel power amplifier

### Snake System

- 1-Whirlwind 1x2-56 pr. Splitter/ISO
- 4-Rapco/Horizon 12 pr. W2 stage boxes
- 2-Rapco/Horizon 100' Male to female W2 Cables
- 2-Rapco/Horizon 75' Male to female W2 Cables
- 3- Downstage floor pockets with patchable mic and dry lines to main snake system
- 1 – Stage Right panel with patchable mic and dry lines to main snake system

### Microphones

- 4 Shure UR4D Receiver's
- 2 Shure UR4S Receiver's
- 4 Shure UR2 Transmitter's with Beta 87 capsule
- 2 Shure UR2 Transmitters with KSM9 Capsule
- 4 Shure UR1 Transmitter packs
- 4 DPA 4088 Headset microphones
- 9 Shure SM58's
- 11 Shure SM57's
- 1 Shure Beta 52
- 4 Shure Beta 98's with drum clamps
- 6 Shure SM81 condenser microphones
- 2 Audio Technica ATM250's
- 8 Radial Pro DI passive direct boxes
- Assortment of mic stands and mic cables

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## PROPERTY ACQUISITION, SALE, AND DISPOSITION

### *Negotiated Offer and Upset Bid*

A local government may sell any real or personal property by negotiated offer and upset bid (G.S. 160A-269).

*Procedure.* The procedure begins when the local government receives and proposes to accept an offer to purchase specified government property. (The offer may be either solicited from the offeror or made directly by it on its own initiative.) The governing board then requires the offeror to deposit a 5 percent bid deposit with its clerk and causes a notice of the offer to be published. The notice must describe the property; specify the amount and the terms of the offer; and give notice that the bid may be raised by not less than 10 percent of the first \$1,000 originally bid, plus 5 percent of any amount above \$1,000 of the original bid. Upset bids must also be accompanied by a 5 percent bid deposit. Prospective bidders have ten days from the date on which the notice is published to offer an upset bid. This procedure is repeated until ten days have elapsed without the local government receiving an upset bid. After that time the board may sell the property to the final offeror. At any time in the process, it may reject any and all offers and decide not to sell the property.

### **§ 160A-269. Negotiated offer, advertisement, and upset bids.**

A city may receive, solicit, or negotiate an offer to purchase property and advertise it for upset bids. When an offer is made and the council proposes to accept it, the council shall require the offeror to deposit five percent (5%) of his bid with the city clerk, and shall publish a notice of the offer. The notice shall contain a general description of the property, the amount and terms of the offer, and a notice that within 10 days any person may raise the bid by not less than ten percent (10%) of the first one thousand dollars (\$1,000) and five percent (5%) of the remainder. When a bid is raised, the bidder shall deposit with the city clerk five percent (5%) of the increased bid, and the clerk shall readvertise the offer at the increased bid. This procedure shall be repeated until no further qualifying upset bids are received, at which time the council may accept the offer and sell the property to the highest bidder. The council may at any time reject any and all offers. (1971, c. 698, s. 1; 1979, 2nd Sess., c. 1247, s. 25.)

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