Robinwood Shopping Center

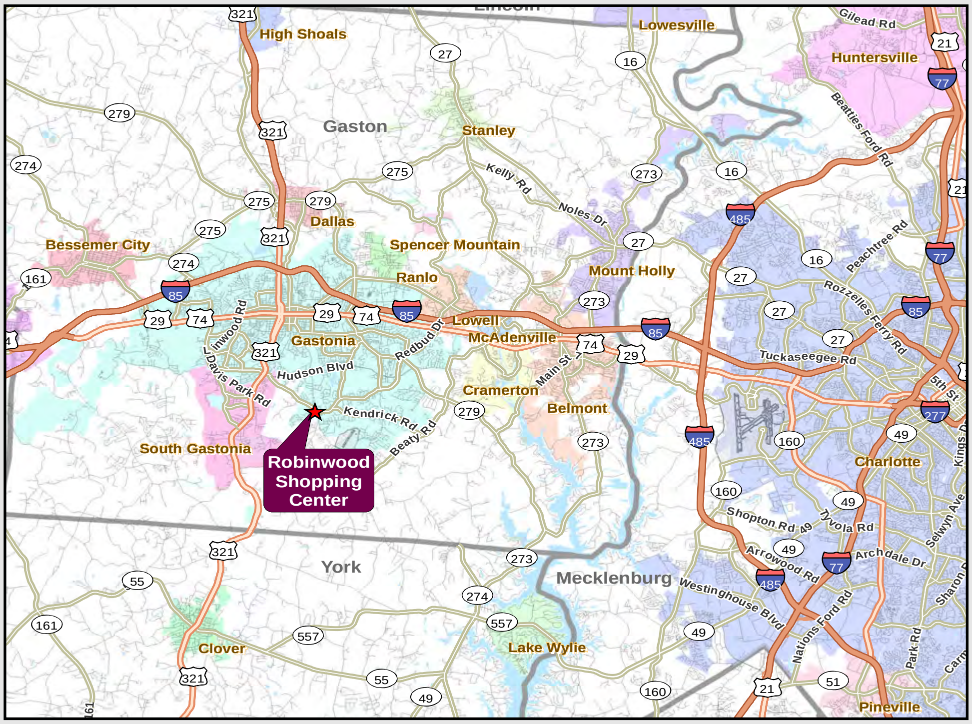
Retail Shopping Center - For Sale or Lease

Robinwood Shopping Center

1751 Neal Hawkins Road
Gastonia, NC 28054

49,317 SF for Sale
$2,900,000

43,367 SF for Lease
$9.25 psf NNN



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NAI Southern Real Estate
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NAI Southern Real Estate

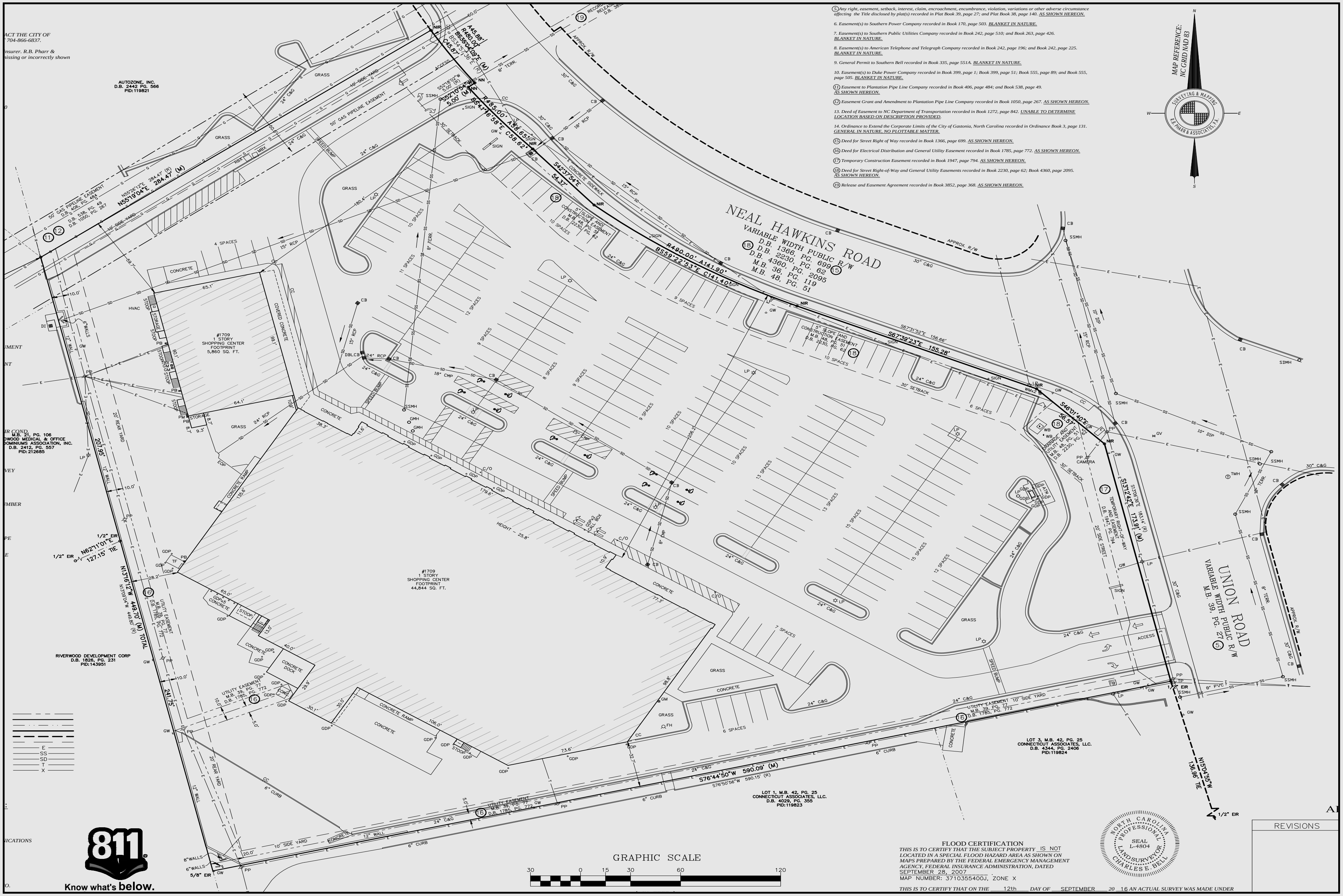
Highlights

- $2,900,000 Sale Price ($58.80 PSF)
- Lease Rate: $9.25 PSF NNN
- 49,317 SF Total (43,367 SF available for lease)
- Former Lowes Foods Grocery Store space available for lease
- High visibility along Neal Hawkins Road and Union Road in Gastonia, NC
- High Traffic Counts
- Abundant Parking
- Other Tenants in the shopping center include:
  New Fashion Cleaners
  Bellacino's Restuarant

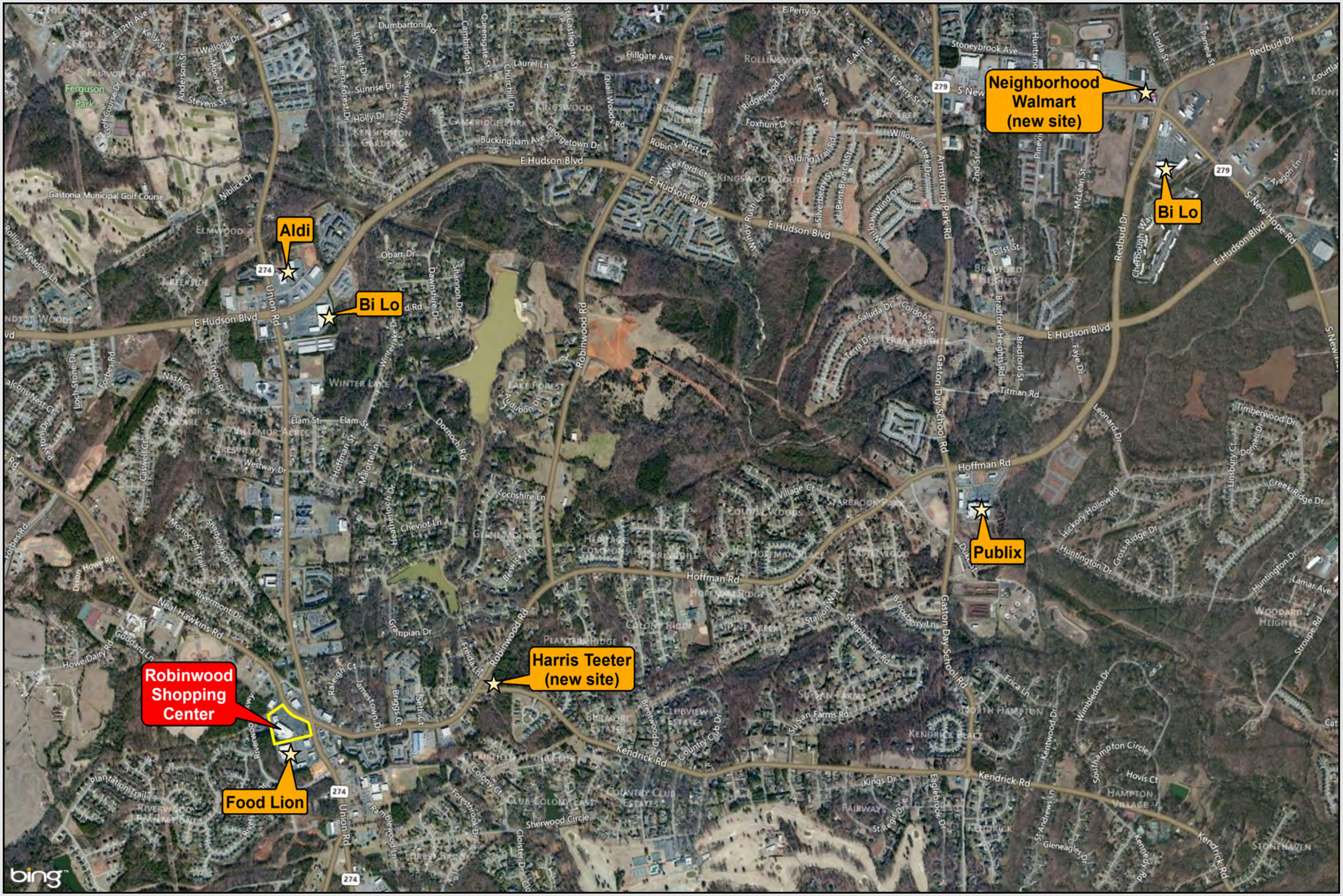

AVAILABLE
704-375-1000
DRY CLEANING
PIZZA &
GRINDERS

SITE PLAN

Robinwood Shopping Center

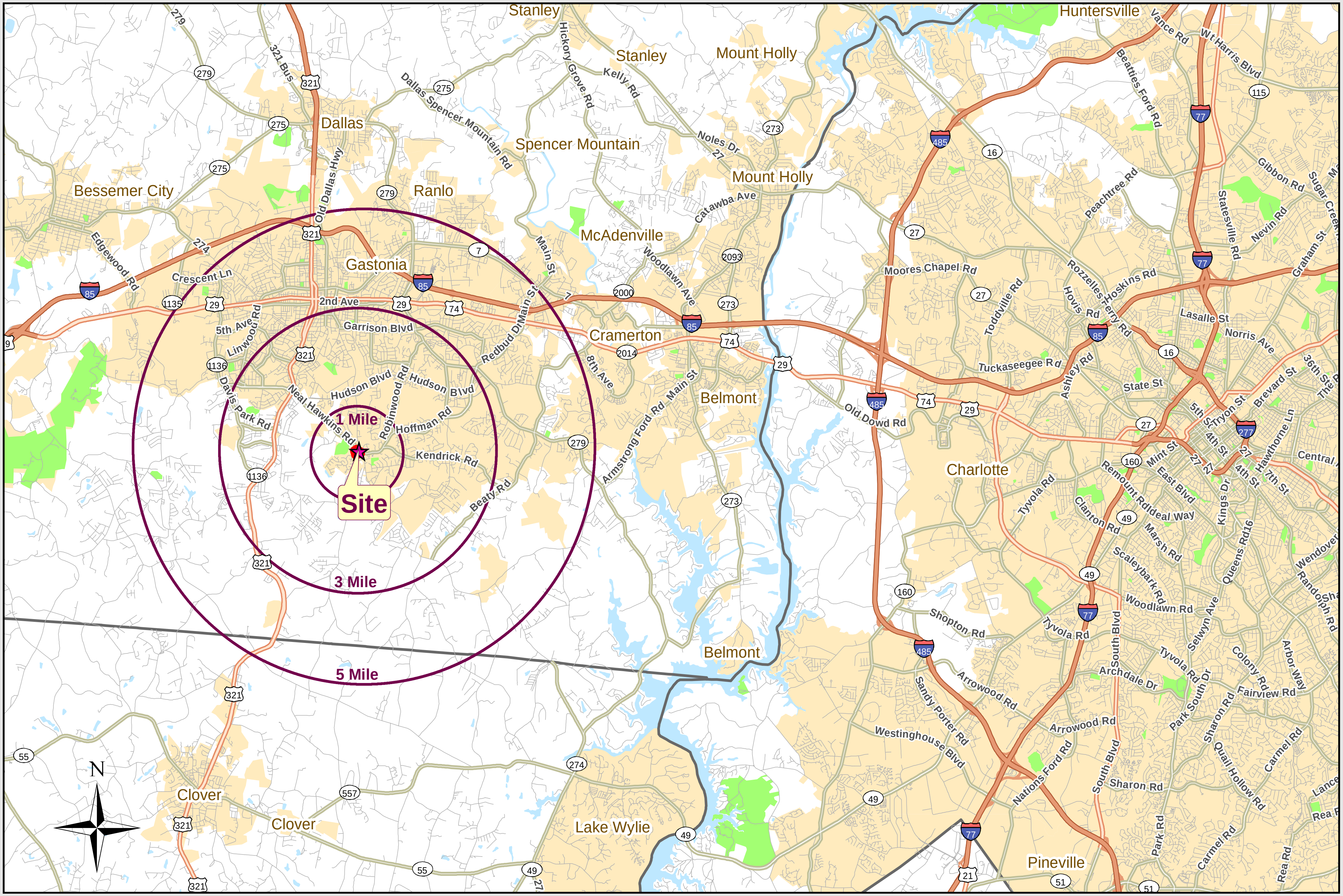


Southern Real Estate


Neighborhood Walmart (new site)
Bi Lo
Aldi
Bi Lo
Publix
Harris Teeter (new site)
Robinwood Shopping Center
Food Lion
bing

AREA / RADIUS RING MAP

Robinwood Shopping Center



NAI Southern Real Estate

Robinwood Crossing Shopping Center

1709-1751 Neal Hawkins Rd, Gastonia, NC 28056

Building Type:	**General Retail**	Total Available:	**43,367 SF**
Secondary:	**-**	% Leased:	**4.14%**
GLA:	**45,238 SF**	Rent/SF/Yr:	**$9.50**
Year Built:	**1983**		

Radius	1 Mile		3 Mile		5 Mile	
Population						
2020 Projection	4,643		43,834		92,124	
2015 Estimate	4,495		42,711		89,588	
2010 Census	4,235		41,413		86,175	
Growth 2015 - 2020	3.29%		2.63%		2.83%	
Growth 2010 - 2015	6.14%		3.13%		3.96%	
2015 Population by Hispanic Origin	222		4,099		8,072	
2015 Population	4,495		42,711		89,588	
White	3,706	82.45%	31,846	74.56%	64,375	71.86%
Black	593	13.19%	8,923	20.89%	21,572	24.08%
Am. Indian & Alaskan	15	0.33%	265	0.62%	523	0.58%
Asian	123	2.74%	812	1.90%	1,296	1.45%
Hawaiian & Pacific Island	1	0.02%	18	0.04%	50	0.06%
Other	57	1.27%	848	1.99%	1,773	1.98%
U.S. Armed Forces	0		13		36	
Households						
2020 Projection	1,959		17,552		35,567	
2015 Estimate	1,895		17,102		34,578	
2010 Census	1,781		16,595		33,266	
Growth 2015 - 2020	3.38%		2.63%		2.86%	
Growth 2010 - 2015	6.40%		3.06%		3.94%	
Owner Occupied	1,287	67.92%	10,202	59.65%	20,665	59.76%
Renter Occupied	607	32.03%	6,899	40.34%	13,913	40.24%
2015 Households by HH Income	1,895		17,101		34,579	
Income: <$25,000	476	25.12%	4,749	27.77%	11,232	32.48%
Income: $25,000 - $50,000	442	23.32%	4,735	27.69%	9,536	27.58%
Income: $50,000 - $75,000	260	13.72%	2,891	16.91%	5,445	15.75%
Income: $75,000 - $100,000	248	13.09%	2,059	12.04%	3,590	10.38%
Income: $100,000 - $125,000	138	7.28%	1,155	6.75%	2,294	6.63%
Income: $125,000 - $150,000	143	7.55%	654	3.82%	1,027	2.97%
Income: $150,000 - $200,000	107	5.65%	418	2.44%	745	2.15%
Income: $200,000+	81	4.27%	440	2.57%	710	2.05%
2015 Avg Household Income	$73,547		$60,390		$55,502	
2015 Med Household Income	$53,597		$44,571		$40,584	

Database: SOUTHERNRE	Rent Roll	Page:	1
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Suite Id		Tenant Name	--- Rent Dates --- Start	Expire	GLA Square Footage	Monthly Base Rent	Annual Rate PSF	Monthly Cost Recovery	Expense Stop	Monthly Other Income	Cat	--- Future Rent Increases --- Date	Monthly Amount	PSF
Vacant Suites														
406	-01	1751 NEAL HAWKINS ROAD			43,367									
Occupied Suites														
406	-02	BELLACINO'S (MERZ)	2/1/1998	10/31/2022	2,992	4,021.75	16.13	792.93			RNT	11/1/2017	4,271.08	17.13
											RNT	11/1/2020	4,520.41	18.13
											RNT	11/1/2021	4,769.75	19.13
406	-04	WELLS FARGO - ATM	8/1/1992	5/31/2018	228	378.85	19.94							
406	-05	NEW FASHION CLEANERS	12/1/1999	9/30/2013	2,730	3,685.50	16.20	476.71						

Totals:	Occupied Sqft:	12.06%	5,950	8,086.10	1,269.64	0.00
	Vacant Sqft:	87.94%	43,367	(1 Units)		
	Total Sqft:		49,317	(4 Units)		
	Leased/Unoccupied Sqft:		0	0.00	0.00	0.00
Total ROBINWOOD \ EAST MECK:	Occupied Sqft:	12.06%	5,950	8,086.10	1,269.64	0.00
	Vacant Sqft:	87.94%	43,367	(1 Units)		
	Total Sqft:		49,317	(4 Units)		
	Leased/Unoccupied Sqft:		0	0.00	0.00	0.00
Grand Total:	Occupied Sqft:	12.06%	5,950	8,086.10	1,269.64	0.00
	Vacant Sqft:	87.94%	43,367	(1 Units)		
	Total Sqft:		49,317	(4 Units)		
	Leased/Unoccupied Sqft:		0	0.00	0.00	0.00

ENTITY: 406		Page: 1
REPORT: SG_INCSTATE	Comparative Income Statement	Date: 6/7/2017
FORMAT: ZINC	ROBINWOOD \ EAST MECK	Time: 01:48 PM

Cash

	Current Period			Year-To-Date		
	Actual	Budget		Actual	Budget	
Thru:	May 2017	May 2017	Variance	May 2017	May 2017	Variance
INCOME						
OPERATING INCOME						
RENT	8,078.67	8,528.17	(449.50)	40,393.35	42,640.85	(2,247.50)
CAM - COMMON ARE MAINT.	703.35	0.00	703.35	3,516.75	0.00	3,516.75
2CAM RECONCILED	463.99	0.00	463.99	(2,218.54)	0.00	(2,218.54)
RETAX	478.37	0.00	478.37	2,318.15	0.00	2,318.15
3TAX RECONCILED	(502.40)	0.00	(502.40)	(1,059.06)	0.00	(1,059.06)
INSURANCE	149.71	55.61	94.10	513.30	278.05	235.25
4INS RECONCILED	(23.38)	0.00	(23.38)	(97.54)	0.00	(97.54)
TOTAL OPER INCOME	9,348.31	8,583.78	764.53	43,366.41	42,918.90	447.51
TOTAL INCOME	9,348.31	8,583.78	764.53	43,366.41	42,918.90	447.51
EXPENSES						
BUILDING CONTRACTS						
EXTERM / PEST CONTROL	75.00	75.00	0.00	375.00	375.00	0.00
FIRE PROTECTION	0.00	0.00	0.00	75.00	0.00	(75.00)
LANDSCAPING	809.00	809.00	0.00	4,854.00	4,045.00	(809.00)
SNOW REMOVAL	0.00	0.00	0.00	950.00	2,000.00	1,050.00
BURGLAR ALARM	0.00	0.00	0.00	345.00	0.00	(345.00)
TOTAL BUILDING CONTRACTS	884.00	884.00	0.00	6,599.00	6,420.00	(179.00)
CLEANING						
DEBRIS REMOVAL	193.05	0.00	(193.05)	193.05	150.00	(43.05)
TOTAL CLEANING	193.05	0.00	(193.05)	193.05	150.00	(43.05)
BUILDING REPAIRS						
ELECTRICAL REPAIRS	0.00	0.00	0.00	0.00	100.00	100.00
LIGHTS - EXTERIOR REPAIR	107.82	0.00	(107.82)	328.56	1,000.00	671.44
PLUMBING REPAIRS	0.00	0.00	0.00	0.00	100.00	100.00
MISCELLANEOUS REPAIR	0.00	0.00	0.00	117.98	100.00	(17.98)
BUILDING REPAIR	0.00	0.00	0.00	0.00	5,000.00	5,000.00
TOTAL BUILDING REPAIRS	107.82	0.00	(107.82)	446.54	6,300.00	5,853.46
UTILITY EXPENSE						
WATER	117.58	200.00	82.42	835.71	1,000.00	164.29
ELECTRICITY	1,652.23	1,000.00	(652.23)	8,694.79	5,000.00	(3,694.79)
STORM WATER FEE	250.25	300.00	49.75	1,261.25	1,500.00	238.75
TOTAL UTILITY EXPENSE	2,020.06	1,500.00	(520.06)	10,791.75	7,500.00	(3,291.75)
PARKING OPERATIONS						
PKG LOT-REPAIR	0.00	0.00	0.00	0.00	1,000.00	1,000.00
PKG LOT-SWEEPING	546.00	910.00	364.00	2,730.00	4,550.00	1,820.00
PRESSURE WASHING	950.00	0.00	(950.00)	950.00	375.00	(575.00)

ENTITY: 406
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FORMAT: ZINC

Comparative Income Statement

ROBINWOOD \ EAST MECK

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Cash

	Current Period			Year-To-Date		
Thru:	Actual May 2017	Budget May 2017	Variance	Actual May 2017	Budget May 2017	Variance
TOTAL PARKING OPERATIONS	1,496.00	910.00	(586.00)	3,680.00	5,925.00	2,245.00
GENERAL EXPENSES						
LOCK / KEYS	0.00	0.00	0.00	16.06	0.00	(16.06)
PAINTING	0.00	0.00	0.00	0.00	30,000.00	30,000.00
TOTAL GENERAL EXPENSE	0.00	0.00	0.00	16.06	30,000.00	29,983.94
TOTAL CAM EXPENSES	4,700.93	3,294.00	(1,406.93)	21,726.40	56,295.00	34,568.60
REAL ESTATE TAXES - PROPERTY INSURANCE						
INSURANCE PROPERTY	0.00	0.00	0.00	6,965.00	7,500.00	535.00
INSURANCE LIABILITY	0.00	0.00	0.00	2,627.00	3,500.00	873.00
INSURANCE NON-REIMBURSABLE	0.00	0.00	0.00	1,211.00	0.00	(1,211.00)
TOTAL RETAX / INS	0.00	0.00	0.00	10,803.00	11,000.00	197.00
ADMINISTRATIVE EXPENSE						
MANAGEMENT FEES	373.94	1,700.00	1,326.06	1,734.69	8,500.00	6,765.31
LEASING FEES	249.73	1,300.00	1,050.27	6,439.07	6,500.00	60.93
LEGAL / PROFESSIONAL FEES	0.00	0.00	0.00	3,033.36	0.00	(3,033.36)
UNREIM - ROOF REPAIRS	0.00	400.00	400.00	0.00	800.00	800.00
TOTAL ADMINISTRATIVE EXPENSES	623.67	3,400.00	2,776.33	11,207.12	15,800.00	4,592.88
TOTAL EXPENSES	5,324.60	6,694.00	1,369.40	43,736.52	83,095.00	39,358.48
NET OPERATING INCOME (NOI)	4,023.71	1,889.78	2,133.93	(370.11)	(40,176.10)	39,805.99
TOTAL PROFIT & LOSS	4,023.71	1,889.78	2,133.93	(370.11)	(40,176.10)	39,805.99
CAPITAL EXPENDITURES						
TOTAL CAPTL EXPENDITURES	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL OPERATING CASH FLOW	4,023.71	1,889.78	2,133.93	(370.11)	(40,176.10)	39,805.99
DISTRIBUTIONS						
DISTRIBUTION TOTALS	0.00	0.00	0.00	0.00	0.00	0.00