

NNN INVESTMENT SALE

619 S. Regional Road
Greensboro, NC 27409



1007 Battleground Avenue, Suite 401
Greensboro, NC 27408
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Fully Leased Single Tenant

- NNN investment opportunity with personal guarantees and 4 years remaining on a 5-year extension.
- Fantastic location in the rapidly expanding Greensboro Triad Airport Sub-market, with retail, hospitality, and corporate.
- Tenant handles all expenses.
- Directions: I-40 to exit 210, South on Eastchester Drive/ Hwy 68. 1/4 mile left on Hickory Ridge Dr., property is next to Holiday Inn.



Offering Summary

Price:	\$1,525,000
Net Operating Income:	\$99,000
CAP Rate:	6.5%

Property Features

Total Building: 4,965+/- SF

Year Built: 2008

Parking Spaces: 102

Ceiling Height: 10'

Renovations: 2019, floors, bathrooms, bar, kitchen

Land: 2.58 acres

About The Tenant

Mariscos Sayulita Nayarit SEAFOOD Bar & Grill

Fresh Mexican seafood with big portions, vibrant atmosphere, and exceptional hospitality—now serving in two great locations: Greensboro, NC, and Murfreesboro, TN. Featured highlights include authentic seafood paired with friendly service and live entertainment.

- Fresh and flavorful seafood, including grilled octopus, combo fajitas with bacon-wrapped shrimp, aguachiles, and whole fried snapper, all celebrated by satisfied diners.
- Lively ambiance, with live music adding flair to evenings and friendly, fast service enhancing the experience.
- A diverse menu that includes vegetarian-friendly options and bilingual descriptions.





Rear Parking Lot

Waiting

Rest
Room

Rest
Room

Bar Area

Entrance

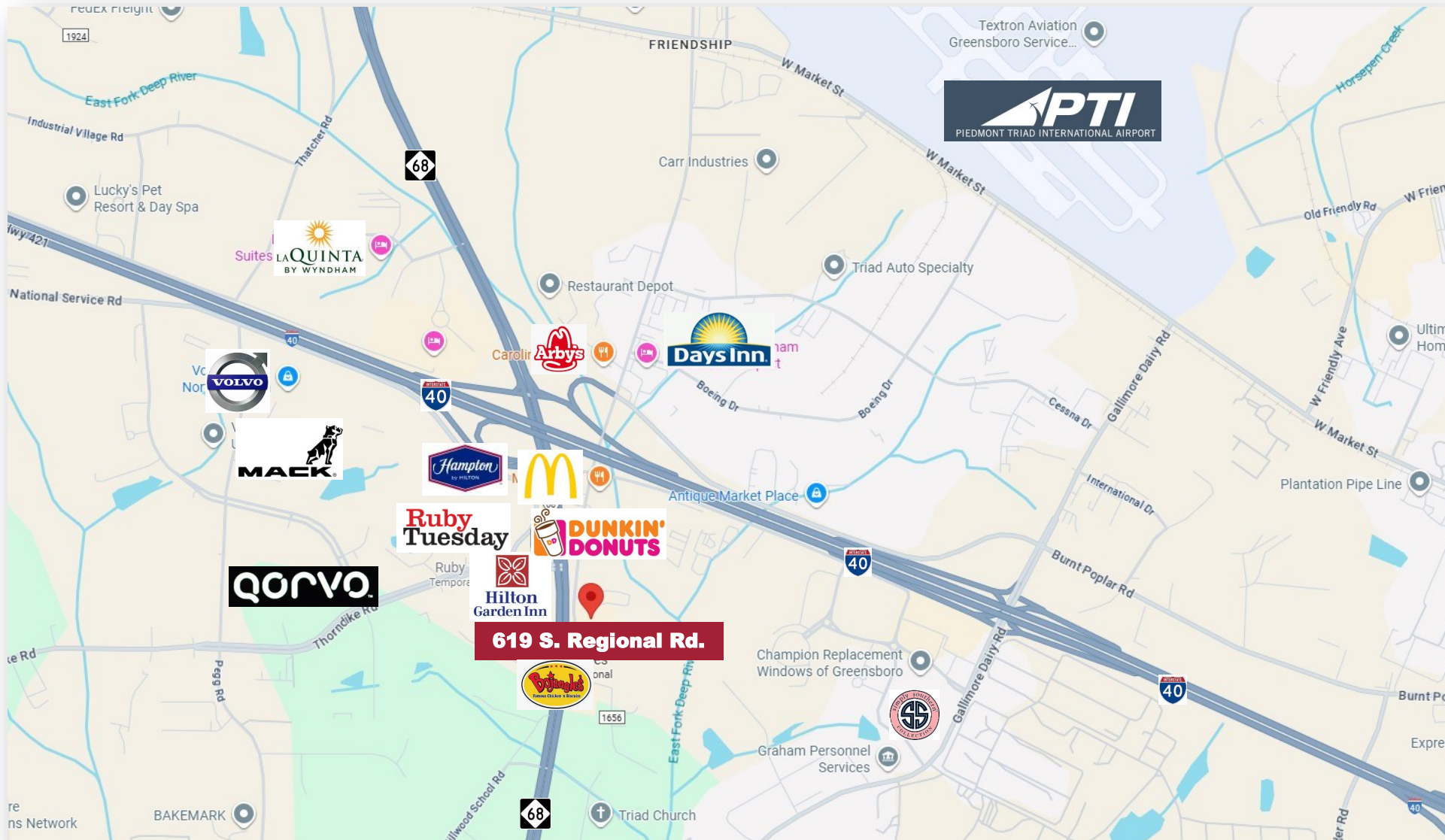
Dry
Storage

Kitchen

Dining

Coolers

Total
Building
4,965 SF



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The statements and figures herein while not guaranteed are secured from sources believed to be authoritative. This offering is subject to change of price, prior lease or sale and or withdrawal without notice. Prospects should verify all information.