



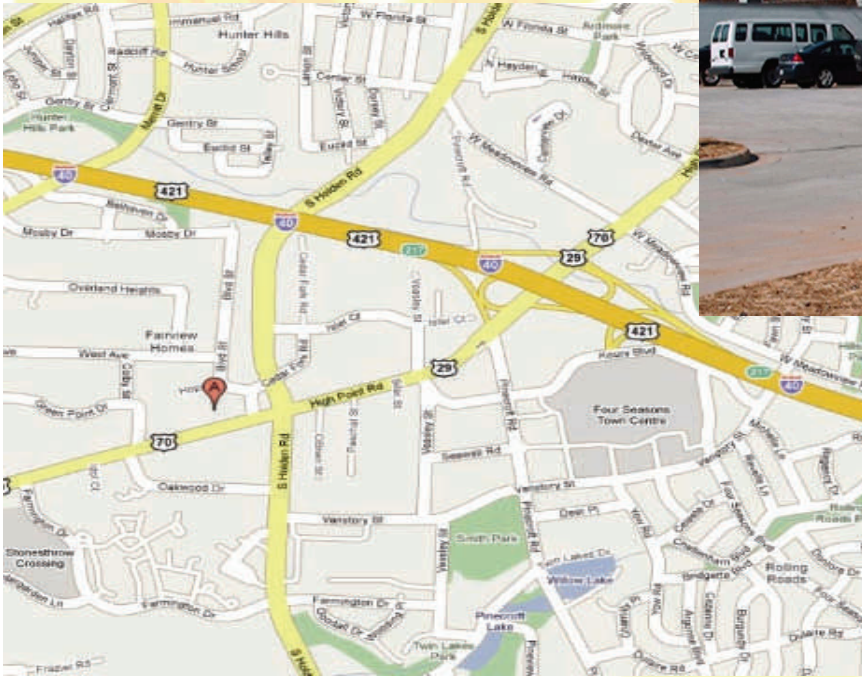
3714 High Point Road, Greensboro, NC

## Property Available for Sale

O'Reilly Auto Parts was newly built in 2008 as a built to suit. The lease is for 20 years with 8% rental increases every 5 years and 3 options to extend for 5 years.

Property is centrally located in Greensboro near I-40 on busy High Point Road. Property is located near many City landmarks such as Joseph S Koury Convention Center, Four Season Town Center Mall and campus of the University of North Carolina at Greensboro.

Building is 7,225 square feet on 1.6 acres of land. Parking lot has a total of 50 parking spaces with 2 spaces for handicap. Parking lot has two entrances from High Point Road.



### Demographics for 5 Mile Radius

2000 Census Population: 146,110

Average Household Income: \$58,353

Median Age: 34.5



**Florida Equities, LLC**  
**Licensed Real Estate Broker, Brian W. Smith**

**6300 NE 1st Avenue, Suite 300, Fort Lauderdale, FL 33334**

**Phone: 800-339-3234**

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**Fax: 954-776-7918**

**www.TripleNetCorner.com**

**To receive financial information please sign attached Confidentiality and Registration Agreement and fax or email to me. Please include your contact information: name, address, fax and email address. Thank you for your inquiry.**

Concentrated Residential



High Point Road



S Holden Road

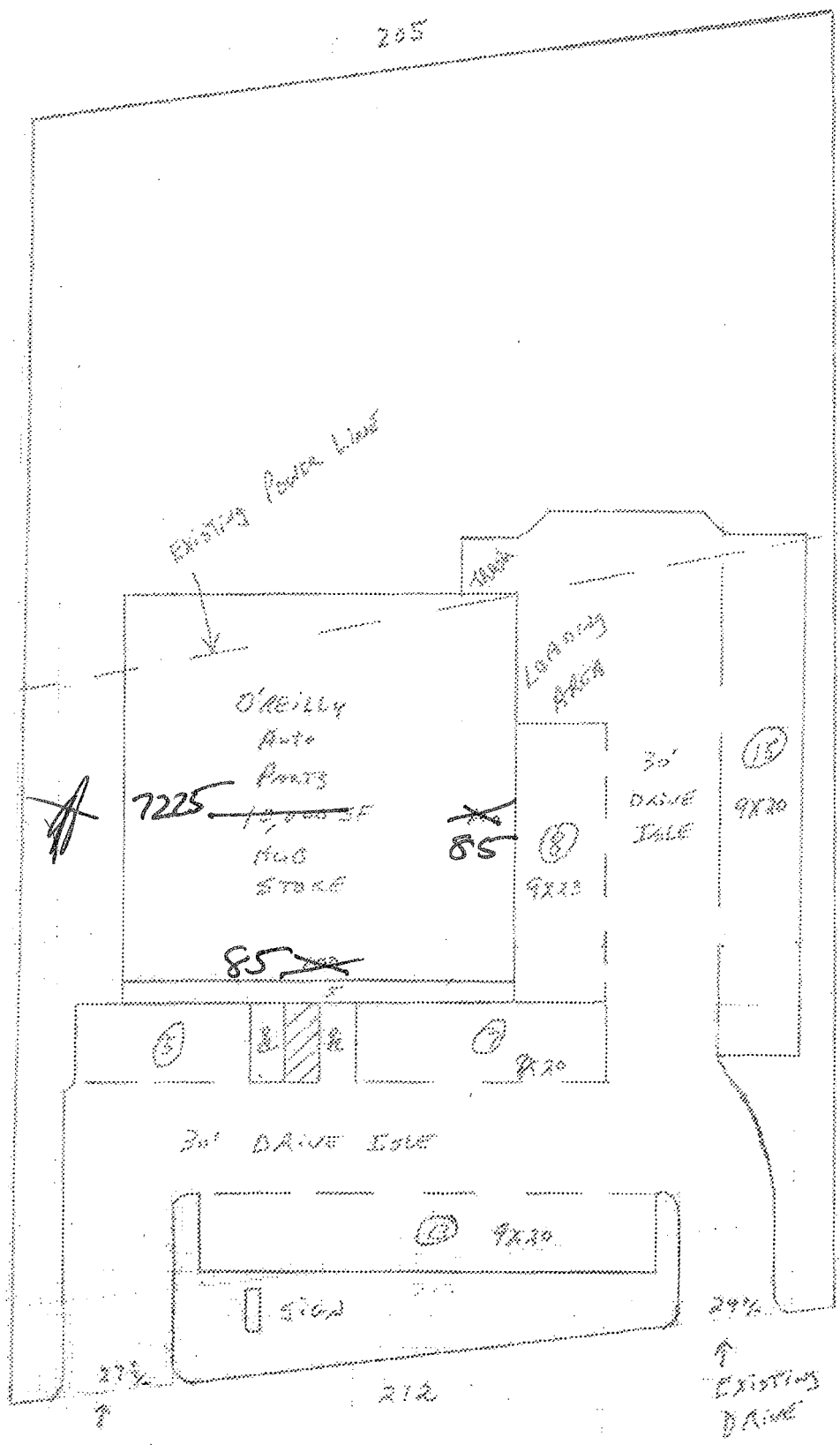


Concentrated Residential

Smith High School

205

→ N  
SCALE  
1" = 40'



Parking  
48 P.S.  
2 H.C.  

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50 TOTAL

RELOCATION  
FOR STORE  
# 1100

EXISTING DRIVE

High Point RD.

# SUMMARY DEMOGRAPHIC PROFILE

1990 - 2000 Census, 2005 Estimates & 2010 Projections

Calculated using Proportional Block Groups



Lat/Lon: 36.03953/-79.8512305

May 2009

RS1

<b>3714 High Point Rd Greensboro, North Carolina</b>		<b>3.00 mi radius</b>	<b>5.00 mi radius</b>	<b>10.00 mi radius</b>
<b>POPULATION</b>	2005 Estimated Population	70,140	152,757	354,264
	2010 Projected Population	72,266	158,819	368,261
	2000 Census Population	67,938	146,110	339,334
	1990 Census Population	59,259	126,925	280,841
	Historical Annual Growth 1990 to 2005	1.2%	1.4%	1.7%
	Projected Annual Growth 2005 to 2010	0.6%	0.8%	0.8%
	2005 Median Age	32.7	34.5	35.2
<b>HOUSEHOLDS</b>	2005 Estimated Households	28,849	62,527	143,131
	2010 Projected Households	29,558	64,537	147,837
	2000 Census Households	27,862	59,832	136,883
	1990 Census Households	24,559	51,470	111,947
	Historical Annual Growth 1990 to 2005	1.2%	1.4%	1.9%
Projected Annual Growth 2005 to 2010	0.5%	0.6%	0.7%	
<b>POPULATION BY RACE</b>	2005 Estimated White	51.2%	55.6%	57.8%
	2005 Estimated Black or African American	31.0%	31.0%	30.9%
	2005 Estimated Asian & Pacific Islander	5.9%	4.4%	3.5%
	2005 Estimated American Indian & Native Alaskan	0.8%	0.6%	0.6%
	2005 Estimated Other Races	11.1%	8.3%	7.3%
	2005 Estimated Hispanic	8.4%	5.7%	4.9%
<b>INCOME</b>	2005 Estimated Average Household Income	\$ 52,221	\$ 58,353	\$ 59,415
	2005 Estimated Median Household Income	\$ 43,503	\$ 49,104	\$ 50,729
	2005 Estimated Per Capita Income	\$ 22,110	\$ 24,397	\$ 24,373
<b>EDUCATION (AGE 25+)</b>	2005 Elementary	7.2%	5.5%	5.8%
	2005 Some High School	12.0%	10.1%	10.6%
	2005 High School Graduate	27.4%	24.0%	26.0%
	2005 Some College	17.4%	17.2%	17.1%
	2005 Associates Degree Only	9.6%	9.1%	8.9%
	2005 Bachelors Degree Only	18.5%	22.9%	21.5%
	2005 Graduate Degree	7.9%	11.3%	10.2%
<b>BUSINESS</b>	Number of Businesses	3,652	9,746	17,023
	Total Number of Employees	40,914	116,788	211,603
	Employee Population per Business	11.2	12.0	12.4
	Residential Population per Business	19.2	15.7	20.8

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

## **COOPERATING BROKER CONFIDENTIALITY AND REGISTRATION AGREEMENT**

**THIS CONFIDENTIALITY AGREEMENT** (“Agreement”) is made and agreed to by \_\_\_\_\_ (“Cooperating Broker”) and Florida Equities LLC (“Exclusive Listing Broker”) regarding the property **3714 High Point Road, Greensboro, NC** (“Property”). This obligation of confidentiality undertaken pursuant to this Agreement shall survive any future agreement with the Owner.

**COOPERATING BROKER HAS REQUESTED** information from Owner for the purpose of evaluating the Property. The Owner shall deliver information concerning the Property, much of which is highly confidential, only to those parties that Owner’s Exclusive Agent, Florida Equities LLC, has agreed to in writing prior to the disbursement of any information.

**THE PARTIES AGREE TO THE FOLLOWING**, in consideration of the covenants and agreements contained herein:

1. Cooperating Broker will not disclose, permit the disclosure of, release, disseminate or transfer, any information obtained hereunder (“Marketing Information”) to any person or entity that has not been approved and agreed to in writing by Florida Equities LLC.
2. The person(s) signing this Agreement on Cooperating Broker’s behalf will take all appropriate precautions to limit the dissemination of the marketing information only to those persons who have need to know of the marketing information, and who are specifically aware of the Agreement and agree to honor it.
3. This Agreement applies to all marketing information received from Owner, now or in the future, which is not readily available to the general public. Cooperating Broker understands that all marketing information shall be deemed confidential, valuable and proprietary such that its unauthorized disclosure, even without intent to harm, could cause substantial and irreparable harm to Owner.
4. All information shall be used for the sole purpose of evaluating the Property and it shall not at any time, or in any manner, be used for any other purpose.
5. Cooperating Broker or any other party shall not contact directly any persons concerning the Property, other than Florida Equities LLC, without written permission from Exclusive Listing Broker. Such persons include, without limitation, Owner’s employees, suppliers, lenders and tenants.
6. Owner makes no representations or warranties, express or implied, as to the accuracy or completeness of any marketing information provided by them. Cooperating Broker assumes full and complete responsibility for reconfirmation and verification of all marketing information received and expressly waives all rights of recourse against Owner and Exclusive Listing Broker with respect to the same.
7. The Persons signing on behalf of Cooperating Broker represents that they have the authority to bind the party for whom they sign.

8. This Agreement shall be governed and construed in accordance with the laws of the State of Florida.
9. Cooperating Broker recognizes that they do not represent the Owner in this transaction. Florida Equities LLC only, who are acting as a Seller's Broker only, represent Owner.
10. In the event Cooperating Broker successfully closes on the Property and Owner pays Florida Equities LLC the brokerage commission as stated in the Listing Agreement with Owner, Florida Equities LLC shall pay a Cooperating Broker Fee in the amount of Two Percent (2%) of the total selling price to Cooperating Broker.
11. **All Buyers that the Cooperating Broker wishes to register must be registered and approved by Exclusive Listing Broker prior to submission of the marketing information. In the event Cooperating Broker fails to register any buyer, he/she shall not be entitled to any Cooperating Broker Fee.**

**Cooperating Broker:** \_\_\_\_\_

Agent: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

Telephone: \_\_\_\_\_

Fax: \_\_\_\_\_

By: \_\_\_\_\_

Date: \_\_\_\_\_