



Ridgeview Crossing

2195 NORTH BRIDGE STREET :: ELKIN, NC

SQUARE FOOTAGE	211,524 SF
LAND SIZE	40.21 Acres
OCCUPANCY	33%
YEAR BUILT	1989, Renovated 1995
PRICE	\$3,200,000
PRICE PSF	\$15.13



DEMOGRAPHICS	5 Mile	10 Miles	15 Miles
POPULATION (2009 EST)	14,745	34,964	69,790
POPULATION (2014 PROJ)	14,924	36,010	72,426
GROWTH (2009-2014)	1.21%	2.99%	3.78%
AVG HH INCOME (20098 EST)	\$46,981	\$47,585	\$47,103

CB Richard Ellis' Carolinas Retail Investment Group, as the exclusive agent for the sale of RIDGEVIEW CROSSING, is pleased to submit this value-add investment opportunity for your consideration. Ridgeview Crossing is a 211,524 SF shopping center situated on a 40.21 acre site. This community center is anchored by a 32,000 SF Ingles grocery store and a 26,581 SF Belk department store. The offering includes a 110,078 SF former Wal-Mart store and a number of small shop availabilities offering investors the opportunity to dramatically enhance value through leasing and expense control. Current occupancy at the center is approximately 33%.

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INVESTMENT HIGHLIGHTS

- Ridgeview Crossing has solid anchor tenants in Ingles and Belk with very low rent to sales ratios, making these stores affordable, attractive locations.
- Strong upside potential through leasing existing shop vacancies.
- Price per foot well below replacement cost.
- Ridgeview Crossing sits at the geographic center of the Yadkin Valley, in the foothills of the Blue Ridge Mountains.
- Established Submarket - nearby retailers include Wal-Mart Supercenter, Lowe's Home Improvement, Food Lion, Big Lots, Walgreens, Rite Aid, Tractor Supply, Dollar Tree and Cato.
- Proximity to major infrastructure network connecting Elkin to nearby markets including Winston-Salem, Charlotte, Statesville and Hickory.

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