



Offering Memorandum

4303 Old Monroe Road |
Indian Trail, NC 28079

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Executive Summary

Colliers Net Lease Investment Group is pleased to present to qualified individuals a fantastic opportunity to acquire a long term free standing gas station, C-store and car wash operated by GPM – one of the largest gas operators in the country. With a strong financial guarantee and brand new twenty year lease, this asset will bring in steady and reliable income. The property sits on a hard corner with 2.11 acres and has an address of 4303 Old Monroe Rd, Indian Trail, NC.

Located in a prime spot surrounded by retailers, industrial buildings, and residential neighborhoods, this gas station and convenience store is perfectly positioned to attract a steady stream of customers throughout the day. Whether they need to fuel up their vehicles or grab a quick snack on the go, this location offers convenience and accessibility for everyone. The immediate neighbors include a CVS pharmacy, Gregory Plaza, Union Festival, Fifth Third Bank, Autobell Car Wash, Autozone, a Food Lion grocery store and more.

The current site was leased as part of a larger acquisition just executed by GPM Investments. The property is offered at a very attractive cap rate of 7.94% which corresponds to a selling price of \$3,369,272. Call for details on the tenants ROFO and the City's upcoming road improvements.



Property Detail Profile

Strategic Location

- > Hard Corner of Lighted Intersection
- > Strong traffic counts over 34,000 VPD
- > 4 ingress and egress points
- > Large 2.11-acre site
- > National Retailers in the immediate area



Strong Investment Fundamentals

- > Strong Credit Tenant (GPM Southeast)
- > Long-term Lease (20 yrs)
- > 2% annual increase
- > Absolute NNN
- > Qualifies for Accelerated Depreciation



Offering Highlights

Offering Price	\$3,369,272
NOI	\$267,670
CAP Rate	7.94%
Land Size	2.11 AC
Building Size	3,110 SF

LEASE SUMMARY

Lease Type	Absolute NNN
Lease Term Remaining	20 years
Rent Commencement	3/1/2023
Lease Expiration	2/28/2043
Renewal Options	6 Five year
Rent Increase	2% Annually
Next Rent Increase	3/1/2024
Guarantor	Corporate



Property Address:

4303 Old Monroe Road
Indian Trail, NC 28079

Offering Price
\$3,369,272

NOI
\$267,670

CAP Rate
7.94%







Location Overview

Welcome to Indian Trail – the largest municipality in Union County! Whether you are a long-time resident or have recently relocated here, everybody enjoys living, working, playing and learning in Indian Trail! We have been named a one of the “Best Places to Live in America” by Money Magazine, U.S. Top Ten “Best Places for Families” by Family Circle Magazine, the “Most Affordable Place in North Carolina,” a “Great Place for Healthy Living in N.C.” and one of the Top Five “Best North Carolina Towns for Young Families.” These accolades highlight just a few of the many great aspects of Indian Trail: affordable living, great neighborhoods, substantial green space, A-plus schools and one of the lowest tax rates for a town our size in North Carolina!

You don’t have to go far to enjoy the good life in Indian Trail. In addition to the bustling Sun Valley Entertainment District, Indian Trail is currently revitalizing its Uptown and Downtown areas while working with regional partners to bring even more to the area.

Indian Trail offers a variety of activities including festivals, parades, events and concerts throughout the year at the Town’s three parks - Crossing Paths, Chestnut Square and Crooked Creek Parks. Our parks provide an exciting assortment of outdoor activities, including walking paths, playgrounds, fitness classes, a dog park, disc golf course, ball fields, environmental education classes, sports clinics, a splashpad with reservable waterproof-wheelchair and a healthy, safe environment to enjoy the outdoors. The Town also recently added a playground for children with special needs at Crooked Creek Park.



Major Freeway

Interstate

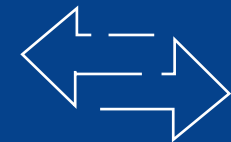
485



Airport

Charlotte Douglas Int. Airport

32 min / 29 miles

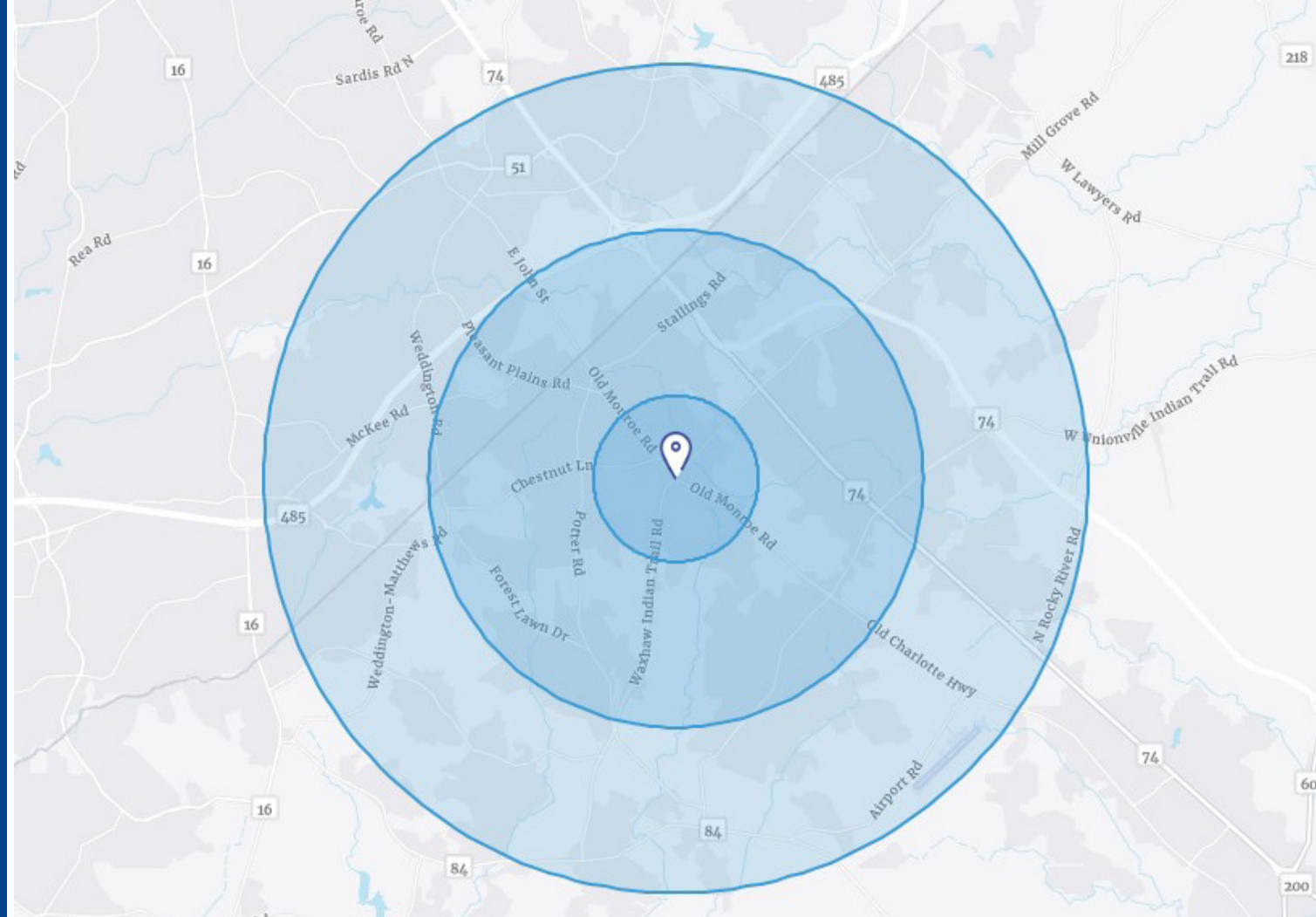


State Border
South Carolina

28 min/ 15 miles



Demographics



1 mile

3 mile

5 mile



4,288
people



45,026
people



119,279
people



4,206
daytime pop



43,356
daytime pop



115,406
daytime pop



\$111,048
average HHI



\$131,361
average HHI



\$136,859
average HHI

Confidentiality & Disclaimer Statement

This Offering Memorandum contains select information pertaining to the business and affairs of the property at 4303 Old Monroe Road Indian Trail, NC 28079. It has been prepared by Colliers. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Colliers International. The material is based in part upon information supplied by the Seller and in part upon financial information obtained by Peter Block from sources it deems reliable. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum from Colliers, you agree: 1) The Offering Memorandum and its contents are confidential; 2) You will hold it and treat it in the strictest of confidence; and 3) You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Owner and Colliers expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered. If you wish not to pursue negotiations leading to the acquisition of the property at 4303 Old Monroe Road Indian Trail, NC 28079. or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Colliers or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.



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