

SINGLE TENANT NNN INVESTMENT

1021 CLASSIC RD. APEX, NC 27539

Price: \$7,150,000

 Property Resources

PROPERTY INFO

Address: 1021 Classic Rd. Apex, NC 27539

Zoning: LI-CU

Acreage: 2.69 Acres

Square Footage: 24,600 SF

- Warehouse +/- 16,000 SF
- Office/Production +/- 8,000 SF
- Built in 1999, Renovated in 2019

Current Use: Headquarters for Stitch Golf Holdings, INC.



PROPERTY INFO - BUILDING SPECIFICS

Building Specifics:

- Steel Framed Metal Building w/ Brick Masonry Facade
- Building Height: 22'
- Clear Height: 19'
- Right to Left Sloped Roof
- HVAC: Fully Conditioned
- LED Lighting Throughout
- Power: 3-Phase Heavy, 1000 amps

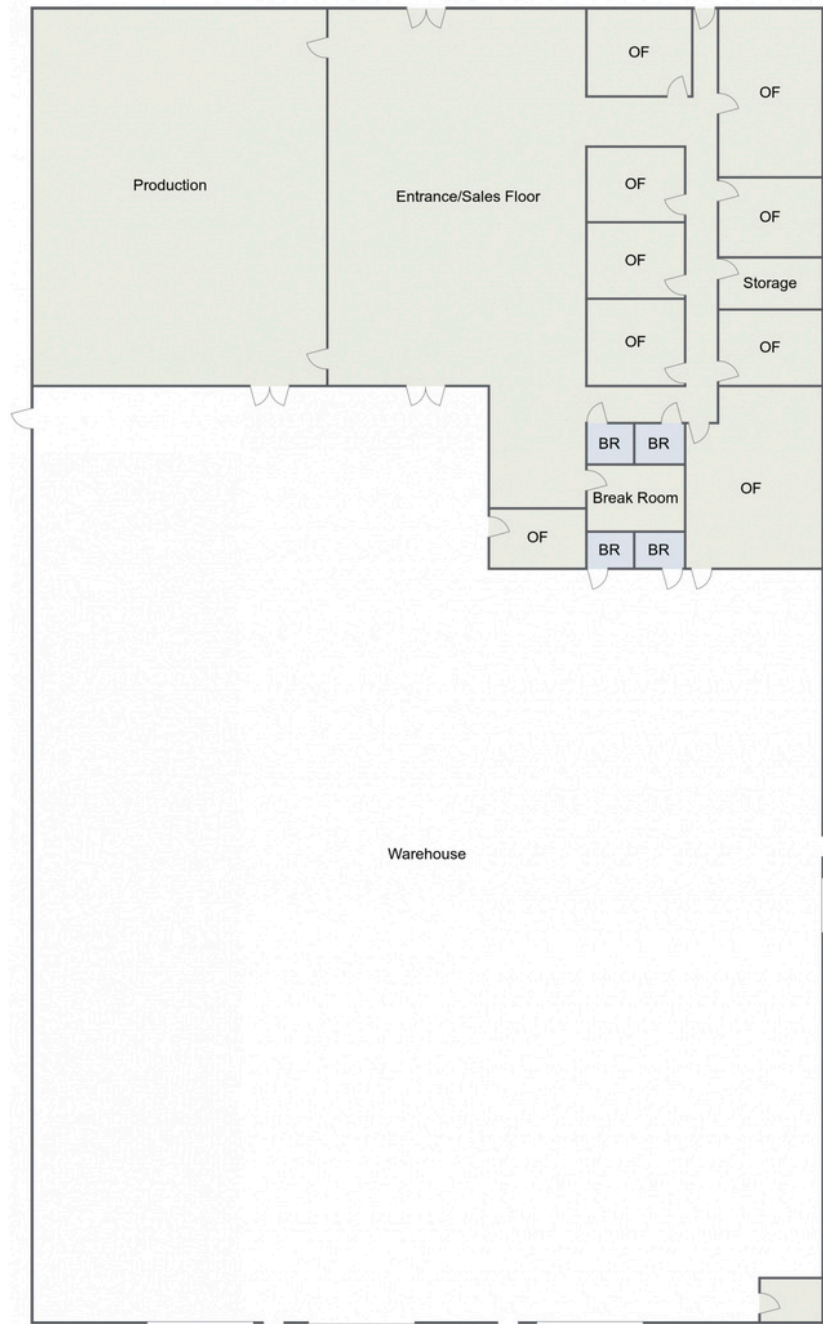
Loading/Truck Court:

- 3 Oversized Doors
- Drive in Capability, Half Dock Capability and Full Dock High Capability
- Covered Loading Dock
- Outdoor Storage and Fenced Truck Court: +/- .50 Acres





1021 Classic Rd - 24,600 SF



Approximate Values. Actual May Vary.

PROPERTY INFO - INVESTMENT SPECIFICS

NOI: \$442,800

CAP Rate: 6.19%

Sales Price: \$7,150,000

Leaseback Terms:

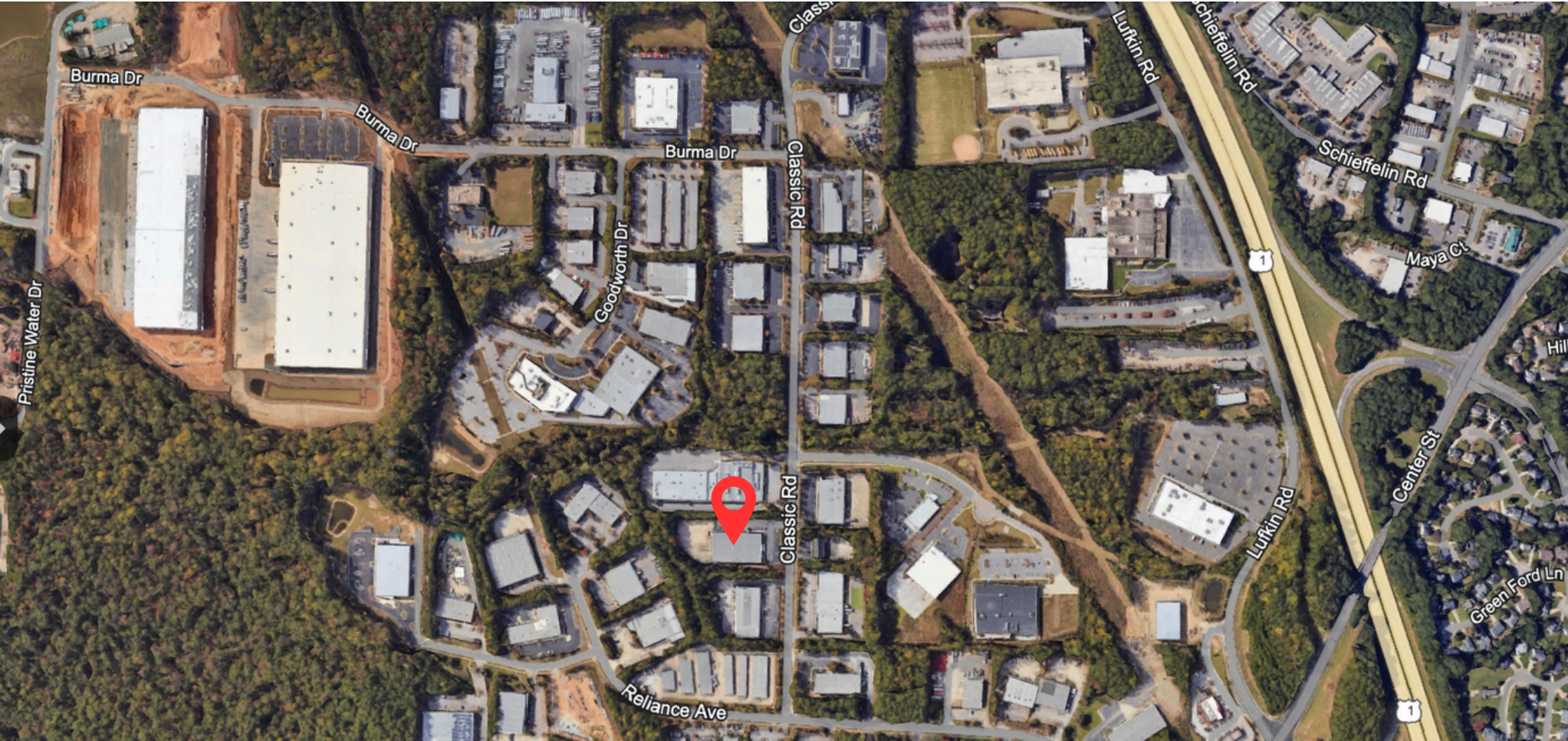
- \$18.00/SF NNN
- 3% annual increases
- 5 year leaseback
- (2) Three Year Options
- Lease will be executed at closing

PROPERTY INFO - COMPANY PROFILE



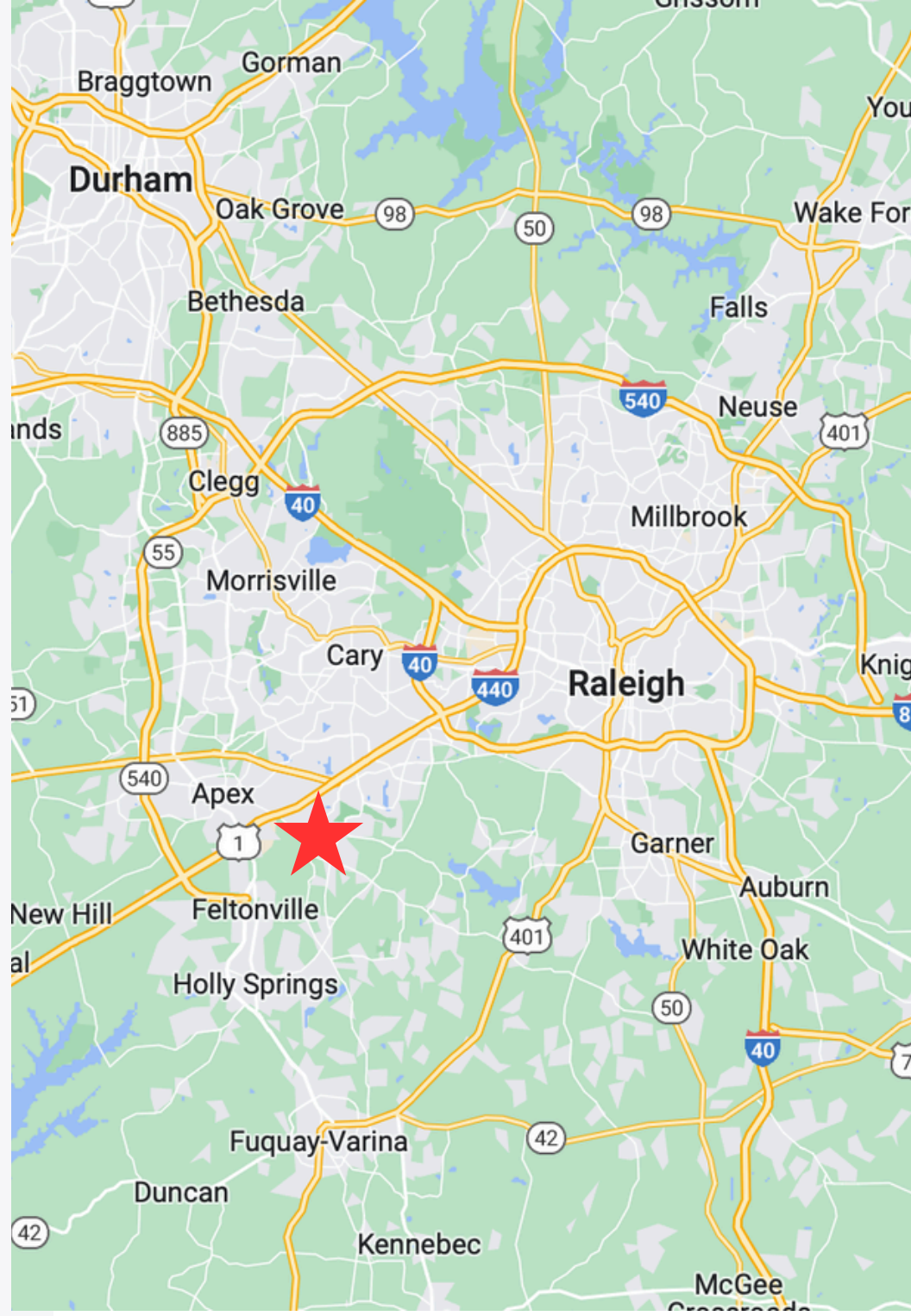
Stitch Golf Holdings, Inc. was founded in 2017. SGH, Inc. purchased the assets of Stitch Golf, a leather golf headcover company and set out to turn the company into a golf brand. Stitch has created a well known brand and expanded the products to include golf bags, headcovers, travel gear, golf apparel and golf accessories. Stitch is considered one of the dominant brands in golf and known to be a category disrupter with its innovative products that are unique, premium quality and full of surprise design elements. Stitch supports over 700 country clubs (green grass) in the United States as well as supporting over 200,000 online customers through www.stitchgolf.com. Stitch has over 50 employees at the company's headquarters at 1021 Classic Road, Apex, NC and has another 25 employees who work remotely around the country. In addition to the above, Stitch, this year, launched into the UK with incredible early success. Stitch also celebrated great brand exposure with the apparel worn by Bryson DeChambeau as he won the US Open in Pinehurst.

PINNACLE PARK AERIAL

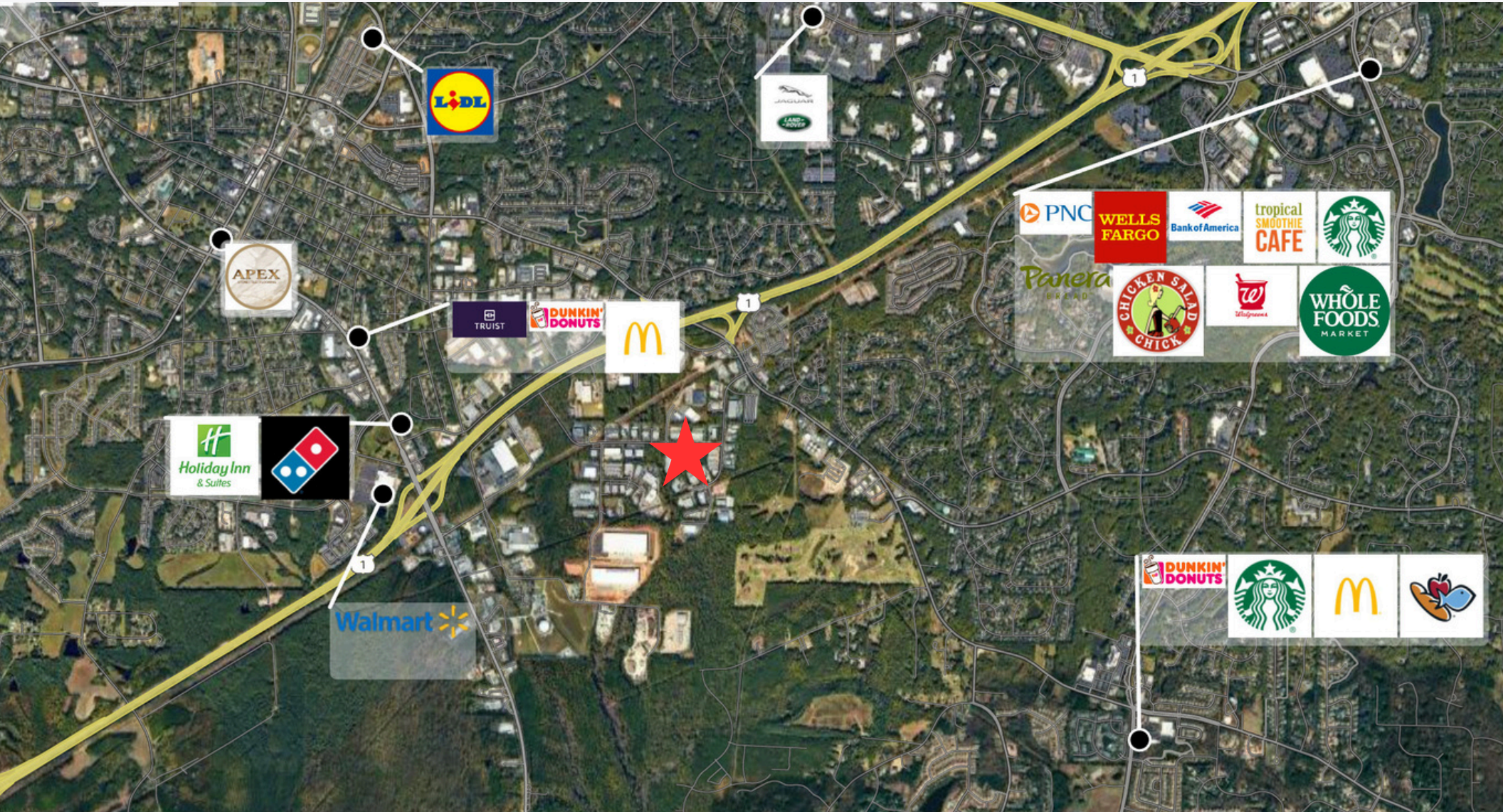


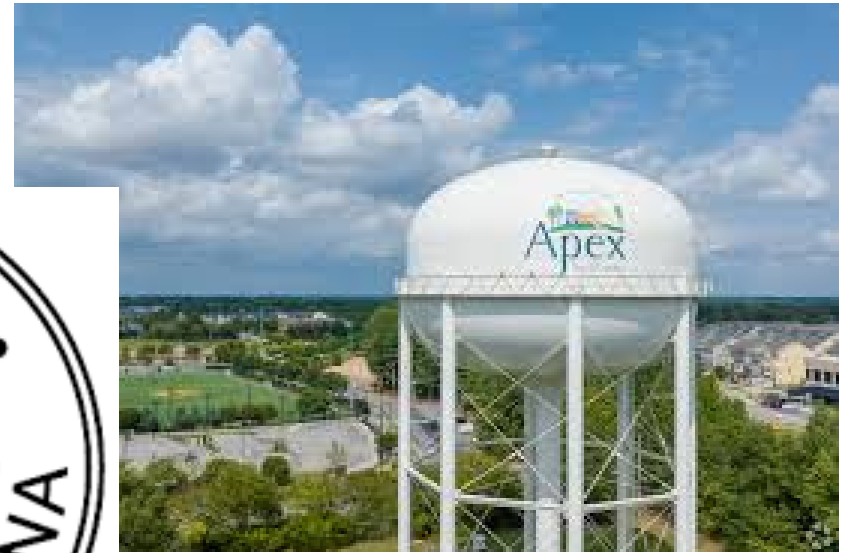
DEMOGRAPHICS

| | 1-MILE | 3-MILES | 5-MILES |
|--------------------|-----------|-----------|-----------|
| POPULATION | | | |
| 2020 | 3,691 | 51,877 | 158,475 |
| 2024 | 3,729 | 52,268 | 162,381 |
| 2029 | 4,033 | 56,504 | 176,044 |
| HOUSEHOLDS | | | |
| 2020 | 1,389 | 19,280 | 58,851 |
| 2024 | 1,408 | 19,469 | 60,222 |
| 2029 | 1,524 | 21,058 | 65,281 |
| AVG. INCOME | \$158,008 | \$144,283 | \$144,241 |



NEARBY RETAIL MAP





APEX NORTH CAROLINA

Nestled in the heart of the Research Triangle, Apex is a thriving town that combines small-town charm with urban amenities. With easy access to major highways and proximity to Raleigh-Durham International Airport, it's perfectly positioned for growth. Apex's booming economy, driven by technology, healthcare, and education, attracts young professionals and families, ensuring strong demand for rental properties. With top-rated schools, beautiful parks, and a vibrant downtown, Apex offers an exceptional quality of life and significant real estate potential.

DISCLAIMERS

PRESENTED BY:



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