QuikTrip

161 West Plaza Drive , Mooresville, NC 28117
Charlotte MSA

Retail
Investment Opportunity
Offering Memorandum

MATTHEWS™

EXCLUSIVELY LISTED BY

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PROPERTY OVERVIEW

QuikTrip
161 West Plaza Drive, Mooresville, NC 28117

INVESTMENT HIGHLIGHTS

ABSOLUTE NNN LEASE
Zero landlord responsibilities—tenant is responsible for CAM, taxes, insurance, roof, and structure, delivering a truly passive, hands-off, fee simple investment.

CORPORATE GUARANTEE
Lease backed by QuikTrip Corporation (~1,150 locations Nationwide), one of the Nation's most established convenience store operators, offering strong credit and long-term tenant stability.

STRATEGIC INTERSTATE ACCESS | I-77 CORRIDOR
Positioned just off a full interchange with Interstate 77, a major north–south corridor providing direct connectivity to Downtown Charlotte (~25 miles south) and supporting strong commuter and regional traffic.

"RACE CITY USA | AUTOMOTIVE HUB
Located in the heart of "Race City USA," surrounded by 120+ automotive-related businesses within a 5-mile radius, including NASCAR operations and major dealerships such as Randy Marion and Keffer Kia within ½ mile—driving strong fleet and local demand.

DOMINANT NATIONAL RETAIL CORRIDOR
Situated within a dense retail corridor anchored by Walmart, Costco, Lowe's, Sam's Club, and other national retailers, generating high-frequency consumer traffic and reinforcing long-term site performance.

BONUS DEPRECIATION OPPORTUNITY
Fee Simple ownership may qualify for 100% Bonus Depreciation in Year 1 (Consult your CPA).

Winslow Bay Commons
TARGET
T·J·maxx
Michaels
PETSMART
ROSS DRESS FOR LESS
COST PLUS WORLD MARKET
WORLDMARKET.COM
DICK'S SPORTING GOODS
popshelf
carter's
sam's club
BJ's Live Generously.
INTERSTATE 77
Mooresville Festival
BIG! LOTS
belk
KOHL'S
Brookhaven Townhomes
±193 Units
Cadillac
CHEVROLET
Charlotte Hwy ± 18,000 VPD
Mooresville Station
±279 Units
TSC TRACTOR SUPPLY CO
150
± 41,000 VPD
± 72,000 VPD
150
QT QuikTrip
Subject Property
Ford
150
BEST BUY
NORDSTROM rack
ASHLEY
BARNES & NOBLE
ULTA BEAUTY
STAPLES
LOWE'S
HOBBY LOBBY
Walmart Supercenter
OLLIE'S Bargain OUTLET GOOD STUFF CHEAP
FLOOR & DECOR
HobbyTown
Jersey Mike's SUBS
ALDI
Brawley School Rd ± 31,000 VPD
Revere at Mooresville
±80 Units
Publix
COSTCO WHOLESALE
Chick-fil-A
Academy SPORTS + OUTDOORS
Culver's
Google Earth
N


QT
QuikTrip
±6,712 SF
±6.44 AC
150
150
± 41,000 VPD

161 West Plaza Drive
Mooresville, NC 28117

±6,712 SF
GLA

2011
Year Built

±41,000
Vehicles Per Day (US-150)

Absolute NNN
Lease Type

±6.44 AC
Lot Size

PROPERTY PHOTOS

FINANCIAL OVERVIEW

QuikTrip
161 West Plaza Drive, Mooresville, NC 28117

FINANCIAL SUMMARY

$4,670,400	6.00%	$280,224	Abs. NNN
List Price	Cap Rate	NOI	Lease Type

Property Details

Original Lease Term	15 Years
Rent Commencement Date	1/9/2013
Lease Start Date	2/1/2013
Lease Expiration Date	1/31/2028
Term Remaining	±1.8 Years
Options	Seven (7), 5-Year Options
Increases	In Options
Lease Type	Abs. NNN
Guarantor	QuikTrip Corporation
Landlord Responsibilities	None
Year Built	2011
ROFR	30 Days
MPDs/Fueling Stations	8/16
Store Model	Generation 3

Annualized Operating Data

Option	Date	Monthly Rent	Annual Rent	Increase
Current:	**1/9/2013-1/31/2028**	**$23,352.00**	**$280,224**	**-**
Option 1:	2/1/2028-1/31/2033	$24,157.00	$289,884	3.45%
Option 2:	2/1/2033-1/31/2038	$24,962.00	$299,544	3.33%
Option 3:	2/1/2038-1/31/2043	$25,768.00	$309,216	3.23%
Option 4:	2/1/2043-1/31/2048	$26,573.00	$318,876	3.12%
Option 5:	2/1/2048-1/31/2053	$27,378.00	$328,536	3.03%
Option 6:	2/1/2053-1/31/2058	$28,183.00	$338,196	2.94%
Option 7:	2/1/2058-1/31/2063	$28,989.00	$347,868	2.86%

100% BONUS DEPRECIATION

With the signing of the “One Big Beautiful Bill Act” on July 4th, 2025, 100% Bonus Depreciation has officially been reinstated and made permanent. All qualifying properties purchase on or after January 20th, 2025, will be eligible for for full Bonus Depreciation benefits.

Gas Station properties may qualify in one of three ways: **(1)** if 50% or more of the store’s gross revenue is generated from petroleum sales; **(2)** if at least 50% of the stores floor area is dedicated to petroleum marketing activities; or **(3)** if the total floor space of the convenience store is 1,400 square feet or less.

Assumptions	
Asset	QuikTrip
Ownership	Fee Simple
NOI	$280,224
Cap Rate	6.00%
Purchase Price	$4,670,400
100% Bonus Depreciation Analysis	
Estimated Land Value*	$934,080
Amount Eligible for Year-1 Depreciation	$3,736,320
Estimated Tax Rate	37%
2026 Tax Savings	**$1,382,438**

**Assumes 20% of Purchase Price*

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TENANT OVERVIEW

Year Founded
1958

Headquarters
Tulsa, OK

Ownership Status
Private

Employees
31,000+

Locations
1,195+

CSP 202 Ranking
#9

Annual Revenue
$19.6 Billion

QT QuikTrip

Tenant Overview

QuikTrip is one of the largest privately held convenience store and fuel operators in the United States, operating 1,195+ locations across the Midwest, South, and Southeast. Founded in 1958 and headquartered in Tulsa, the company has grown through disciplined, company-funded expansion and is widely recognized for its high-volume fuel sales, modern large-format store prototypes, and strong fresh food and beverage platform through QT Kitchens. QuikTrip's focus on prime real estate selection, operational efficiency, and consistent customer experience has positioned it among the top-performing operators in the convenience retail sector, while its conservative management and strong financial profile make it a highly desirable credit tenant in the net-lease investment market.

Why Invest in QuikTrip?

Long-Standing History & Market Stability:

- Founded in 1958, QuikTrip has over 65 years of operating history, establishing itself as a durable, recession-resistant convenience and fuel operator with strong brand recognition and consistent customer demand.

Resilient Business Model with High Traffic:

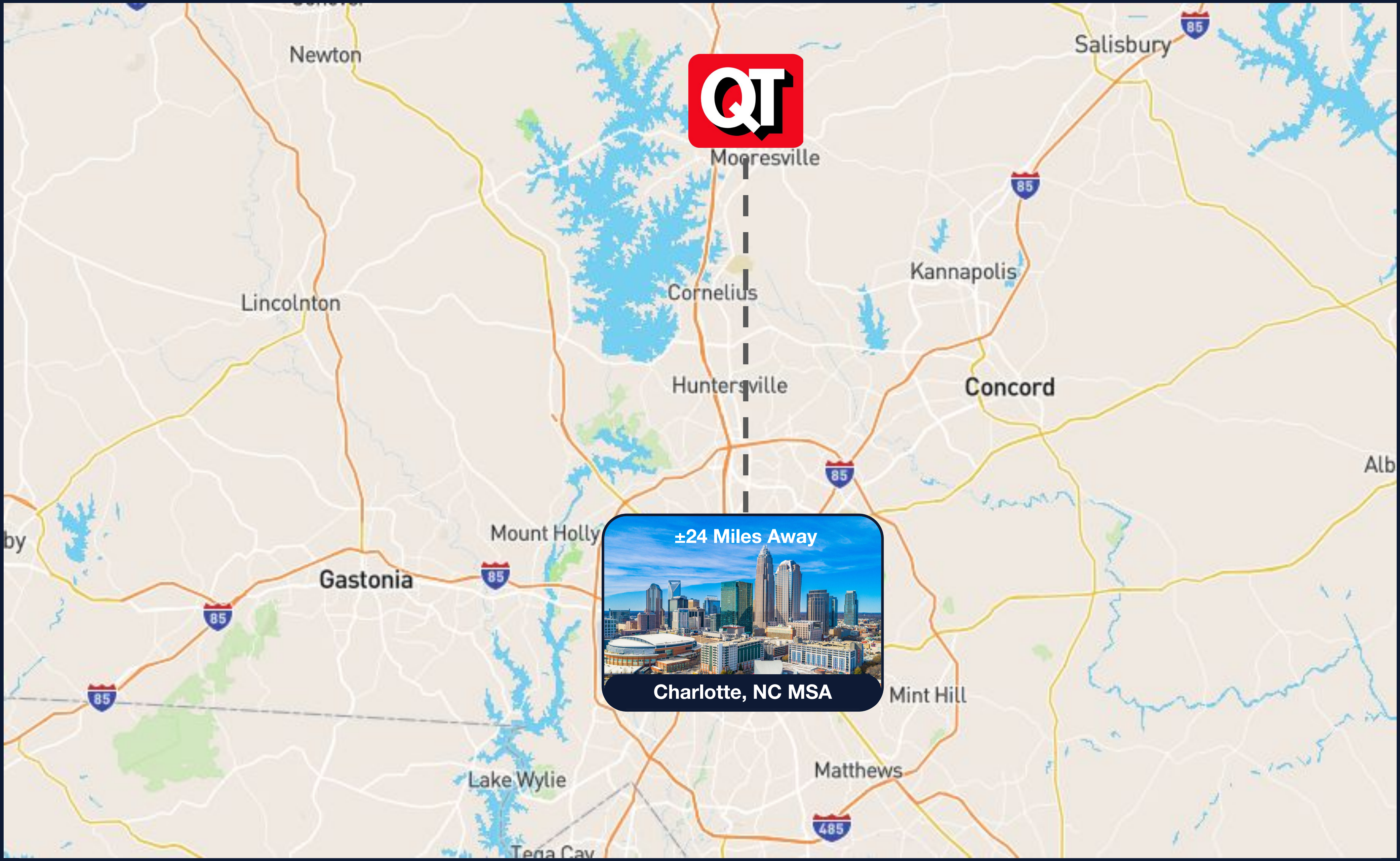
- QuikTrip's combination of high-volume fuel sales, in-store retail, and fresh food offerings drives steady daily traffic and repeat customers, making its locations more resilient than many single-tenant retail assets.

Strategic Expansion & Market Reach:

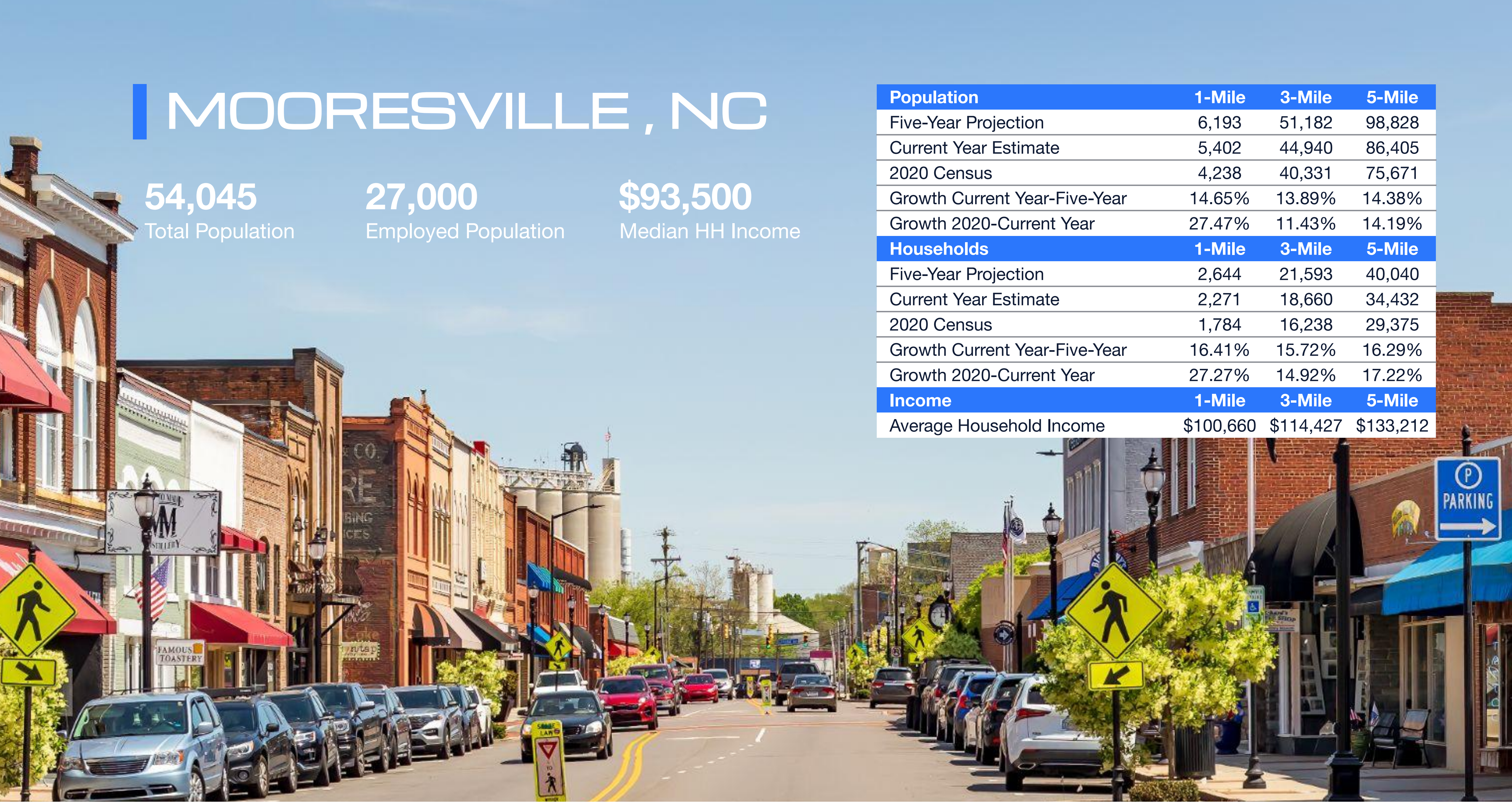
- Operating approximately 1,195 locations across 21 states, QuikTrip grows through disciplined, company-funded expansion, focusing on prime, high-traffic sites and larger-format store designs to maximize performance and long-term real estate value.

MARKET OVERVIEW

QuikTrip
161 West Plaza Drive, Mooresville, NC 28117



MOORESVILLE , NC



54,045
Total Population

27,000
Employed Population

$93,500
Median HH Income

Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	6,193	51,182	98,828
Current Year Estimate	5,402	44,940	86,405
2020 Census	4,238	40,331	75,671
Growth Current Year-Five-Year	14.65%	13.89%	14.38%
Growth 2020-Current Year	27.47%	11.43%	14.19%
Households	**1-Mile**	**3-Mile**	**5-Mile**
Five-Year Projection	2,644	21,593	40,040
Current Year Estimate	2,271	18,660	34,432
2020 Census	1,784	16,238	29,375
Growth Current Year-Five-Year	16.41%	15.72%	16.29%
Growth 2020-Current Year	27.27%	14.92%	17.22%
Income	**1-Mile**	**3-Mile**	**5-Mile**
Average Household Income	$100,660	$114,427	$133,212

Local Market Overview

Mooresville, North Carolina has experienced steady population and economic growth, driven by its proximity to the Charlotte metropolitan area and a strong regional employment base. The town benefits from a diverse mix of corporate presence, advanced manufacturing, and small businesses, alongside a growing service sector. This expansion has supported rising household incomes and increased consumer spending, making Mooresville an attractive market for retail development.

The retail sector in Mooresville is anchored by a combination of national retailers and local businesses, with key corridors along I-77 and Highway 150 serving as primary commercial hubs. Lowe's corporate headquarters remains a major economic driver, contributing to daytime population density and consistent retail demand. Additionally, ongoing residential growth—particularly among higher-income households relocating from the Charlotte area—has strengthened demand for grocery-anchored centers, lifestyle retail, and experiential shopping environments.

CHARLOTTE, NC MSA

Market Overview

Charlotte is the county seat and the largest city in Mecklenburg County, North Carolina. With a population of over 879,000 people, Charlotte is the largest city in North Carolina and the 16th largest city in the United States. It is also the third-largest Banking Center in the country. It is home to several headquarters of prosperous companies such as Bank of America and Truist Financial. Charlotte is known for being a world-class city through a variety of art, science, and historical attractions, all while retaining its small-town charm.

Referred to as the Queen City, Charlotte is home to the Carolina Panthers of the NFL, the Charlotte Hornets of the NBA, the NASCAR Hall of Fame, and the U.S. National Whitewater Center. The quality of life enjoyed by residents of Metropolitan Charlotte is an important factor in the tremendous growth of the city and surrounding rural acreage. An undisputed hub for entertainment and culture, the city draws regional audiences to performances and events at the North Carolina Blumenthal Performing Arts Center and other venues.

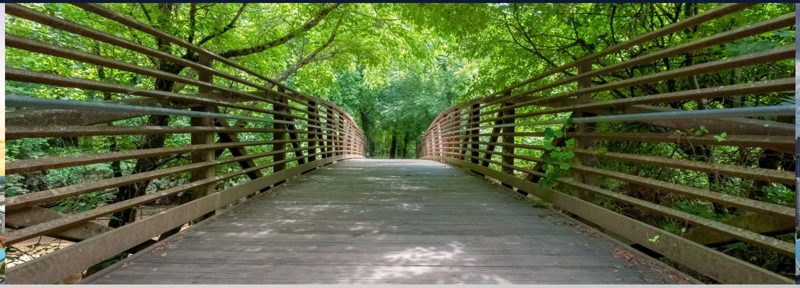
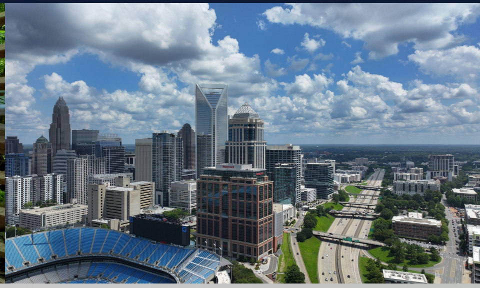
Total Population
2.83 Million+

Median HH Income
$80,201

Annual Visitors
30 Million+

GDP
$255.7 Billion

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