4857 N NC-16 Business Hwy & Burnwood Trail

DENVER, NC 28037

FOR SALE: INVESTMENT | + 32,339 SF (4 BUILDINGS
MULTI-TENANT INDUSTRIAL (NNN)

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DEVELOPMENT + BROKERAGE + MANAGEMENT

01 / Executive Summary

Investment Highlights

- Triple-net (NNN) leased industrial campus — minimal landlord obligations
- $5,300,000 asking price | 6.81% in-place cap rate | $361,110 NOI
- 32,399 SF across four industrial buildings on 2.627 acres
- Highway visibility — frontage on N NC-16 Business Hwy (8,700 VPD, 2024)
- 3/4 mile to Hwy 150 | 1.5 miles to Hwy 16 — strong regional access
- Zoning: ELDD I-G (General Industrial) — broad permitted use set
- Three operating tenants in place; Botero Carts lease extends to Feb 2029 with 3% annual escalations
- Pro-forma cap rate of 7.23% upon JmSneakers re-lease at market (Bldg 2)
- Average household income exceeds $111,000 within 3-mile radius

Property Overview & Site Details

KEY METRICS:

Total Square Footage	32,399 SF
Number of Buildings	4
Lot Size	2.627 Acres
Zoning	ELDD I-G (General Industrial)
Year Built	1988 / 1993 / 1995 / 1998 (see building detail below)
Parking	Surface parking — confirm count from survey
Primary Frontage	N NC-16 Business Hwy
Secondary Frontage	Burnwood Trail

BUILDING 1 — 9,091 SF (1988)

- Fronts N NC-16 Business Hwy.
- ~1,200 SF office with 2 private offices & reception.
- Office and front portion of warehouse are fully conditioned. Fenced outdoor storage area.
- 6 drive-in doors (5 × 12’×12’, 1 × 12’×14’).
- Clear height: 14’3”. Site: ~0.87 acres.

BUILDING 2 — 8,818 SF (1998)

- Office space on each end of the building.
- 2 roll-up drive-indoors (1 per side).
- Can be subdivided into two ~4,409 SF suites, each with its own drive-in door and office.
- Site: ~0.64 acres.

BUILDING 3 — 12,060 SF (1993)

- 2 floors of conditioned office space.
- Roll-up drive-in doors on each end of building.

BUILDING 4 — 2,430 SF (1995)

- Warehouse storage.
- Part of All Granite tenancy
  (leased together with Bldg 3 as a single demised premises).

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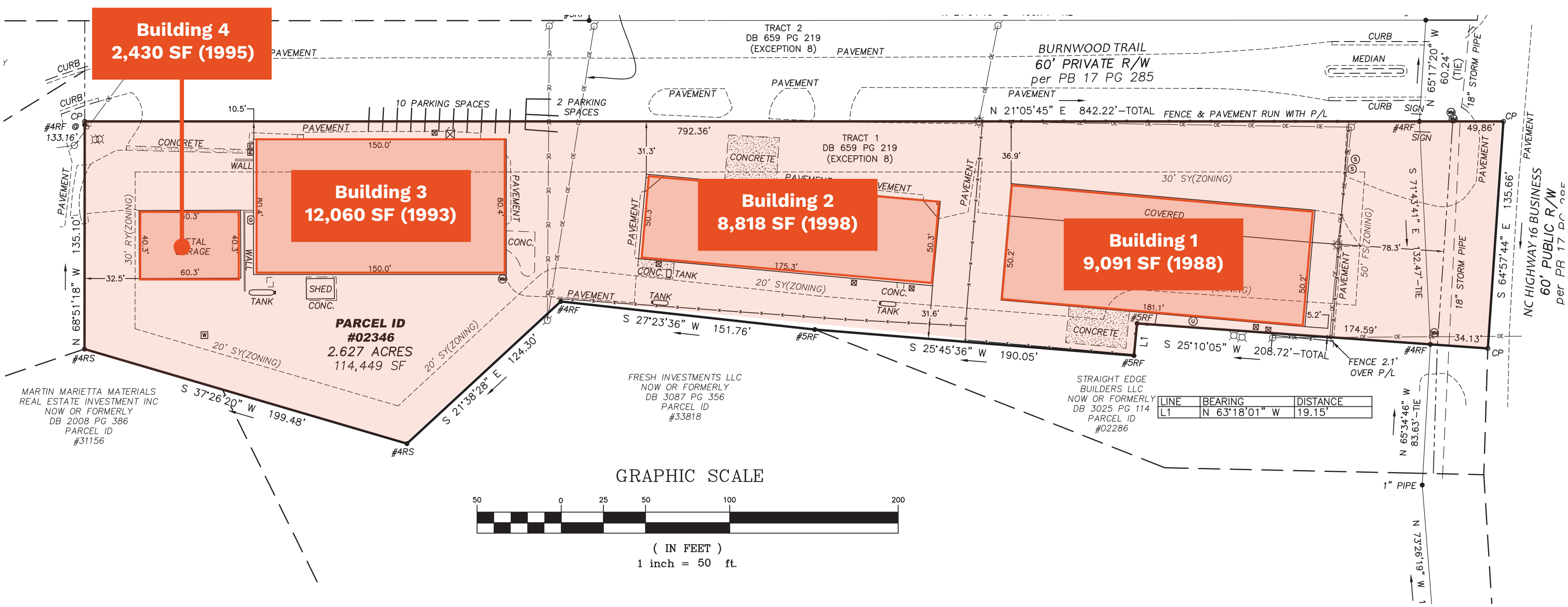
Tenant Overview & Survey

Tenant	Bldg(s)	SF	Lease Type	Commenced	Expires	Options	Escalations
Botero Carts, LLC	1	9,091 SF	NNN	Mar 15, 2026	Feb 28, 2029	1 × 3 yrs	3% annually
JMSneakers, LLC	2	8,818 SF	NNN	Dec 1, 2025	Nov 30, 2026	None	N/A
All Granite (Ken Black Enterprises, Inc.)	3 & 4	14,490 SF	NNN	Dec 1, 2025	Nov 30, 2027	2 × 2 yrs (180-day notice)	3.5% annually



Aerial Map

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02 / Building 1

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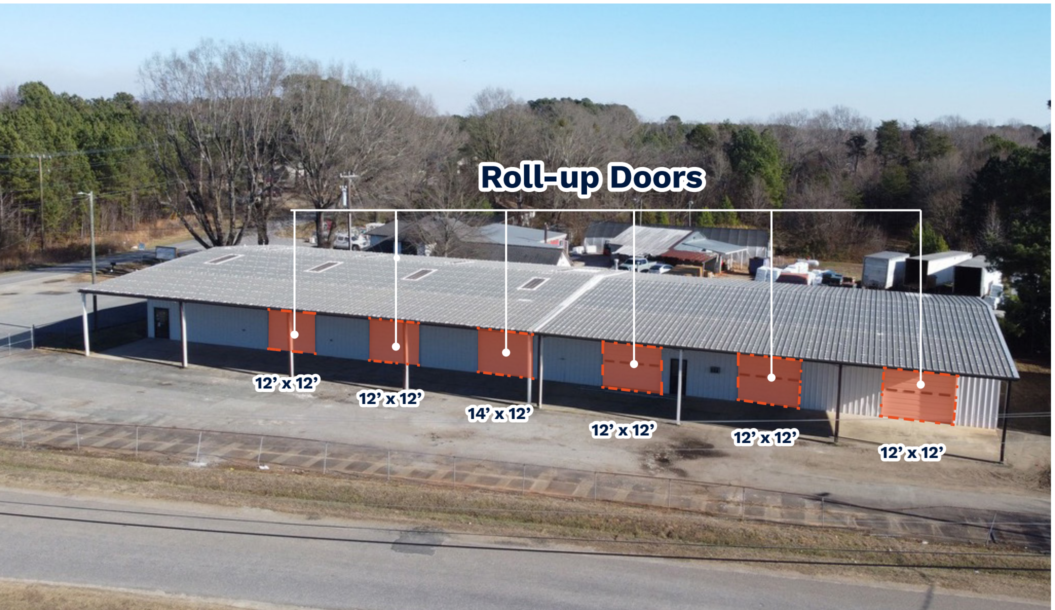
Tenant Overview – Botero Carts, LLC

TENANT LEGAL NAME	**Botero Carts LLC**
COMPANY WEBSITE	https://boterocarts.com/
SIGNATORY	Chris Botero, Owner (also Personal Guarantor)
PREMISES	4857 N NC-16 Business Hwy, Denver, NC 28037 (Building 1 — 9,091 SF)
PERMITTED USE	Retail sales, service, storage, and distribution of golf carts and related accessories
LEASE COMMENCEMENT	March 15, 2026
FREE RENT PERIOD	March 15 – May 14, 2026 (2 months free rent)
RENT COMMENCEMENT	May 15, 2026
LEASE EXPIRATION	February 28, 2029 (3-year initial term)
BASE RENT — YEAR 1	$9,091.00 / month ($109,092.00 / year) [$12.00/SF]
BASE RENT — YEAR 2	$9,363.73 / month ($112,364.76 / year) [+3.0%] Effective April 1, 2027
BASE RENT — YEAR 3	$9,644.64 / month ($115,735.68 / year) [+3.0%] Effective April 1, 2028
RENT ESCALATION	3.00% on each Lease Year Anniversary (April 1)
RENEWAL OPTIONS	1 additional term of 3 years; 180 days written notice required
NNN PRO-RATA SHARE	28.06% (estimated $603.24 / month TICAM — subject to annual reconciliation)
NNN RESPONSIBILITIES	Tenant pays pro-rata share of real estate taxes, insurance, and CAM
UTILITIES — TENANT	Water, Electric, Gas, Telephone, Security, Fiber, Janitorial, Trash, Pest Control, Snow/Ice
UTILITIES — LANDLORD	Sewer/Septic, Landscaping
SECURITY DEPOSIT	$19,394.13
GUARANTY	Personal guaranty of Chris Botero
RENT PAYMENT METHOD	ACH payments required
LATE FEE	5.0% of overdue amount if not received within 5 days of due date
SPECIAL PROVISIONS	1. Special Use Permit from Lincoln County required to operate; lease void if permit not granted (COMPLETED per abstract). 2. Landlord to repair existing fence on Premises prior to March 15, 2026.
LEASE EXECUTION	February 23, 2026

Building 1 – Exterior Photos



Building 1 – Interior Photos

03 / Building 2

Tenant Overview – JmSneakers, LLC

TENANT LEGAL NAME	**JmSneakers, LLC**
SIGNATORY	Truth Han
PREMISES	4366 & 4368 Burnwood Trail, Denver, NC 28037 (Building 2 — 8,818 SF)
PERMITTED USE	Office and warehouse operations for an online sales business
LEASE COMMENCEMENT	December 1, 2025
RENT COMMENCEMENT	December 1, 2025 (no free rent period)
LEASE EXPIRATION	November 30, 2026 (1-year initial term)
BASE RENT	$7,715.75 / month ($92,589.00 / year) [$10.50/SF]
RENT ESCALATION	None (short-term lease)
RENEWAL OPTIONS	None
NNN PRO-RATA SHARE	27.22% (estimated $585.13 / month TICAM — subject to annual reconciliation)
NNN RESPONSIBILITIES	Tenant pays pro-rata share of real estate taxes, insurance, and CAM
UTILITIES — TENANT	Water, Electric, Gas, Telephone, Security, Fiber, Janitorial, Trash, Pest Control, Snow/Ice
UTILITIES — LANDLORD	Sewer/Septic, Landscaping
SECURITY DEPOSIT	$7,715.75 (equal to one month's base rent)
GUARANTY	None
LATE FEE	5.0% of overdue amount if not received within 5 days of due date
SPECIAL PROVISIONS	1. HVAC accepted 'as-is' — no repair or replacement obligation for either party. 2. Tenant not responsible for asphalt or light pole repairs on the Premises.
LEASE EXECUTION	December 11, 2025
NOTES	**Near-Term Value-Add Opportunity** JmSneakers' lease expires November 30, 2026, presenting an immediate re-leasing opportunity. Based on market assumptions of $13.00/SF NNN, re-tenanting this space projects a **7.23% pro-forma cap rat**e. Building 2's flexible floor plate can be subdivided into two ~4,409 SF suites, broadening the tenant pool and potentially accelerating lease-up.

Building 2 – Exterior Photos

04 / Building 3 & 4

Tenant Overview – All Granite (Ken Black Enterprises, Inc.)

TENANT LEGAL NAME	**Ken Black Enterprises, Inc. (DBA All Granite)**
SIGNATORY	Ken Black, President
PREMISES	4338 Burnwood Trail, Denver, NC 28037 (Buildings 3 & 4 — 14,490 SF)
PERMITTED USE	Office, retail, and warehouse operations for a granite and countertop company
LEASE COMMENCEMENT	December 1, 2025
RENT COMMENCEMENT	December 1, 2025 (no free rent period)
LEASE EXPIRATION	November 30, 2027 (2-year initial term)
BASE RENT — YEAR 1	$13,282.00 / month ($159,384.00 / year) [$11.00/SF]
BASE RENT — YEAR 2	$13,736.87 / month ($164,842.44 / year) [+3.5%]
RENT ESCALATION	3.50% on each Lease Year Anniversary (December 1)
RENEWAL OPTIONS	2 additional terms of 2 years each; 180 days written notice required
NNN PRO-RATA SHARE	44.72% (estimated $961.50 / month TICAM — subject to annual reconciliation)
NNN RESPONSIBILITIES	Tenant pays pro-rata share of real estate taxes, insurance, and CAM
UTILITIES — TENANT	Electric, Gas, Telephone, HVAC, Security, Fiber, Janitorial, Trash, Pest Control, Snow/Ice
UTILITIES — LANDLORD	Sewer/Septic, Landscaping
SECURITY DEPOSIT	$30,000.00
LATE FEE	5.0% of overdue amount if not received within 5 days of due date
SPECIAL PROVISIONS	1. $300/mo rent reduction if not completed (COMPLETED per abstract). 2. Non-compete: Landlord shall not lease to any granite fabrication or countertop company at the Property. 3. Tenant has rights to the pole sign at Hwy 16 & Burnwood Trail (top half retained if additional tenant added).
GUARANTY	None indicated
LEASE EXECUTION	November 25–26, 2025

Building 3 & 4– Exterior Photos

05 / Financial Overview

Tenant Summary Comparison

	BOTERO CARTS	JMSNEAKERS	ALL GRANITE
Premises	**4857 N NC-16 Hwy**	**4366 & 4368 Burnwood Tr.**	**4338 Burnwood Trail**
Building	1	2	3 & 4
Size	9,091 SF	8,818 SF	14,490 SF
Lease Start	Mar 15, 2026	Dec 1, 2025	Dec 1, 2025
Lease End	Feb 28, 2029	November 30, 2026	Nov 30, 2027
Initial Term	3 Years	8 Months	2 Years
Month 1 Base Rent	$9,091.00	$7,715.75	$13,282.00
NNN (TICAM) Est./Mo.	$603.24	$585.13	$961.50
Total Mo. (Est.)	$9,694.24	$8,300.88	$14,243.50
Escalation	3.0% / Year	None	3.5% / Year
Security Deposit	$19,394.13	$7,715.75	$30,000.00
Renewals	1 × 3 Years	None	2 × 2 Years

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In-Place Income

TENANT	Tenant Sq. Ft.	% of Total	Insurance	Property Tax	CAM	Annual TICAM Charge	Monthly TICAM Charge	TICAM $ / SF
Tenant A	9,091	28.06%	$2,099.13	$3,175.64	$1,964.17	$7,238.93	$603.24	$0.80
Tenant B	8,818	27.22%	$2,036.10	$3,080.27	$1,905.18	$7,021.55	$585.13	$0.80
Tenant C (Bldgs 3 & 4)	14,490	44.72%	$3,345.77	$5,061.60	$3,130.65	$11,538.02	$961.50	$0.80
TOTALS:	**32,399**	**100.00%**	**$7,481.00**	**$11,317.51**	**$7,000.00**	**$25,798.51**	**$2,149.88**	

EXPENSES	Annual Charge	$ / SF
Insurance	$7,481.00	$0.23
Property Taxes	$11,317.51	$0.35
CAM	$7,000.00	$0.22
TOTAL:	**$25,798.51**	**$0.80**

Net Income	Monthly	Annual	$ / SF
Boterra Carts	$9,091.00	$109,092.00	$12.00
JmSneakers	$7,715.75	$92,589.00	$10.50
All Granite	$13,282.50	$159,390.00	$11.00
TOTAL:	**$30,089.25**	**$361,071.00**	

BUILDING	Bldg Sq. Ft.
Building 1	9,091
Building 2	8,818
Building 3	12,060
Building 4	2,430
TOTAL:	**32,399**

Asking Price	CAP Rate
$5,300,000.00	**6.81%**

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Pro-Forma Income

TENANT	Tenant Sq. Ft.	% of Total	Insurance	Property Tax	CAM	Annual TICAM Charge	Monthly TICAM Charge	TICAM $ / SF
Tenant A	9,091	28.06%	$2,099.13	$3,175.64	$1,964.17	$7,238.93	$603.24	$0.80
Tenant B	8,818	27.22%	$2,036.10	$3,080.27	$1,905.18	$7,021.55	$585.13	$0.80
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EXPENSES	Annual Charge	$ / SF
Insurance	$7,481.00	$0.23
Property Taxes	$11,317.51	$0.35
CAM	$7,000.00	$0.22
TOTAL:	$25,798.51	$0.80

Net Income	Monthly	Annual	$ / SF
Boterra Carts	$9,091.00	$109,092.00	$12.00
JmSneakers	$9,552.83	$114,634.00	$13.00
All Granite	$13,282.50	$159,390.00	$11.00
TOTAL:	$31,926.33	$383,116.00	

BUILDING	Bldg Sq. Ft.
Building 1	9,091
Building 2	8,818
Building 3	12,060
Building 4	2,430
TOTAL:	32,399

Asking Price	CAP Rate
$5,300,000.00	7.23%

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Financial Summary & Underwriting

INCOME SUMMARY (IN-PLACE)

Botero Carts — Base Rent	**$109,092 / yr ($12.00/SF)**
JmSneakers — Base Rent	**$92,589 / yr ($10.50/SF)**
All Granite — Base Rent	**$159,390 / yr ($11.00/SF)**
Total Base Rent	**$361,071 / yr**
Total NNN Reimbursements	**$25,799 / yr (pass-through — net neutral)**
Total Gross Income	**$386,870 / yr**

OPERATING EXPENSES (NNN PASS-THROUGHS)

Real Estate Taxes	**$11,317.51 / yr (2025 actual)**
Insurance	**$7,481.00 / yr (2026 actual)**
CAM Reserves	**$7,000.00 / yr (2026 estimate)**
Total Expenses	**$25,798.51 / yr ($0.80/SF)**

NET OPERATING INCOME & PRICING

In-Place NOI	**$361,110**
Asking Price	**$5,300,000**
In-Place Cap Rate	**6.81%**
Pro-Forma NOI	**$383,116 (JmSneakers re-leased at $13.00/SF)**
Pro-Forma Cap Rate	**7.23%**
Price per SF	**$163.58 / SF**

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06 / Market Overview

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DENVER, NORTH CAROLINA

Denver, North Carolina continues to experience impressive and sustainable growth, positioning itself as one of the most desirable suburban markets in the greater Charlotte region. Nestled along the western shores of Lake Norman, Denver offers a unique balance of lakefront living, small-town charm, and proximity to major employment hubs. With easy access to Highway 16 and I-485, residents can enjoy a peaceful, scenic environment while remaining within a short commute to Uptown Charlotte, the Charlotte Douglas International Airport, and nearby regional business districts. This connectivity, combined with the area's natural beauty and expanding infrastructure, has made Denver a top choice for families, professionals, and retirees alike.

The local real estate market reflects strong fundamentals and long-term stability. Home values have appreciated steadily over the past several years, supported by sustained buyer demand, quality new construction, and limited land availability near Lake Norman. Developers have responded to growth with thoughtfully planned residential communities and mixed-use projects that complement the area's lifestyle-driven appeal. Retail expansion, healthcare development, and improved road networks have also strengthened Denver's economic base, drawing new investment and increasing job opportunities across multiple sectors. The result is a vibrant, well-rounded market that continues to outperform many neighboring areas in both property value and quality of life metrics.

Beyond the economic growth, Denver's character and community spirit set it apart. Residents enjoy lake access, marinas, parks, golf courses, and locally owned restaurants that capture the essence of small-town living with modern conveniences. The strong Lincoln County school system, combined with safe neighborhoods and a growing base of local amenities, continues to attract families seeking a high quality of life. Looking ahead, Denver's combination of location, lifestyle, and economic vitality positions it as a long-term winner within the Lake Norman and Charlotte metropolitan corridor—an area poised for continued appreciation and lasting appeal.

Location Map

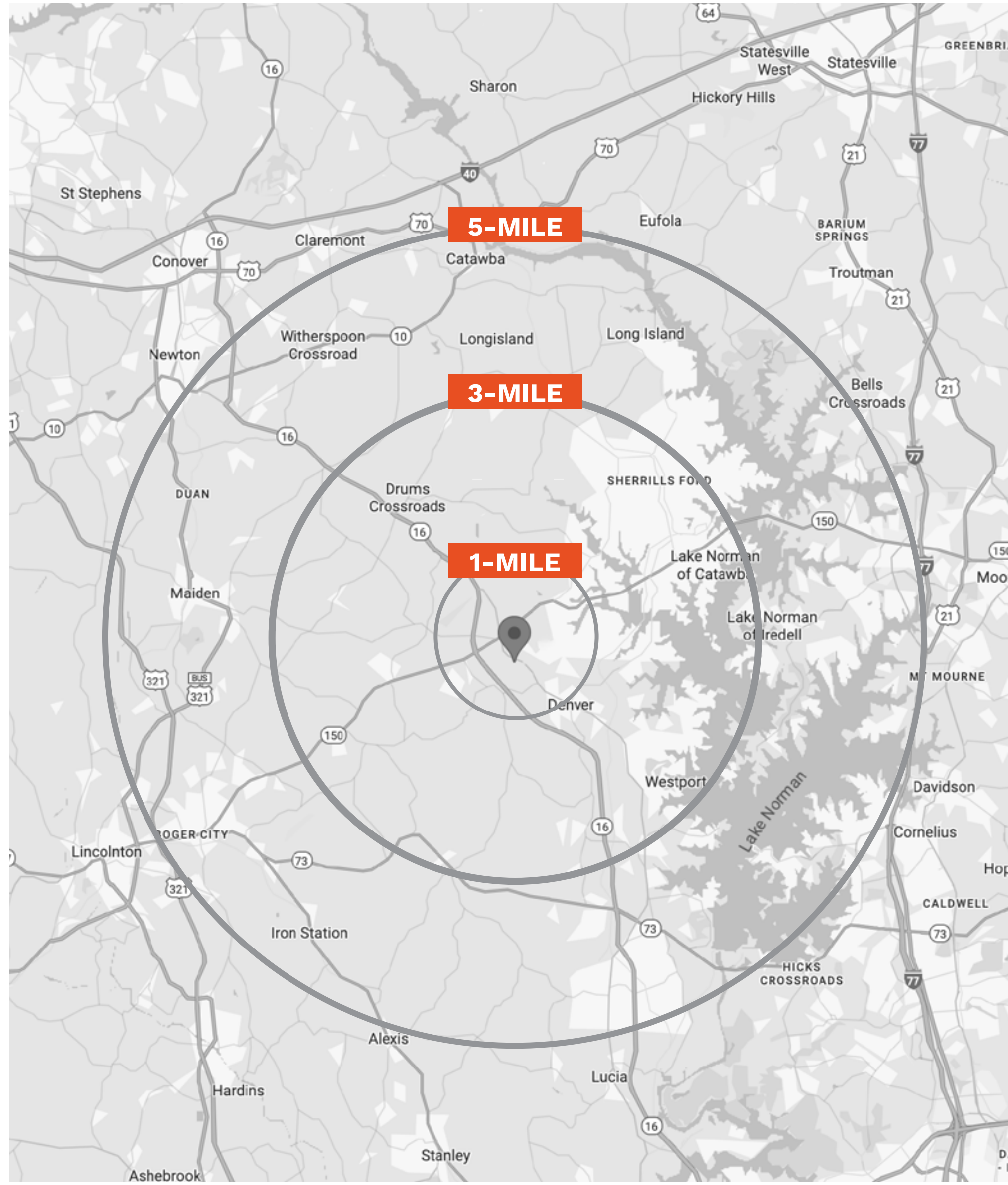
	NAME	CATEGORY
1	**Northway Burnwood**	**Subject Site**
2	Fresh Market Produce Denver	*Grocery & Retail*
3	American Marine Liquidators	*Marine & Outdoor*
4	Lake Norman Boat Dock Marina	*Marine & Outdoor*
5	The Turn Sports Lounge	*Recreation & Nightlife*
6	Jimador Mexican Grill	*Restaurants & Dining*
7	Taco Bell / KFC	*Restaurants & Dining*
8	Food Lion	*Grocery & Retail*
9	Hardee's	*Restaurants & Dining*
10	Burger King	*Restaurants & Dining*
11	Bojangles	*Restaurants & Dining*
12	Peoples Bank	*Banks & Financial*
13	CVS	*Grocery & Retail*
14	Catawba County ABC Store	*Grocery & Retail*
15	Walgreens	*Grocery & Retail*
16	Fifth Third Bank & ATM	*Banks & Financial*
17	FedEx OnSite	*Services & Logistics*
18	Untouchables Burgers Bakers and Pizza Makers	*Restaurants & Dining*
19	L.OV. Home Decor & More	*Grocery & Retail*
20	Dollar General	*Grocery & Retail*
21	The Rec	*Recreation & Nightlife*
22	Extra Space Storage	*Services & Logistics*
23	Ace Hardware Home Services	*Grocery & Retail*
24	Kay's Learning Academy	*Education & Childcare*
25	All Granite	*Services & Logistics*
26	The Cove Church Denver Campus	*Religious & Community*
27	Denver Mini Storage	*Services & Logistics*
28	Nickoles Automotive Repair	*Services & Logistics*
29	UNB Customs	*Services & Logistics*

Demographics

POPULATION	1-MILE	3-MILE	5-MILE
2020 Population	799	8,728	24,746
2024 Population	896	9,733	29,253
2029 Population Projection	999	10,966	33,234
Annual Growth 2020 to 2024	3.0%	2.9%	4.6%
Annual Growth 2024 to 2029	2.3%	2.5%	2.7%
Median Age	42.5	43.6	45.1
Bachelor's Degree or Higher	27%	25%	31%
U.S. Armed Forces	0	0	0

HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2020 Households	311	3,458	9,681
2024 Households	350	3,867	11,477
2029 Household Projection	391	4,361	13,037
Annual Growth 2020 to 2024	3.3%	2.7%	3.7%
Annual Growth 2024 to 2029	2.3%	2.6%	2.7%

HOUSEHOLDS INCOME	1-MILE	3-MILE	5-MILE
Average Household Income	$87,428	$92,043	$113,172
Median Household Income	$62,845	$66,095	$83,775



29,253
2024 POPULATION (5 Miles)

11,477
2024 HOUSEHOLDS (5 Miles)

$113,172
AVERAGE HOUSEHOLD INCOME (5 Miles)

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