



RANDOM VANDALS RACING (SALE/LEASEBACK)

4387 MOTORSPORTS DR SW
CONCORD, NC 28025



**Mortice Commercial
Real Estate**

126 Arlington Ave SE
Concord, NC 28025
Office: 704 684-1958
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Steven Tice, CCIM

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License #: NC 168957



PROPERTY SUMMARY

Offering Price \$2,150,000

Building SqFt 9,375 SqFt

Year Built 2004

Lot Size (SF) 83,635.00 SqFt

Parcel ID 5518 66 2799

Zoning Type INDUSTRIAL (I-1)

County Cabarrus

Frontage 120.00 Ft

INVESTMENT SUMMARY

This 9,375-square-foot industrial property is offered at \$2,150,000, representing a 6.00% cap rate, with a brand-new 10-year Triple Net lease executed at closing as part of a sale-leaseback transaction with Random Vandals Racing. The lease provides for 3% annual rent escalations, generating growing NOI throughout the term and delivering strong long-term yield on cost.

The lease structure places day-to-day operational responsibility squarely on the tenant — including general maintenance, taxes, and insurance — while the landlord retains responsibility for roof and structural components. This division of obligations provides investors with a low-management income stream backed by a committed, owner-operator tenant with deep roots in the Concord motorsports corridor.

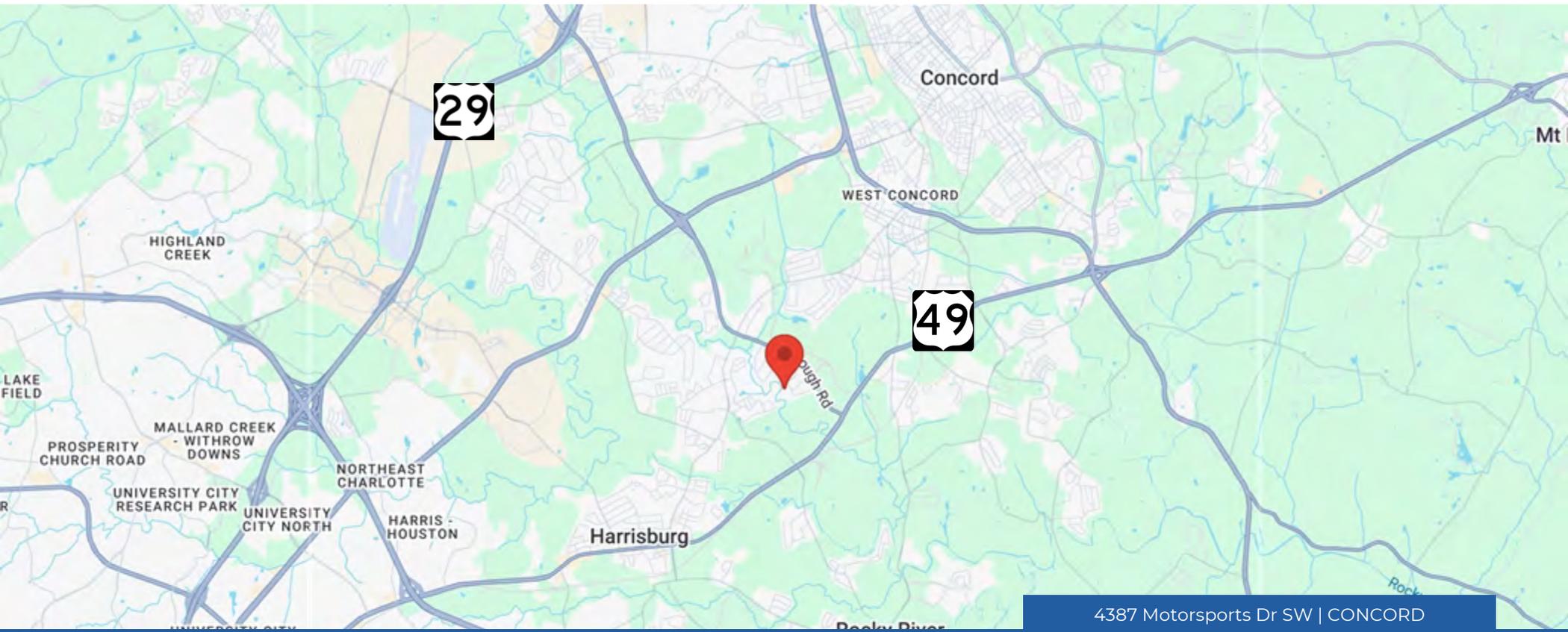




SPARTA

INVESTMENT HIGHLIGHTS

- Originally built in 2004, the property has undergone extensive improvements in 2021 including fully renovated offices, upgraded LED lights, epoxy resin floor, and enhanced security throughout.
- Fully floored and lighted upper mezzanine - 2,000 + bonus square footage.
- Nearly two acres of land allow for future expansion.
- Get the opportunity to have one of the most unique sports car racing teams competing on the GT3 and GT4 circuit as your tenant.



LOCATION HIGHLIGHTS

- 4387 Motorsports Dr SW sits at the heart of one of the most concentrated clusters of racing and performance industry businesses in the country. Charlotte Motor Speedway - home to multiple NASCAR Cup Series events annually - anchors the submarket just minutes away, drawing an ecosystem of race teams, fabricators, performance shops, and motorsports-related businesses that have made this corridor their home. The property benefits from excellent regional connectivity via I-85 and proximity to Charlotte Douglas International Airport, all within the broader Charlotte MSA - consistently ranked among the fastest-growing major metros in the Southeast. For investors, this location offers something rare in net lease: a compelling story behind the real estate.



3 MILE RADIUS



POPULATION
33,937



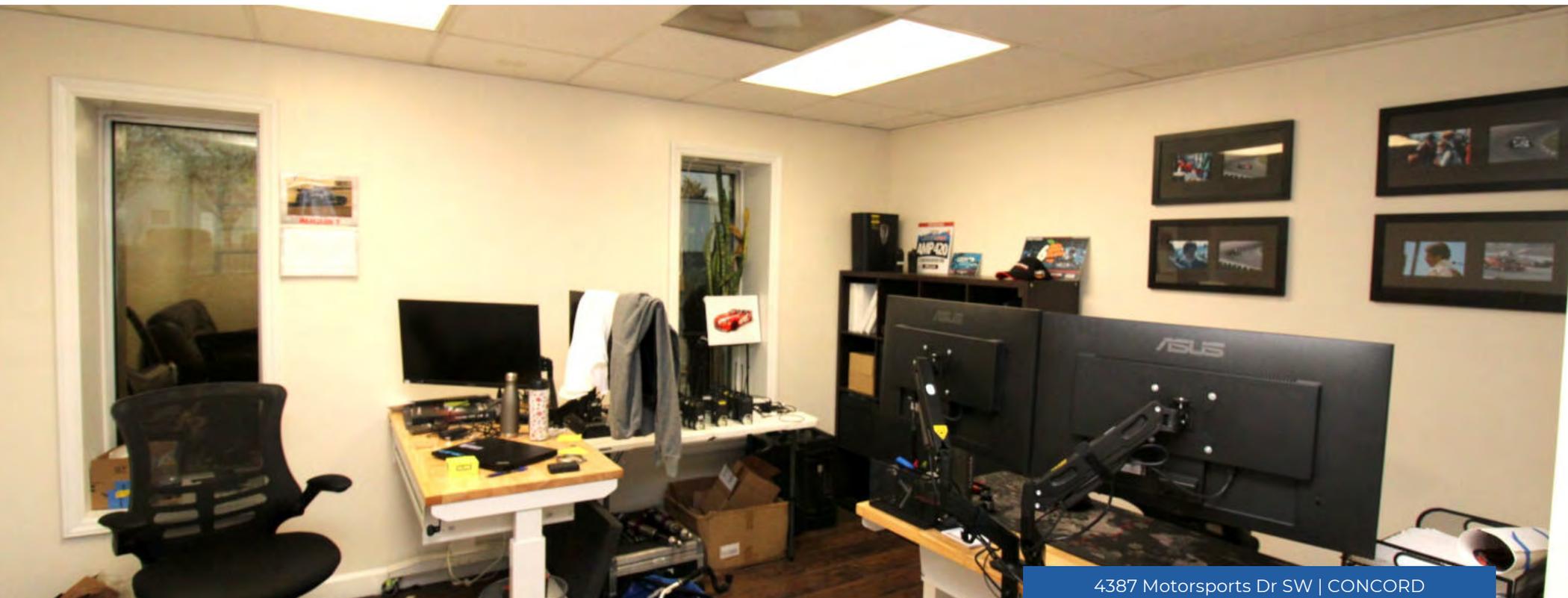
DAYTIME POPULATION
28,041



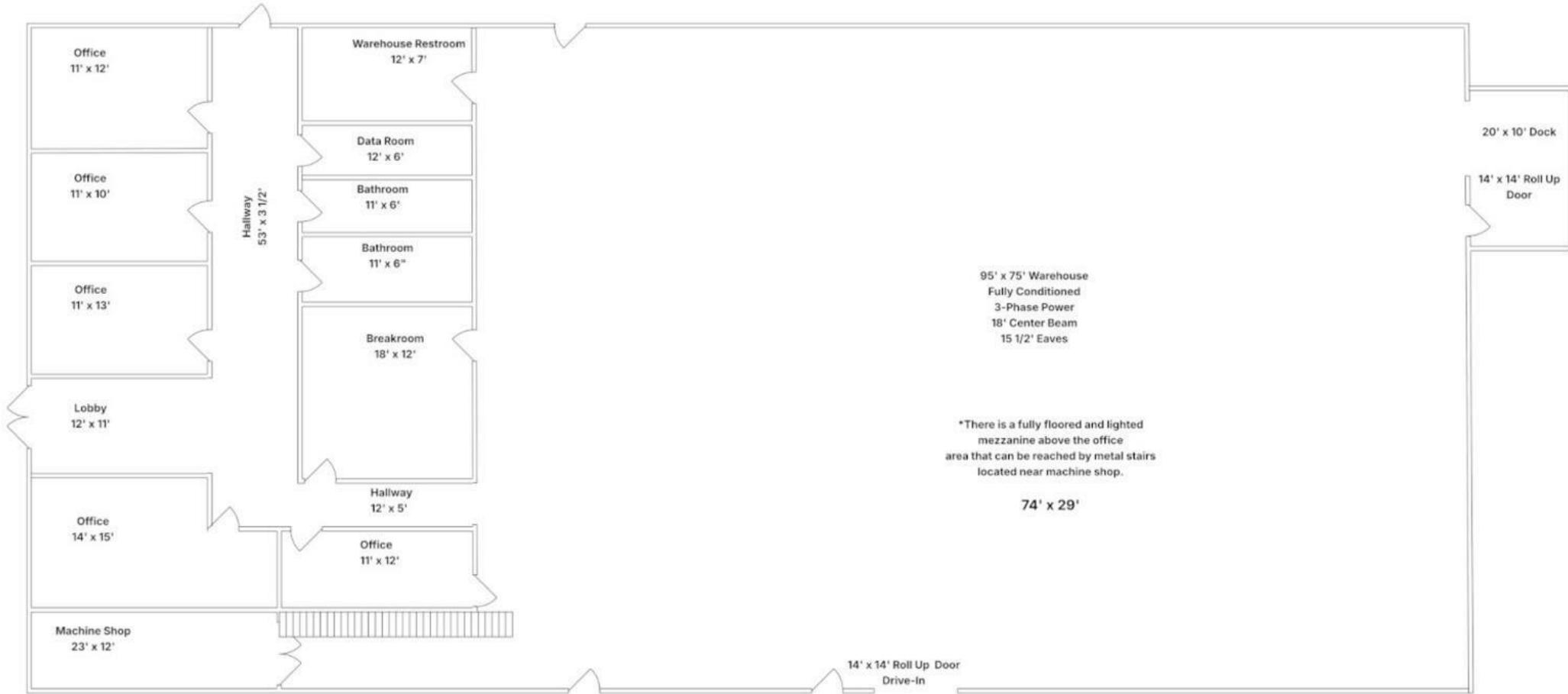
HOUSEHOLDS
12,478



AVG. HOUSEHOLD INCOME
\$ 120,582



FLOORPLAN



DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	796	15,630	56,001
2010 Population	1,657	25,601	80,848
2025 Population	2,241	33,937	112,077
2030 Population	2,326	36,401	120,194
2025-2030 Growth Rate	0.75 %	1.41 %	1.41 %
2025 Daytime Population	2,067	28,041	95,405

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	16	325	1,825
\$15000-24999	26	409	1,411
\$25000-34999	26	717	2,282
\$35000-49999	35	1,038	3,935
\$50000-74999	101	2,055	6,085
\$75000-99999	132	1,531	5,130
\$100000-149999	218	3,159	8,503
\$150000-199999	92	1,568	4,740
\$200000 or greater	117	1,676	6,569
Median HH Income	\$ 105,901	\$ 101,586	\$ 97,365
Average HH Income	\$ 128,830	\$ 120,582	\$ 122,895



HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	297	5,821	20,160
2010 Total Households	578	9,398	29,012
2025 Total Households	762	12,478	40,481
2030 Total Households	795	13,489	43,770
2025 Average Household Size	2.94	2.71	2.74
2025 Owner Occupied Housing	604	9,184	27,983
2030 Owner Occupied Housing	641	10,063	30,523
2025 Renter Occupied Housing	158	3,294	12,498
2030 Renter Occupied Housing	154	3,426	13,247
2025 Vacant Housing	19	588	2,315
2025 Total Housing	781	13,066	42,796



ABOUT CONCORD

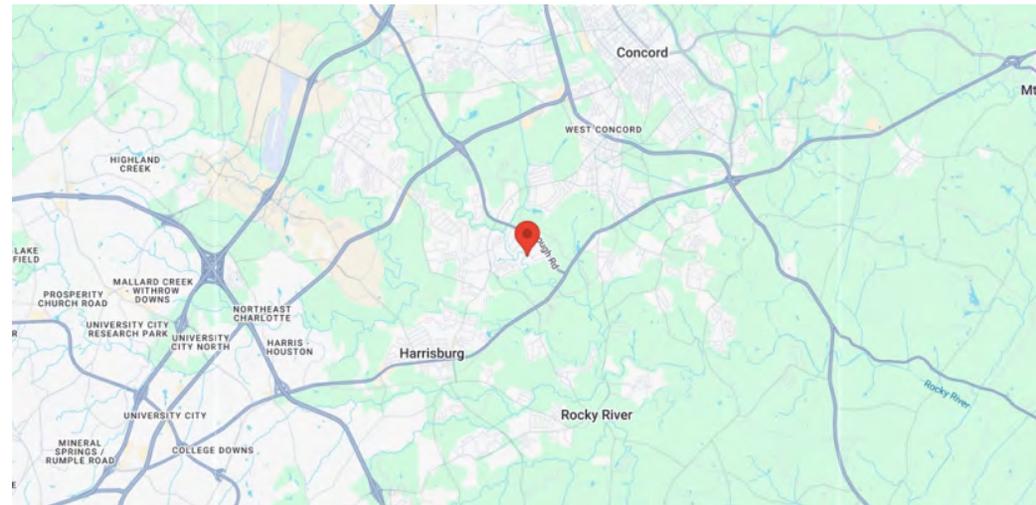
Concord (/kon-KORD/) is the most populous city in Cabarrus County, North Carolina, United States, and its county seat. The city had a population of 105,240 at the 2020 census. Concord is the second-most populous city in the Charlotte metropolitan area, tenth-most populous city in North Carolina and 287th-most populous city in the U.S. The city was a winner of the All-America City Award in 2004.



CITY OF CONCORD

COUNTY

CABARRUS



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PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONTACT THE MORTICE COMMERCIAL REAL ESTATE ADVISOR FOR MORE DETAILS.

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