

2520 CUTHBERTSON RD WAXHAW, NC (CHARLOTTE MSA)

Walmart

Neighborhood Market

**OFFERED
FOR SALE**

\$6,627,000 | 4.15% CAP

TENANT HAS MADE SIGNIFICANT CAPITAL IMPROVEMENTS TO THE STORE INSIDE AND OUTSIDE OVER THE LAST 3 YEARS



CONFIDENTIAL OFFERING MEMORANDUM

 **Atlantic**
CAPITAL PARTNERS™



Lowes
FOODS

WAM'S EXPRESS
CAR WASH

Arby's

GOStōreIt
SELF STORAGE

Harris Teeter

MOE'S
SOUTHWEST BIRLS
toby
PIZZA
PAPA JOHN'S

HEARTLAND
Caribou
COFFEE

Wendy's

CHASE

GOODYEAR
TIRE SERVICE

TRUIST

TACO BELL

CVS

DUNKIN'
EAST COAST
WINGS • GRILL
tropical CAFE
SMOOTHIES

FIFTH THIRD BANK

PRIMROSE
SCHOOLS

Valvoline

McDonald's

ABC
FINE BIRLS
SPIRITS

bp

CUTHBERTSON RD 14,500 VPD

PROVIDENCE RD 21,500 VPD

Young & Rubicam
CHILDREN'S GINSENG

LOWE'S

Walmart
Neighborhood Market





EXECUTIVE SUMMARY

This offering represents the opportunity to acquire a corporate-guaranteed Walmart Neighborhood Market ground lease in Waxhaw, North Carolina—one of the most affluent and fastest-growing submarkets within the Charlotte MSA.

The asset is leased to Wal-Mart Stores, Inc. (S&P: AA), providing best-in-class credit with zero landlord responsibilities under an absolute NNN ground lease structure. The 41,356 square foot purpose-built Neighborhood Market has operated at the site since 2015 and serves as a primary grocery anchor for a high-income suburban trade area with average household incomes exceeding \$175,000 within five miles.

The investment offers approximately 9 years of remaining term, complemented by 12 five-year renewal options with 5% rent increases at each option period, creating a long-duration income stream with embedded growth. The ground lease structure—where Walmart owns the improvements—further enhances the durability of the tenancy and significantly reduces capital exposure.

Positioned along Providence Road (21,500 VPD) within an established retail corridor anchored by Lowe's and surrounded by national tenants, the property benefits from strong daily traffic, dense residential growth, and continued migration into southern Union County.

RENT SCHEDULE	RENT	RETURN
Current Term	Years 1-20 (Initial Term)	\$275,000
12 x 5 Year Options	5% Increases every option period	

NOI	\$275,000
CAP RATE	4.15%
LISTING PRICE	\$6,627,000

ASSET SNAPSHOT

Tenant Name	Walmart Neighborhood Market
Address	2520 Cuthbertson Rd, Waxhaw, NC 28173
Building Size (GLA)	41,356 SF
Land Size	5.35 Acres
Year Built	2014
Signatory/Guarantor	Wal-Mart Stores, Inc. (Corporate)
Rent Type	Abs. NNN - Ground Lease
Landlord Responsibilities	None
Rent Commencement Date	1/7/2015
Lease Expiration Date	1/6/2035
Remaining Term	9 Years
NOI	\$275,000



81,203
PEOPLE
IN 5 MILE RADIUS



\$179,359
AHHI IN
1 MILE RADIUS



21,500
VPD ON
PROVIDENCE RD





HIGH-CREDIT, ZERO-MANAGEMENT GROUND LEASE

Absolute NNN ground lease with no landlord responsibilities and all improvements owned by Walmart, minimizing capex exposure and operational risk.



INVESTMENT GRADE WALMART GUARANTY (S&P: AA)

Corporate lease backed by one of the strongest credits in retail, with unmatched scale, recession resilience, and essential-use tenancy.



AFFLUENT, HIGH-GROWTH CHARLOTTE SUBMARKET

Located in Waxhaw, one of the fastest-growing and highest-income areas in the Charlotte MSA, with \$175K+ average household incomes supporting sustained grocery demand.



CORE GROCERY-ANCHORED RETAIL LOCATION

Purpose-built Walmart Neighborhood Market serving daily needs (grocery, pharmacy), positioned within a dominant retail node alongside Lowe's and national tenants.



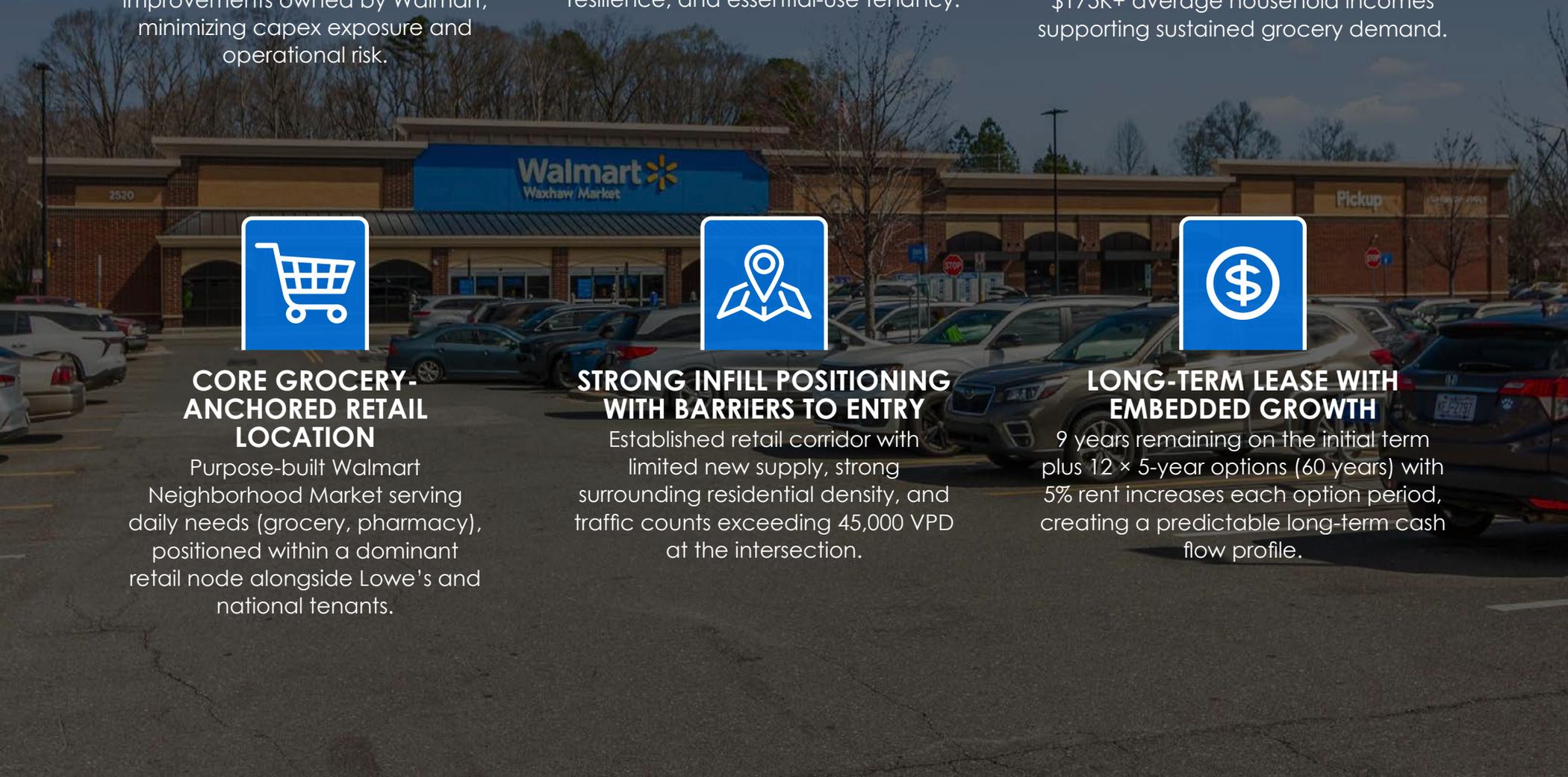
STRONG INFILL POSITIONING WITH BARRIERS TO ENTRY

Established retail corridor with limited new supply, strong surrounding residential density, and traffic counts exceeding 45,000 VPD at the intersection.



LONG-TERM LEASE WITH EMBEDDED GROWTH

9 years remaining on the initial term plus 12 x 5-year options (60 years) with 5% rent increases each option period, creating a predictable long-term cash flow profile.







LOCATION OVERVIEW

GREENSBORO

94 MILES
1:50 DRIVE

ASHEVILLE

110 MILES
2:45 DRIVE

CHARLOTTE

20 MILES
0:45 DRIVE

Waxhaw



Charlotte MSA

The Charlotte MSA continues to rank among the top growth markets in the United States, driven by sustained in-migration from high-cost states including New York, New Jersey, and Florida. Population inflows are supported by a favorable tax environment, expanding employment base, and strong quality of life, with Charlotte serving as a leading hub for finance, healthcare, and technology across the Southeast.

Growth has been particularly pronounced in South Charlotte, which has emerged as the region's primary suburban expansion corridor. This area continues to capture a disproportionate share of new residential development, attracting affluent, family-oriented households drawn to top-rated schools, newer housing stock, and proximity to Charlotte's core employment centers—driving long-term demand for retail and daily-needs services.

Waxhaw, NC

- One of the fastest-growing and most affluent submarkets in Union County
- \$175K+ average household incomes within 5 miles, among the highest in the Charlotte MSA
- Direct beneficiary of south Charlotte suburban expansion, with sustained residential absorption
- Highly regarded Union County school system driving family in-migration
- Surrounded by master-planned communities and ongoing single-family development
- Limited retail supply relative to population growth, supporting long-term tenant demand
- Positioned as a primary destination for affluent households seeking suburban lifestyle with proximity to Charlotte

1 MILE

4,182
PEOPLE
\$179,359
AHHI
1,290
TOTAL
EMPLOYEES

3 MILES

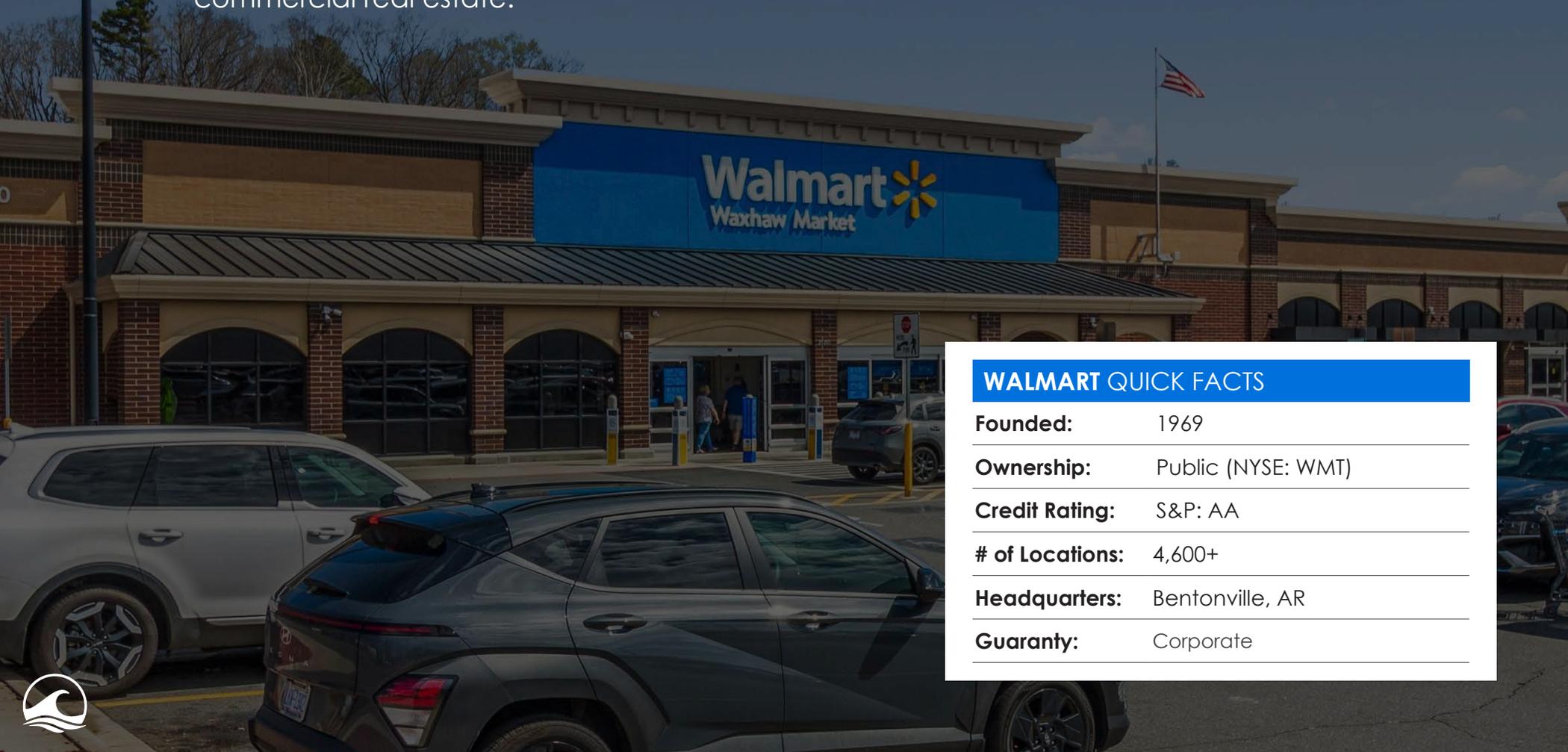
38,132
PEOPLE
\$170,163
AHHI
4,712
TOTAL
EMPLOYEES

5 MILES

81,203
PEOPLE
\$175,861
AHHI
10,284
TOTAL
EMPLOYEES



Walmart Inc. (NYSE: WMT) is a publicly traded retail corporation founded in 1969 and headquartered in Bentonville, Arkansas. As one of the largest retailers in the world, Walmart operates thousands of stores, including supercenters, discount stores, and warehouse clubs. The company maintains strong financial stability, generating consistent revenue and steady cash flow. With an AA credit rating from S&P, Walmart demonstrates low default risk, making it a highly reliable tenant. Its market dominance and essential product offerings allow Walmart to perform well in various economic conditions. The company's continued investment in e-commerce, supply chain efficiency, and innovation further strengthens its financial position. Walmart's long-term lease agreements and strong corporate backing provide security for landlords and investors. Given its size, credit strength, and resilience, Walmart remains a top anchor tenant in commercial real estate.



WALMART QUICK FACTS

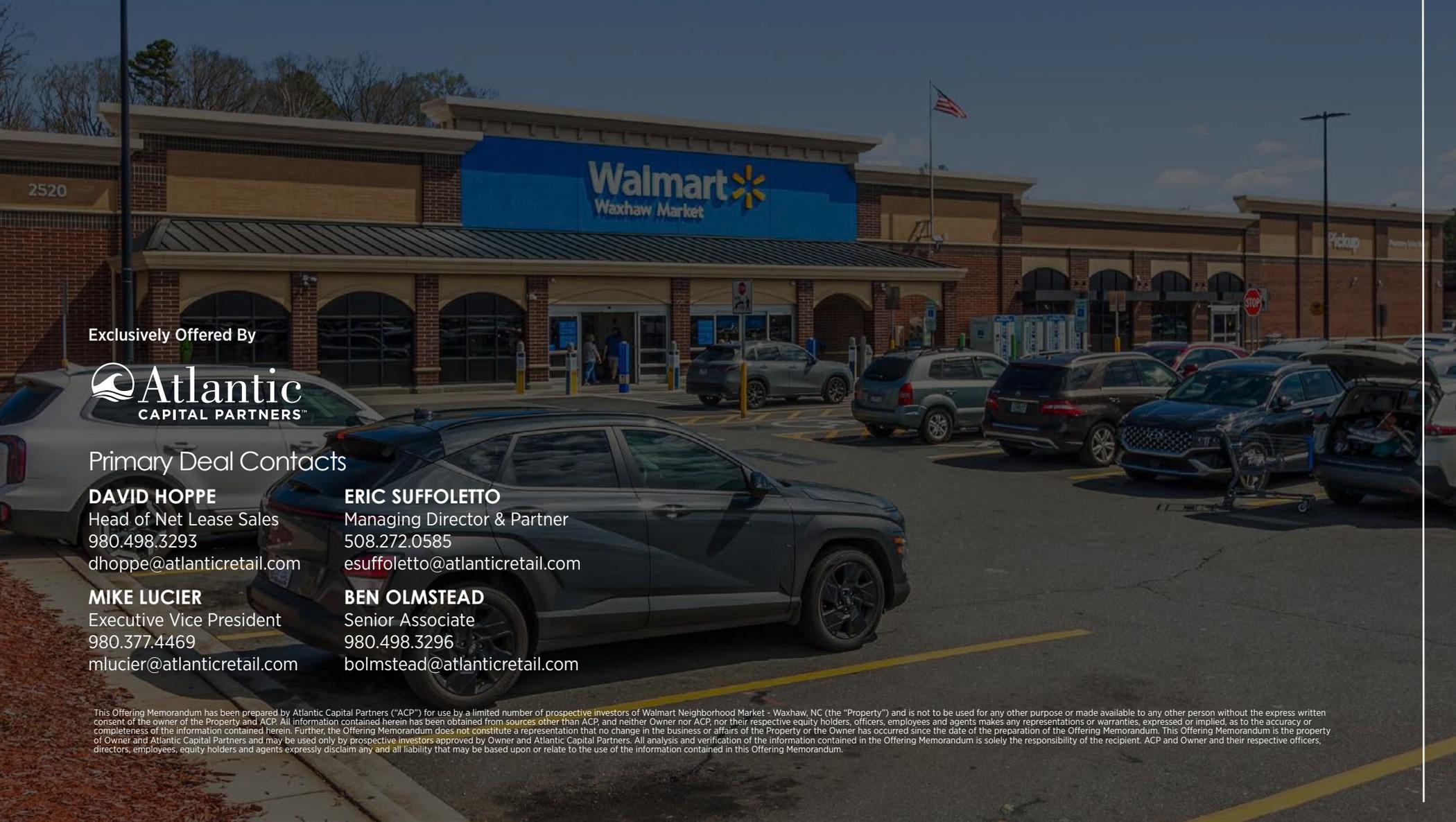
Founded:	1969
Ownership:	Public (NYSE: WMT)
Credit Rating:	S&P: AA
# of Locations:	4,600+
Headquarters:	Bentonville, AR
Guaranty:	Corporate



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Exclusively Offered By



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