Fresenius Kidney Care

Carolina Dialysis - Pittsboro

76 Old Rock Springs Cemetery Rd., Pittsboro, NC 27312



OFFERING MEMORANDUM







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Listed in Conjunction with Cushman & Wakefield NC Lic C24214



Fresenius Kidney Care

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INVESTMENT HIGHLIGHTS

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FINAN

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LOCATION OVERVIEW

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DEMOGRAPHICS

Fresenius Kidney Care

76 Old Rock Springs Cemetery Rd. Pittsboro, NC 27312

Year Built:

2021

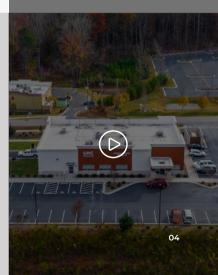
Bldg:

9,175 SqFt



Land:

1.63 Acres (71,213 SqFt)





- NNN Lease with Limited Landlord Responsibilities
- 15-Year Initial Term with Three 5-Year Renewal Options
- +\$120,000 Average HHI Within
 5 Mile Radius
- Immediate Access to US 15-501 and Hwy 64 (31,500 VPD Combined), a Major East-West Route Connecting Pittsboro to Apex and Siler City
- From 2024-2029 in 1 Mile Radius
- Chatham County Population Projected to Double Over Next 10 Years, per NC State University's Center for Geospatial Analytics Report

- 1.63 Acre Lot with Ample Parking
- Located in the Research Triangle, a Major Hub for Technology, Research, and Development with more than 55,000 Employees Combined
- Excellent Accessibility with Dual Ingress/Egress
- Positioned Near Other National Retailers such as AutoZone Auto Parts, Sherwin-Williams Paint Store, McDonald's, Waffle House, and Exxon
- Less than 0.5 Miles from Lowe's Home Improvement with +13,500 Visits per Week, per Placer.ai



- Within 1 Mile from Northwood Landing, a 92-Acre New Development Anchored by Lowe's Food and Medley at Northwood Landing, a 312 Unit Multi-Family Community
- Mear Chatham Park Master-Planned Community, a Massive 8,500-Acre Mixed-Use Development Considered a "City Within a City" to Include 22MM SqFt Office, Retail, Research Space, 27,000 Homes and 75,000 Residents (Est. 2045 Completion)
- Less than 1.5 Miles from Mosaic at Chatham Park, a 44-Acre Mixed-Use Development with 200,000 SqFt Retail & Restaurants, 60,000 SqFt Office Space and 250 Multi-Family Homes (Est. 2027 Completion)



NEARBY DEVELOPMENTS

Chatham Park is an 8,500-acre master-planned community by Preston Development Company nestled near Jordan Lake and the Haw River. Positioned within easy reach of Raleigh, Durham, and Chapel Hill, the development is designed to accommodate 27,000 homes and approximately 75,000 residents, along with 22MM square feet of office, research, retail, and community space. Initial phases of Mosaic and Northwood Landing are now complete, featuring a variety of retailers, medical offices, and service providers. Residential construction is actively underway with builders Lennar, Tri Pointe Homes, Homes by Dickerson, and others contributing to the community.

Projects:

- Ghatham Park YMCA: Opened March 2025.
- Mosaic: A mixed-use district with retail, dining, and entertainment. Estimated completion in 2027.
- Northwood Landing: A 92-acre development, opened in August 2024, adding retail and services near U.S. 64.
- Vineyards at Chatham Park: Planned residential community, targeted for Summer 2028.
- Asteria by Disney: A massive 4,000-home community. Phase 1 (494 homes) estimated completion by 2027.
- NoVi: New neigborhood that will include Encore by David Weekley (55+ Active Adult Community). Construction to begin 2025/2026.



NEARBY DEVELOPMENTS

CHATHAM PARK WAY CONNECTION PROJECT (NCDOT PROJECT R-5930) COMPLETE BY 2028

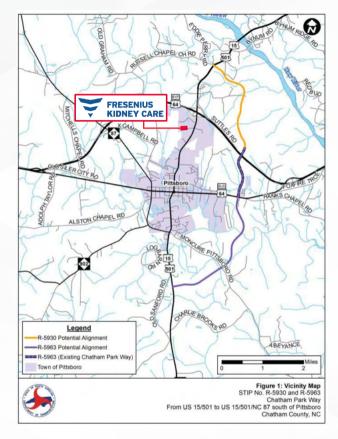
The NCDOT is planning a new southern roadway that will bypass downtown Pittsboro by linking the U.S. 64 Bypass to U.S. 15-501. Known as the Chatham Park Way Connection. this approximately \$30MM project is a critical component of the broader infrastructure supporting the Chatham Park development. It will feature multi-use paths, bridges, and roundabouts, and is designed to function as a major new gateway into Chatham Park. The project aims to enhance traffic flow and safety, promote regional economic growth, and improve mobility for drivers, pedestrians, and cyclists. Developed in collaboration with Chatham Park Investors and the Town of Pittsboro, the existing segment of Chatham Park Way—from U.S. 64 Business to U.S. 64 Bypass—is already open to traffic. The proposed South Chatham Park Way will span 2.7 miles, divided into two phases, and is expected to be fully completed by summer 2028.

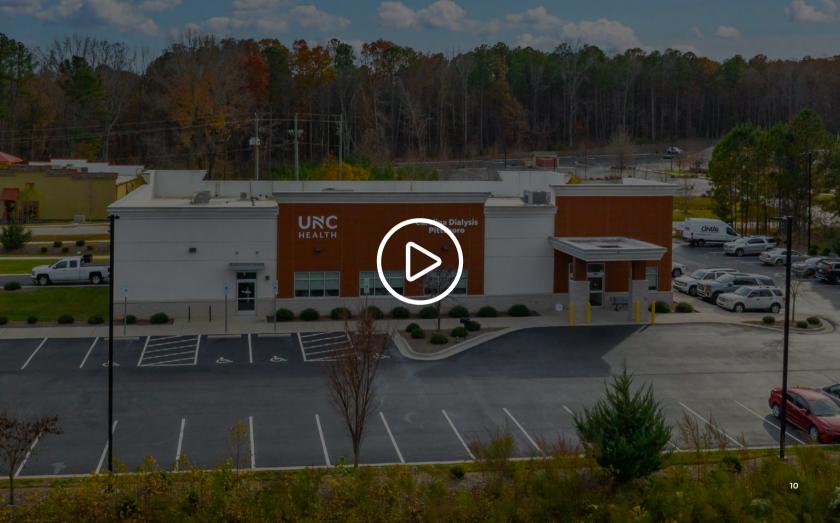
Status: Under Construction

Timeline: Construction to begin in August 2025 and expected to be completed in summer 2028.

Benefits:

- **5** Enhances traffic flow and safety by creating a major new entry point.
- Promotes regional growth and improves mobility for drivers, pedestrains, and cyclists.
- Features multi-paths, bridges, and roundabouts strengthening overall transportation network.





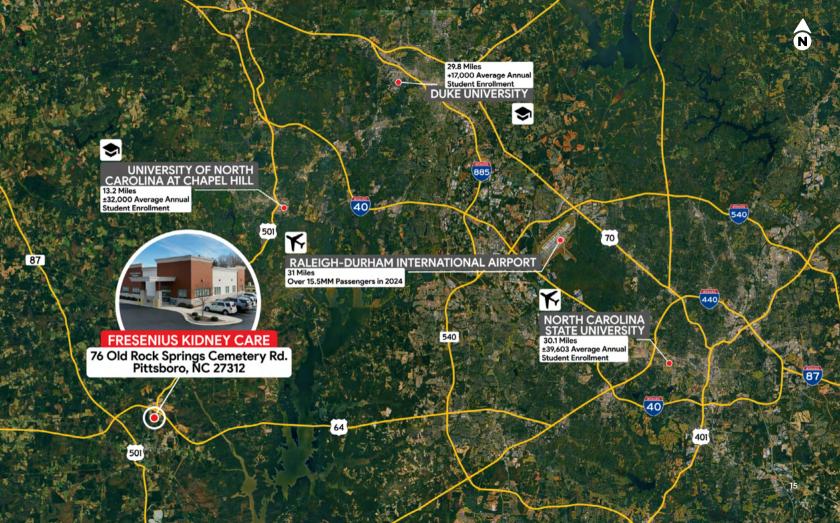














Lease Type

Landlord Responsibilities Roof and Structure Repair and Replacement

Lease Guarantor Fresenius Medical Care Holdings, Inc.

Rent Commencement Date February 6, 2022

Lease Expiration Date February 28, 2037

Term Remaining on Lease ±11 Years

Options
Three 5-Year

Increases 10% Increases Every 5 Years in Initial Term



► RENT ROLL

	YEAR	MONTHLY RENT	ANNUAL RENT	
URRENT	02/06/2022 - 02/28/2027	\$17,105	\$205,260	
	03/01/2027 - 02/29/2032	\$18,815	\$225,786	
	03/01/2032 - 02/28/2037	\$20,697	\$248,364	
	03/01/2037 - 02/28/2042 (OPTION 1)	FMV		
	03/01/2042 - 02/28/2047 (OPTION 2)	FMV		
	03/01/2047 - 02/29/2052 (OPTION 3)	FI	MV	

*Seller to credit the difference in rent from closing.

NOI \$225,786



Cap Rate 5.75%

Price \$



Price/ft Land \$55.14



Price/ft Bldg. \$427.98





Founded in 1996, Fresenius Kidney Care is the leading U.S. subsidiary of Fresenius Medical Care (NYSE: FMS), a global authority in renal healthcare. The organization specializes in delivering comprehensive dialysis services to individuals with chronic kidney disease and is internationally recognized for its excellence in renal care products, clinical innovation, sustainability practices, and patient-focused treatment. With a network of over 4,000 clinics across 65 countries, Fresenius Kidney Care serves approximately 344,000 patients and employs more than 112,000 professionals worldwide. The company has expanded its capabilities through key acquisitions, including NxStage Medical in February 2019 and InterWell Health in August 2022. While its global headquarters is based in Bad Homburg vor der Höhe, Germany, its North American operations are headquartered in Waltham, Massachusetts. Its parent company, Fresenius Medical Care, reported approximately €14.56B in revenue during the first nine months of 2025 and as a provider of critical, lifesustaining treatments, the company is considered highly recession-resistant and continues to grow as a dependable healthcare tenant.



GLOBAL LOCATIONS +4,000



PARENTFresenius Medical Care



2024 GLOBAL EMPLOYEES +112.000





2025 REVENUE THROUGH SEPTEMBER ±€14.56B (FMC)



▶ POPULATION

5 MILE 10 MILE 20 MILE

2025 Population	15,572	49,037	548,156
2030 Population Projection	17,661	54,336	581,800
Median Age	47	47.6	38
Bachelor's Degree or Higher	23.8%	30.9%	33.4%

▶ HOUSEHOLDS

5 MILE 10 MILE 20 MILE

2025 Households	6,645	20,370	214,012
2030 Household Projection	7,633	22,831	229,720
Owner Occupied Households	5,047	16,818	139,210
Renter Occupied Households	1,598	3,552	74,802
Avg Household Size	2.3	2.4	2.5
Total Specified Consumer Spending (\$)	\$456.1MM	\$1.75B	\$19.08B

► INCOME

5 MILE 10

20 MILE

Average Household Income

Median Household Income

\$120,249 \$100,148

\$151,951 \$115,921 \$157,283 \$118,299

► HOUSING

Median Home Value

\$421,564

\$531,686

\$536,656



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