



9110 Northlake West Dr,
Charlotte, NC

**OFFERED
FOR SALE**
\$1,429,000 | 5.25% CAP



CONFIDENTIAL OFFERING MEMORANDUM





EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of Valvoline | Charlotte, NC. This newly constructed location signed a 15-year lease in 2023 and has a 10% rent increase every 5 years. The Asset is located in the busy Northlake submarket near the corner of W WT Harris Blvd & Reames Rd.

Lease Years	TERM	ANNUAL RENT
1-5	6/1/2023 - 5/31/2028	\$75,000
6-10	6/1/2028 - 5/31/2033	\$82,500
11-15	6/1/2033 - 5/31/2038	\$90,750
Extension: 16-20	6/1/2038 - 5/31/2043	\$99,825
Extension: 21-25	6/1/2043 - 5/31/2048	\$109,808

NOI	\$75,000
CAP	5.25%
Price	\$1,429,000

ASSET SNAPSHOT

Tenant Name	Valvoline Instant Oil Change
Address	9110 Northlake West Drive, Charlotte, NC 28216
Building Size (GLA)	2,500 SF
Land Size	0.47 Acres
Year Built	2023
Lease Type	Absolute NNN Ground Lease
Landlord Responsibilities	None
Rent Commencement Date	June 1, 2023
Remaining Term	14.5 Years
Current Annual Rent	\$75,000



145,600
PEOPLE IN
5 MILE RADIUS



\$98,395
AHHI
5 MILE RADIUS



33,500
VPD ON
W WT HARRIS BLVD



INVESTMENT HIGHLIGHTS



STRATEGICALLY LOCATED

Subject Site is positioned within the Northlake submarket, which is home to Northlake Mall and several power center with tenants including Belk, Target, Macy's, Lowe's, AMC, PetSmart, Best Buy, & REI



STRONG DEMOGRAPHICS

Located in a high density area with over 145,000 people in 5 miles | 5-mile average household income of over \$98,000



NEW CONSTRUCTION

New build-to-suit Valvoline | Warranties will be assigned to the new owner



HIGH TRAFFIC

Easy access to the heavily trafficked thoroughfares of I-485 (75,000 VPD), I-77 (73,500 VPD), and W. WT Harris Blvd (33,500 VPD)



A TOP PERFORMING MARKET NATIONALLY

Charlotte, NC ranked #5 in 2022 of best residential markets (Rocket Mortgage) | Charlotte forecasts a 45.2% job growth over the next 10 years (4.6% growth from 2021 to 2022) | 5th fastest growing city from 2021 to 2022 (population change: 15,217)



REAMES RD (19,000 ADT)



Future Development



NORTHLAKE W DR





9,500 ADT

Mt Holly-Hunter



Northlake Centre Pkwy

73,500 ADT

7-ELEVEN



POPEYES
LOUISIANA KITCHEN

DOLLAR GENERAL

75,000 ADT

NORHLAKE MALL
FOREVER 21
H.M. Dillard's
macy's & belk



21,000 ADT

QuikTrip

NORHLAKE VILLAGE
HAVERTYS NORTHERN
Staples GOLF GALAXY



33,500 ADT

NORHLAKE
REI SHOE CARNIVAL
OLD NAVY
DAVID'S BRIDAL

42,000 ADT

NORHLAKE COMMONS
PartyCity
MEN'S WEARHOUSE

W W.T. Harris Blvd

NORHLAKE
DISCOUNT TIRE

LA BOY
AspenDental
Visionworks
7-ELEVEN

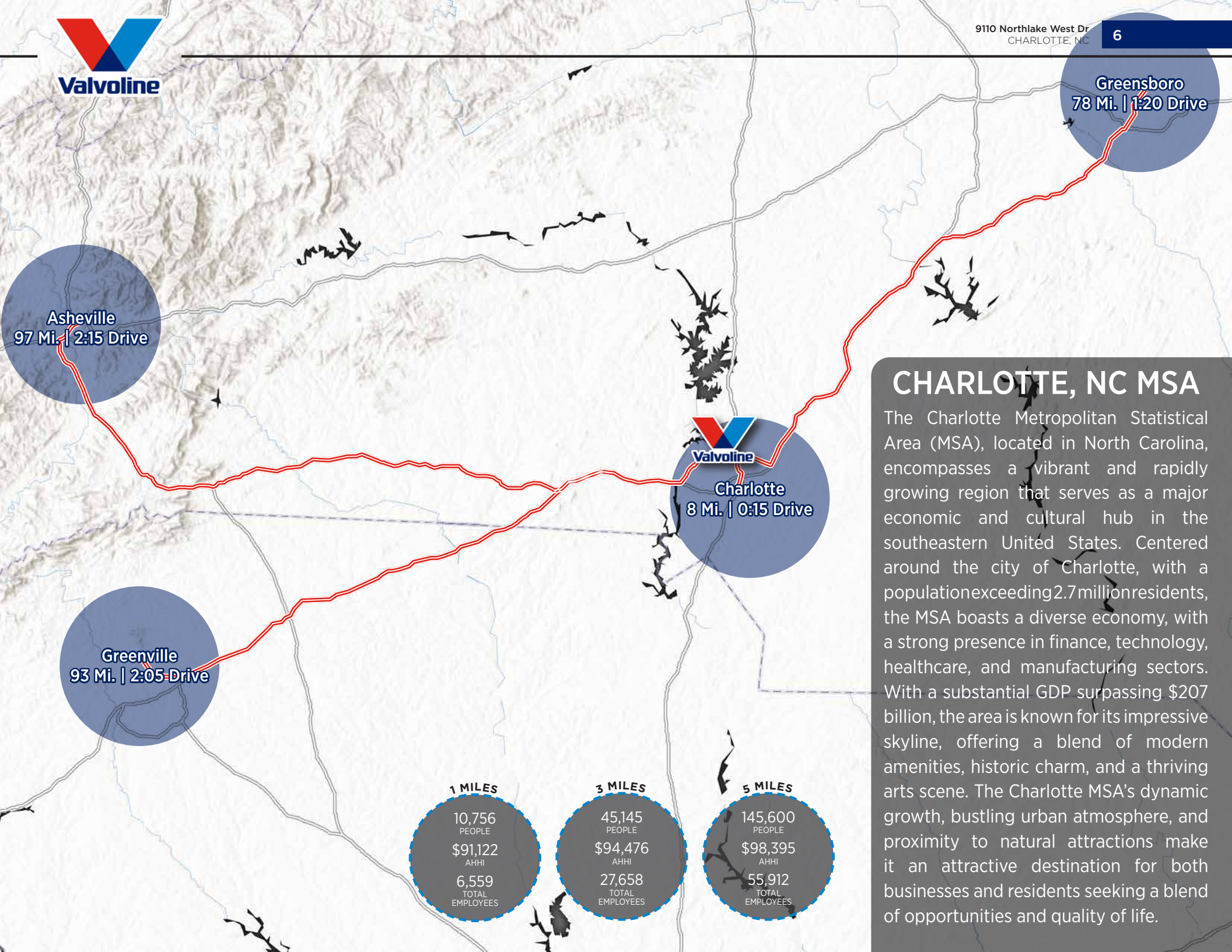


15,000 ADT



PERIMETER WOODS
Michaels
OFF BROADWAY SHOE WAREHOUSE
BEST BUY
PETSMART LOWE'S





Greensboro
78 Mi. | 1:20 Drive

Asheville
97 Mi. | 2:15 Drive

Valvoline
Charlotte
8 Mi. | 0:15 Drive

Greenville
93 Mi. | 2:05 Drive

1 MILES

10,756
PEOPLE
\$91,122
AHHI
6,559
TOTAL EMPLOYEES

3 MILES

45,145
PEOPLE
\$94,476
AHHI
27,658
TOTAL EMPLOYEES

5 MILES

145,600
PEOPLE
\$98,395
AHHI
55,912
TOTAL EMPLOYEES

CHARLOTTE, NC MSA

The Charlotte Metropolitan Statistical Area (MSA), located in North Carolina, encompasses a vibrant and rapidly growing region that serves as a major economic and cultural hub in the southeastern United States. Centered around the city of Charlotte, with a population exceeding 2.7 million residents, the MSA boasts a diverse economy, with a strong presence in finance, technology, healthcare, and manufacturing sectors. With a substantial GDP surpassing \$207 billion, the area is known for its impressive skyline, offering a blend of modern amenities, historic charm, and a thriving arts scene. The Charlotte MSA's dynamic growth, bustling urban atmosphere, and proximity to natural attractions make it an attractive destination for both businesses and residents seeking a blend of opportunities and quality of life.



TENANT SUMMARY

Valvoline, established in 1866, is a renowned American manufacturer and distributor of high-quality automotive lubricants and related products. With a rich history spanning over a century, the company has solidified its position as a trusted brand in the automotive industry, offering a wide range of motor oils, transmission fluids, greases, and other lubricants designed to optimize engine performance and prolong vehicle life. Valvoline's commitment to innovation, extensive research, and customer satisfaction has enabled it to become a leading global player, providing top-notch solutions to the evolving needs of motorists and businesses alike.

FRANCHISEE SUMMARY

Founded by Andrew Slattery in 2001, Quality Automotive Services is a franchisee of Valvoline Instant Oil Change. Quality Automotive Services currently operates 130 locations in North Carolina, South Carolina, Georgia, Kentucky, Indiana, Ohio, West Virginia, Colorado, Utah, Wyoming, and Montana and is continually expanding. Quality Automotive Services is ranked as one of the Top 3 Most Successful Franchisees in the Valvoline franchise.

VALVOLINE QUICK FACTS

Founded	1866
Ownership	Public; NYSE: VVV
Number of Locations	130+
Headquarters	Lexington, KY





9110 Northlake West Dr,
Charlotte, NC

**OFFERED
FOR SALE**

\$1,429,000 | 5.25% CAP

Exclusively Offered By



PRIMARY DEAL CONTACTS

MIKE LUCIER

Executive Vice President
980.337.4469
mlucier@atlanticretail.com

NATIONAL TEAM

SAM YOUNG

Executive Vice President
980.498.3292
syoung@atlanticretail.com

PATRICK WAGOR

Executive Vice President
561.427.6151
pwagor@atlanticretail.com

DAVID HOPPE

Head of Net Lease Sales
980.498.3293
dhoppe@atlanticretail.com

ERIC SUFFOLETTO

Managing Director & Partner
508.272.0585
esuffoletto@atlanticretail.com

DANNY GRIFFIN

Vice President
781.635.2449
dgriffin@atlanticretail.com

BEN OLMSTEAD

Analyst
980.498.3296
bolmstead@atlanticretail.com

This Offering Memorandum has been prepared by Atlantic Capital Partners ("ACP") for use by a limited number of prospective investors of Valvoline - Charlotte, NC (the "Property") and is not to be used for any other purpose or made available to any other person without the express written consent of the owner of the Property and ACP. All information contained herein has been obtained from sources other than ACP, and neither Owner nor ACP, nor their respective equity holders, officers, employees and agents makes any representations or warranties, expressed or implied, as to the accuracy or completeness of the information contained herein. Further, the Offering Memorandum does not constitute a representation that no change in the business or affairs of the Property or the Owner has occurred since the date of the preparation of the Offering Memorandum. This Offering Memorandum is the property of Owner and Atlantic Capital Partners and may be used only by prospective investors approved by Owner and Atlantic Capital Partners. All analysis and verification of the information contained in the Offering Memorandum is solely the responsibility of the recipient. ACP and Owner and their respective officers, directors, employees, equity holders and agents expressly disclaim any and all liability that may be based upon or relate to the use of the information contained in this offering Memorandum.