INVESTMENT SUMMARY

FOUNDRY COMMERCIAL | INVESTMENT ADVISORY GROUP

Carolina Retail Collection
Two Neighborhood Strip Centers

±41,350 SF | 84% OCCUPIED | 3.6 YEARS WALT

Shopton Square, Charlotte, NC

Alamance Crossing, Burlington, NC


Shopton Square, Charlotte, NC


Alamance Crossing, Burlington, NC

Investment Summary

Foundry Commercial presents the Carolina Retail Collection, two unanchored necessity-based retail centers totaling ~41,350 SF across 19 suites in Charlotte and Burlington, NC. The portfolio offers scale, durable in-place cash flow, and proven near-term rent growth.

The mark-to-market opportunity has been demonstrated across the portfolio. Recent renewals at Shopton Square reflect rent increases of 41% to 50%, with seven of eleven tenants holding no fixed renewal option. A diversified national and regional tenant mix and blended WALT of 3.6 years support NOI stability and reduces leasing execution risk across the hold period.

Charlotte and Burlington are complementary high-growth markets, providing geographic diversification with Sunbelt market exposure. Both trade areas carry retail vacancy under 5%, and each serves a growing population with strong household income levels, a combination that continues to drive consumer demand for necessity-based retail.

Offered together, Shopton Square and Alamance Crossing present investors the opportunity to acquire scale across two high-growth Carolinas submarkets in a single transaction, backed by a diversified tenant base and a track record of executed value creation.

OFFERING AT A GLANCE

Property	Address	Submarket	Total SF	# of Suites	# of Tenants	% Leased	WALT*
Shopton Square	4841 Shopton Rd	Charlotte SW	24,150	13	11	85.0%	3.4
Alamance Crossing	1348 Java Ln	Burlington	17,200	6	5	82.4%	3.9
Total/Average			**41,350**	**19**	**16**	**84%**	**3.6**

*As of 1/1/2027

SELECT TENANTS

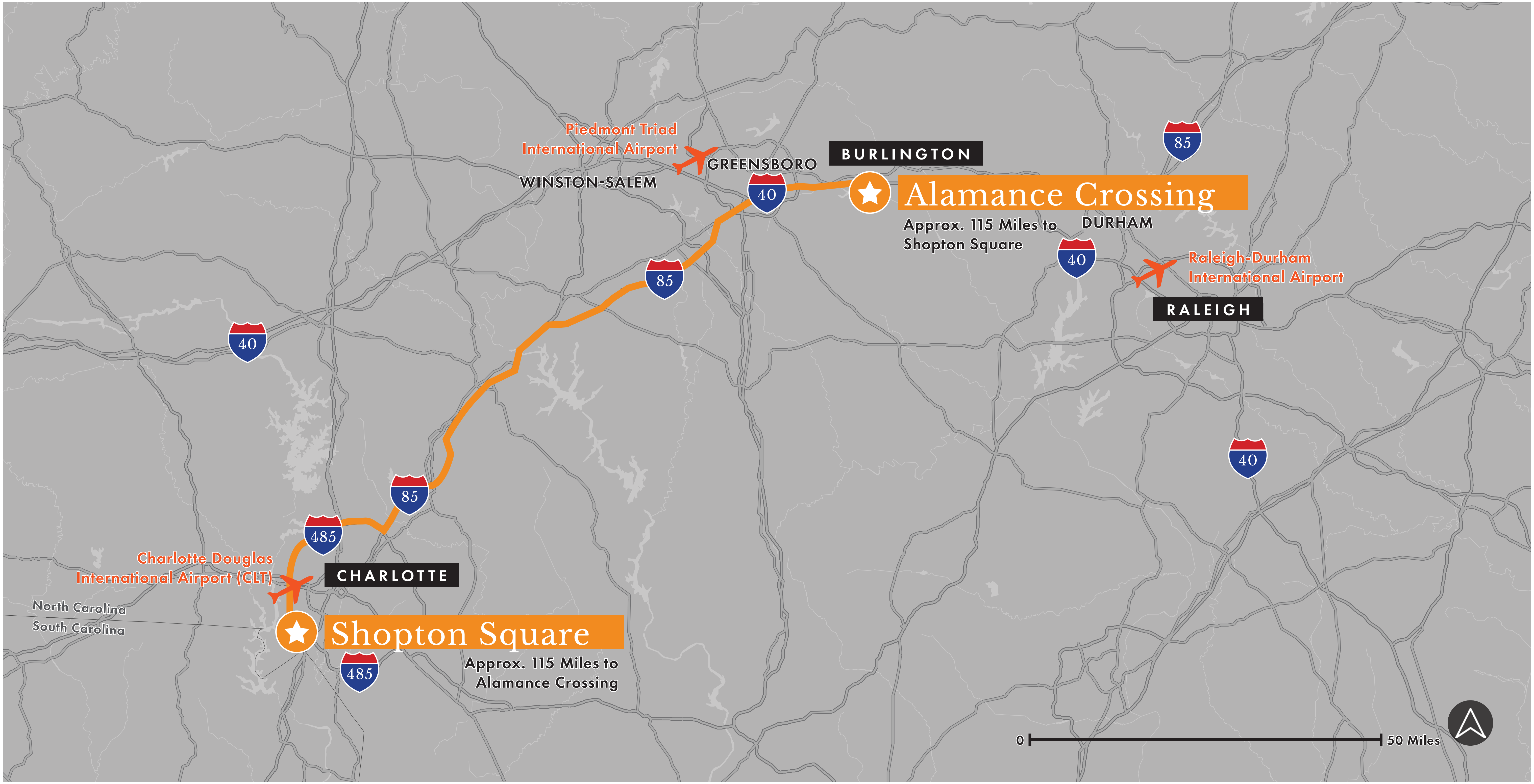
Domino's · The Vitamin Shoppe · GEICO · 5.11 · Papa Johns

Investment Highlights

- STABLE EXISTING CASH FLOW WITH REMAINING UPSIDE POTENTIAL THROUGH LEASE UP
- DEMONSTRATED MARK-TO-MARKET OPPORTUNITY ON RENEWALS
- TENANT DIVERSIFICATION ACROSS RETAIL CATEGORIES
- CRITICAL MASS & OPERATIONAL EFFICIENCY WITH CAROLINA CONCENTRATION
- IMMEDIATE INTERSTATE ACCESS FOR BOTH ASSETS

Top Carolina Retail Markets

INTERSTATE-ADJACENT POSITIONING



Shopton Square

PROPERTY OVERVIEW

Address	4841 Shopton Road, Charlotte, NC 28278
County	Mecklenburg
Parcel ID	199-591-06
Bldg Net Rentable Area	±24,150 SF
Lot Size	±13.2 AC
Zoning	CG – General Commercial
Current Occupancy	85%
Year Built	2009
Parking	307 spaces; 12.7/1,000 parking ratio
# of Tenants	11

SELECT TENANTS

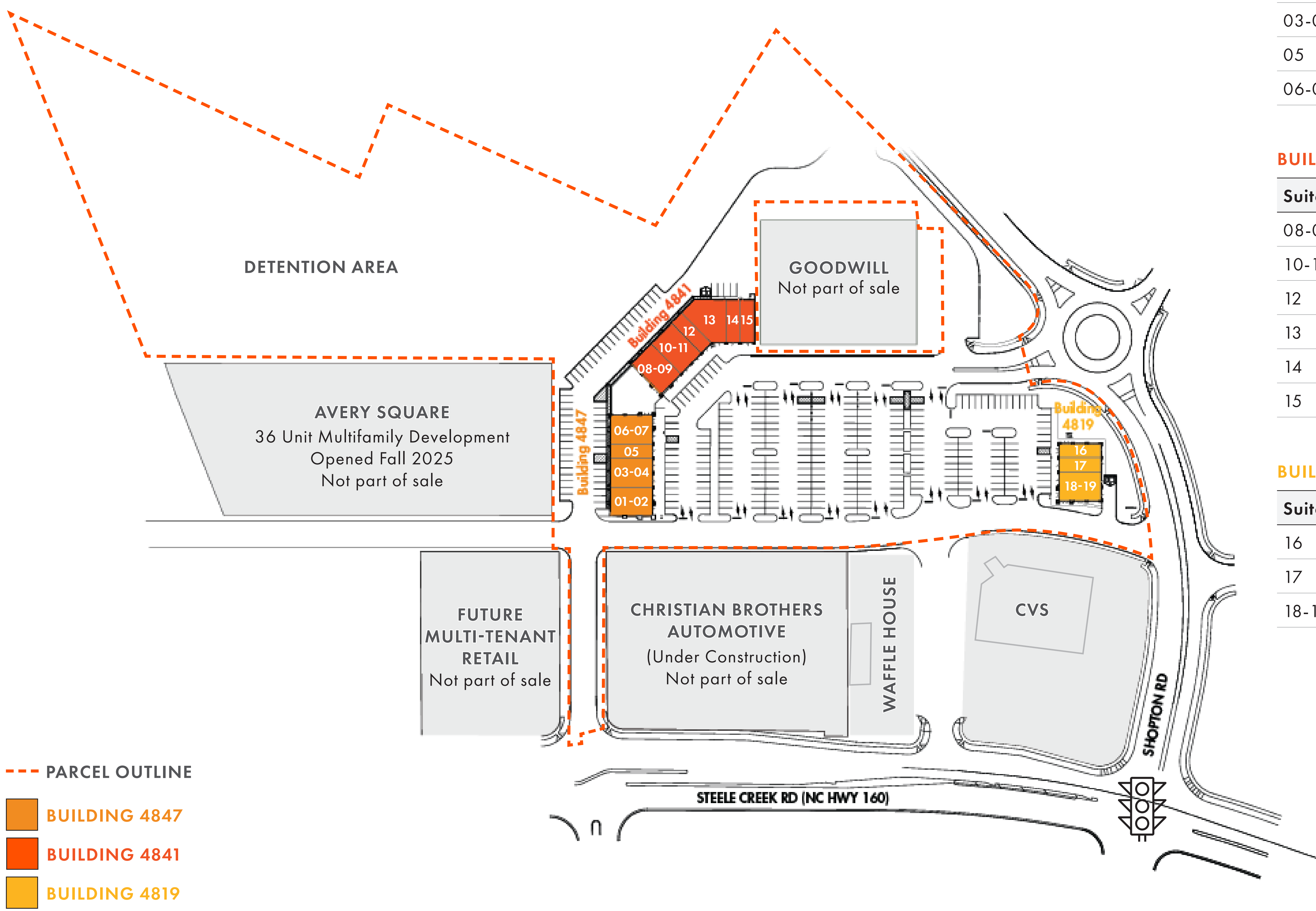
PAPA JOHNS

MOJI TEAHOUSE

BONZAI
THAI & JAPANESE CUISINE

The Kiddiecade

Site Plan



BUILDING 4847

Suite	Tenant	SF
01-02	OneSixty Cocktails & Kitchen	2,400
03-04	Shopton Dental	2,400
05	Smallcakes Cupcakery & Creamery	1,200
06-07	Bonzai Thai Cuisine	2,400

BUILDING 4841

Suite	Tenant	SF
08-09	VACANT	2,400
10-11	Performance Staffing	2,400
12	Moji Teahouse	1,200
13	Charlotte Performing Arts Academy	2,650
14	VACANT	1,200
15	The KiddieCade	1,200

BUILDING 4819

Suite	Tenant	SF
16	Papa John's	1,400
17	Paymore	900
18-19	Crystal Nail Bar	2,400

Property Photos


Shopton Dental

Papa John's

Alamance Crossing

PROPERTY OVERVIEW

Address	1348 Java Lane, Burlington, NC 27215
County	Alamance
PIN	8844-74-4018
Bldg Net Rentable Area	±17,200 SF
Lot Size	±1.42 AC
Zoning	CB - Conditional Business
Current Occupancy	82.4%
Year Built	2008
Parking	79 Spaces; ratio (4.6/1,000)
# of Tenants	5

SELECT TENANTS

THE VITAMIN SHOPPE

GEICO

Domino's

5.11

Site Plan


Domino's
1,550 SF
VACANT
3,020 SF
The Vitamin Shoppe
3,600 SF
101
102
103
104
105
106
5.11
5,250 SF
Geico
1,800 SF
iSalon
1,980 SF
BOONE STATION DRIVE
GLIDEWELL DRIVE
SIGN
SIGN

Property Photos

Charlotte, NC

Charlotte's growing population and high-wage job growth continue to drive retail demand. **The metro ranks third nationally in annual population growth** and has added more than 500,000 residents since 2010, a pace that has doubled the national average.

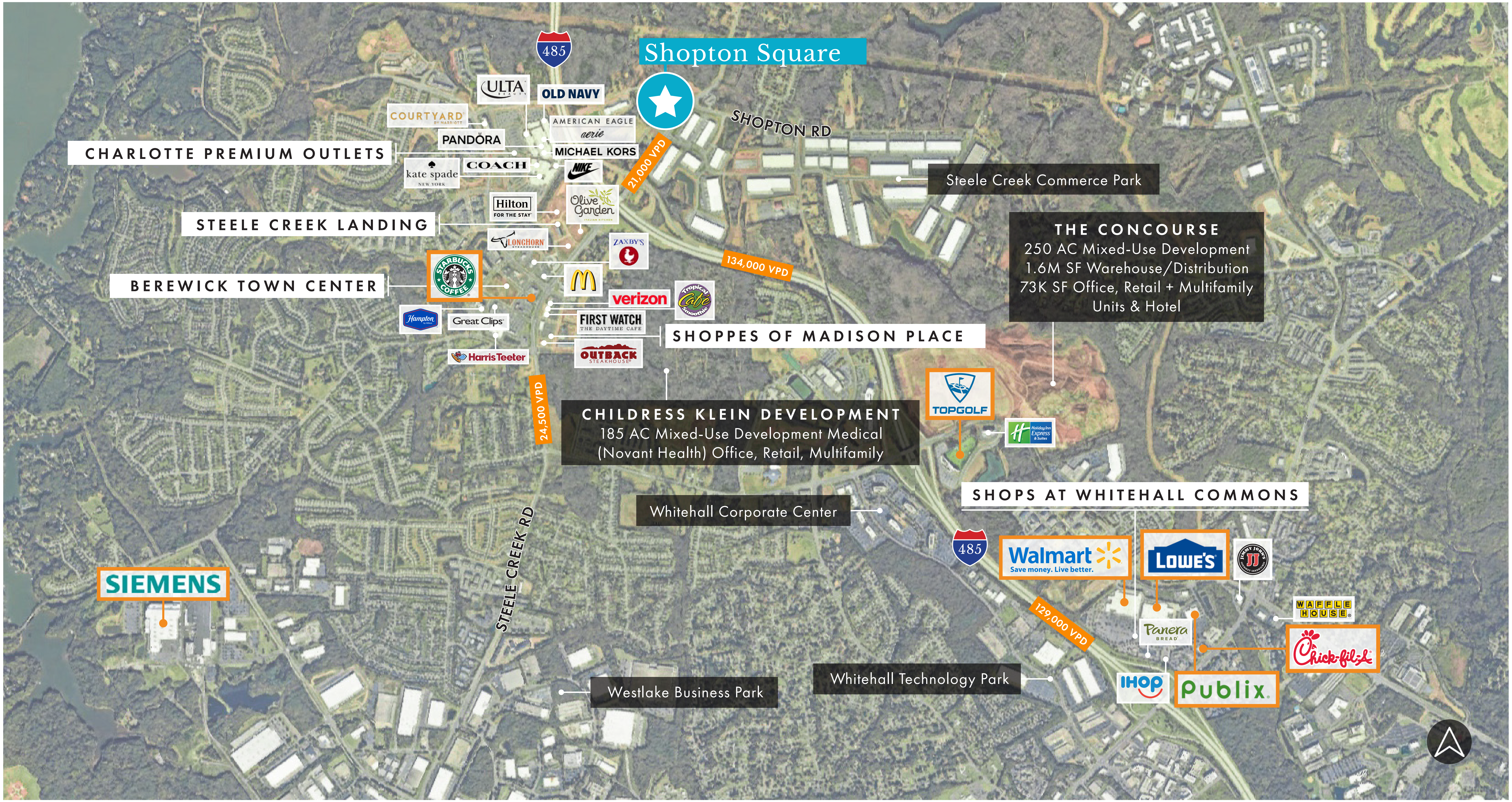
Retail space remains structurally under-supplied. Availability sits near record lows at 3.3%, well below the national rate of 4.8%. **Across the market, necessity retail has driven the bulk of leasing activity.**

Rents in Charlotte are up more than 30% over the past five years and more than 50% since 2016. Growth has since moderated to 4.3% year-over-year, still well above the national average of 1.7%.

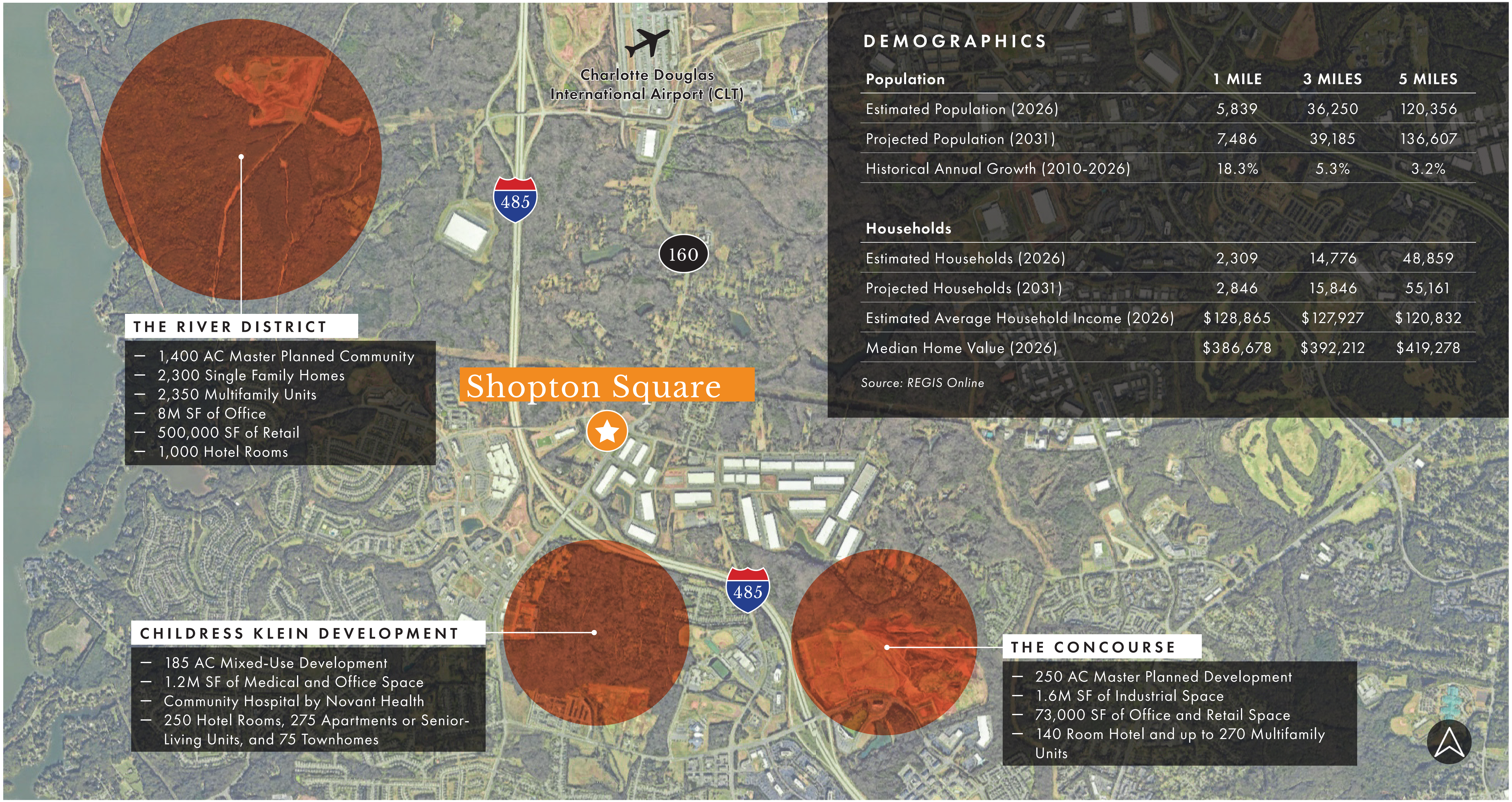
Charlotte's durable population growth and constrained new supply continue to support investor demand for retail assets in the region.

About $1.0 billion has traded hands in the past year, with particular interest in the mixed-use and grocery-anchored assets as well as neighborhood centers. Charlotte's strong demographic profile and consistent rent growth will continue to attract interest to the market.

Strong Retail Area



New Residential Developments + Demographics



DEMOGRAPHICS

Population	1 MILE	3 MILES	5 MILES
Estimated Population (2026)	5,839	36,250	120,356
Projected Population (2031)	7,486	39,185	136,607
Historical Annual Growth (2010-2026)	18.3%	5.3%	3.2%
Households			
Estimated Households (2026)	2,309	14,776	48,859
Projected Households (2031)	2,846	15,846	55,161
Estimated Average Household Income (2026)	$128,865	$127,927	$120,832
Median Home Value (2026)	$386,678	$392,212	$419,278

Source: REGIS Online

BURLINGTON RETAIL | Q3 2026

12.9M SF Total Retail Inventory

2.6% Strip Center Vacancy

4.2% 5-Yr Rent Growth

Burlington, NC

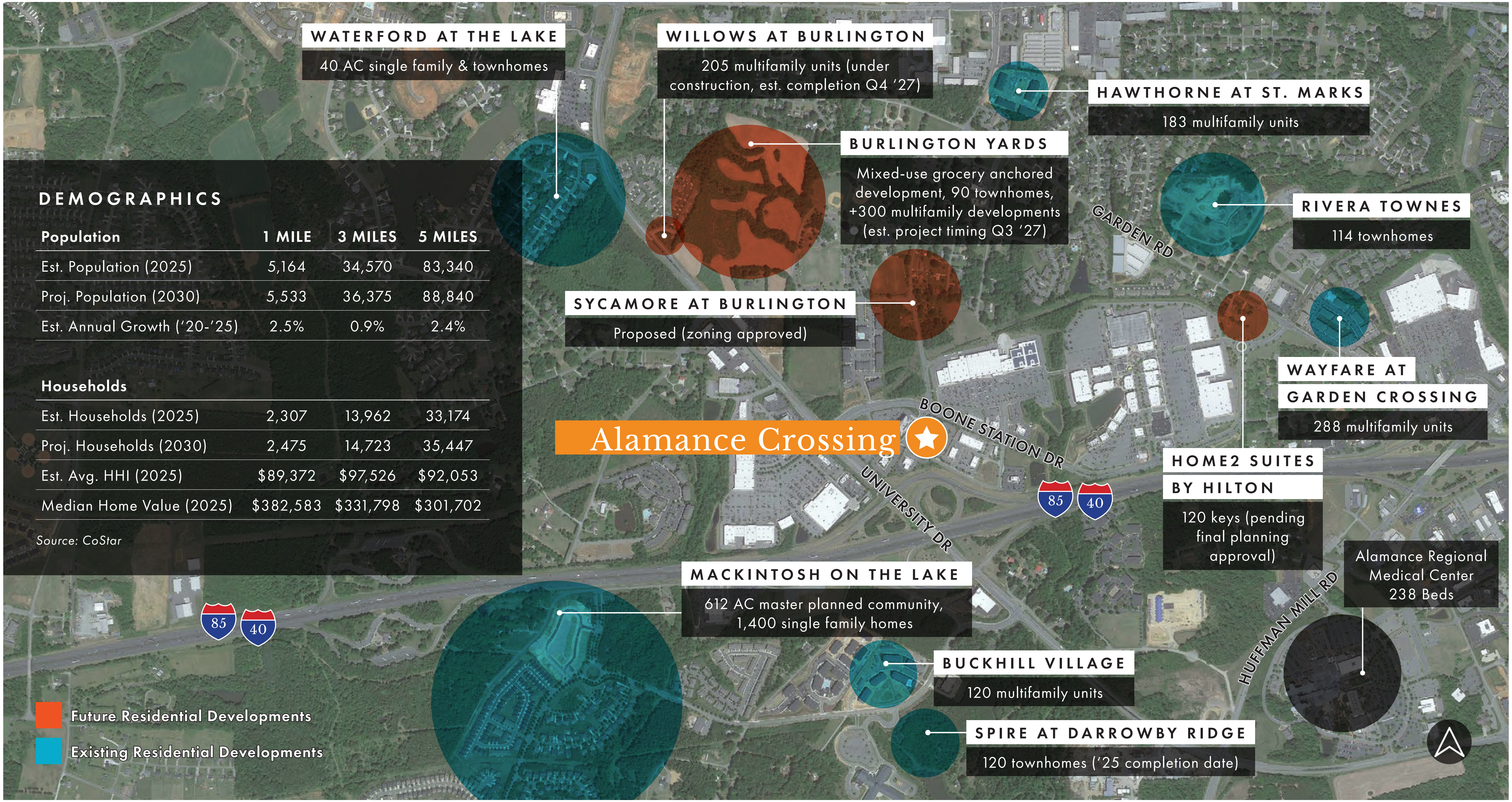
Burlington sits at the midpoint of the Piedmont Triad and the Research Triangle along the I-40/I-85 corridor. The city is home to Labcorp, a Fortune 500 headquarters employer, and just landed the largest economic development project in city history. **Ahold Delhaize USA (parent of Food Lion) is investing $860 million in a distribution facility on the Burlington/Guilford County line, bringing 500+ jobs by 2033, less than 5 miles from Alamance Crossing.** Site Selection Magazine ranks the Burlington MSA among the top ten small metros nationally for new corporate project announcements.

That job growth is showing up in retail demand. The retail market has grown to nearly 12.9 million SF, including a new Buc-ee's travel center to be completed in December 2027. Five-year average annual rent growth is 4.2%, well ahead of the 10-year trend. Strip center vacancy is 2.6% Investment sales have been active with 40 retail properties trading over the trailing 12 months for $66.7 million.

These fundamentals position Burlington as a compelling entry point for investors seeking necessity-based retail exposure ahead of the market's next growth cycle.

Strong Retail Area

Growing Population & New Developments



DEMOGRAPHICS

Population	1 MILE	3 MILES	5 MILES
Est. Population (2025)	5,164	34,570	83,340
Proj. Population (2030)	5,533	36,375	88,840
Est. Annual Growth (’20-’25)	2.5%	0.9%	2.4%

Households			
Est. Households (2025)	2,307	13,962	33,174
Proj. Households (2030)	2,475	14,723	35,447
Est. Avg. HHI (2025)	$89,372	$97,526	$92,053
Median Home Value (2025)	$382,583	$331,798	$301,702

Source: CoStar

INVESTMENT ADVISORY GROUP

Ally Lanahan, Senior Vice President
ally.lanahan@foundrycommercial.com
831.238.1131

Blake R. Thomas, Senior Vice President
blake.thomas@foundrycommercial.com
919.604.8280

Madi Dulon, Analyst
madi.dulon@foundrycommercial.com
715.716.0885

DEBT & STRUCTURED FINANCE

J.C. Tacot, Senior Vice President
john.tacot@foundrycommercial.com
850.509.5384

LEASING EXPERTISE

Ross Diachenko, Partner | Raleigh
ross.diachenko@foundrycommercial.com
336.337.3162

Nicole Edmonds, Vice President | Charlotte
nicole.edmonds@foundrycommercial.com
201.742.3794