

Fresenius Kidney Care

Carolina Dialysis - Pittsboro

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



**OFFERING
MEMORANDUM**



GOMEZGROUP



**CUSHMAN &
WAKEFIELD**



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Listed in Conjunction with
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NC Lic C24214



Fresenius Kidney Care

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DEMOGRAPHICS

Fresenius Kidney Care

76 Old Rock Springs
Cemetery Rd.
Pittsboro, NC 27312

Year Built:

2021

Bldg:

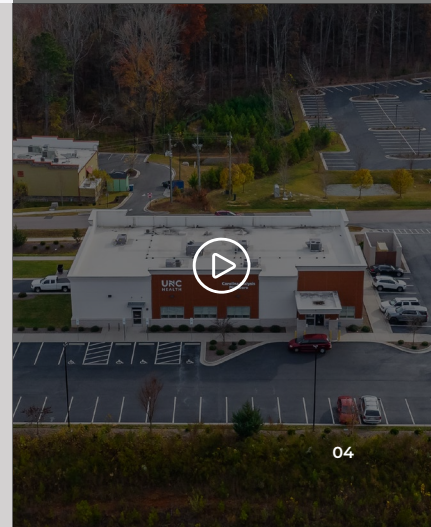
9,175 SqFt



GOMEZGROUP

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
- ❏ Projected 3.4% Population Growth 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

[WATCH PROPERTY VIDEO](#)



- 📍 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

- 📍 Near 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:

- 📌 **Chatham 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 neighborhood 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

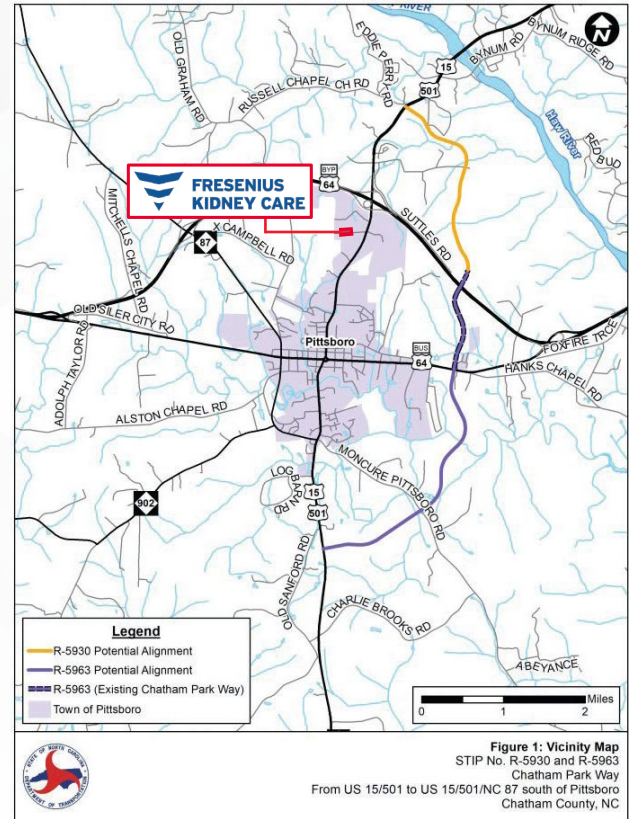
The NCDOT is planning a new southern roadway that will bypass downtown Pittsboro by linking the U.S. 64 Bypass to U.S. 15-501. Known as the Chatham Park Way Connection, this approximately \$30MM project is a critical component of the broader infrastructure supporting the Chatham Park development. It 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.

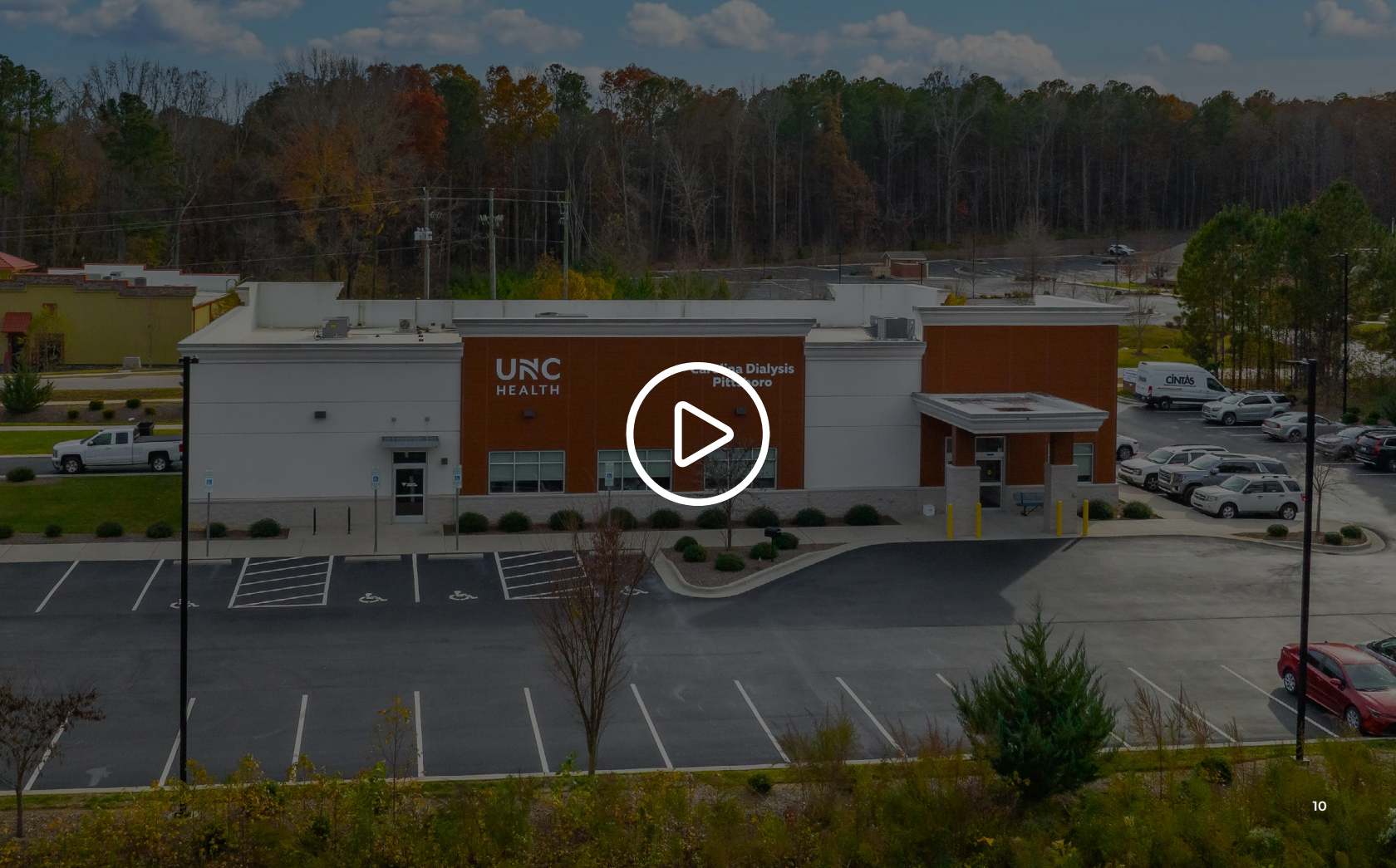
Status: Under Construction

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

Benefits:

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





UNC
HEALTH



End Stage Dialysis
Pittsboro



**FRESENIUS
KIDNEY CARE**





ASTERIA
 A Storyliving by Disney
 Totaling +4,000 Units
 Phase 1 Complete by 2027 - 494 Homes

CHATHAM PARK YMCA
 Opened March 2025

NOVI AT CHATHAM PARK
 +600 Homes

ENCORE AT CHATHAM PARK
 345 Units

BELMONT POINTE APARTMENTS
 76 Units



HILLSBORO ST

15,500 VPD



FRESENIUS KIDNEY CARE
 76 Old Rock Springs Cemetery Rd., Pittsboro, NC 27312





MEDLEY AT NORTHWOOD LANDING
312 Units

NORTHWOOD HIGH SCHOOL
±702 Students

TESSERA AT MOSAIC
45 Units

MOSAIC AT CHATHAM PARK
44-Acre Mixed-Use Development
(Est. 2027 Completion)
200,000 SF Retail + Restaurants
60,000 SF Office
205 Apartment Homes, 45 Condos

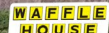
THE GUILD AT MOSAIC
165 Units

264 Units SANCTUARY AT POWELL PLACE

16,000 VPD

92-Acre Mixed-Use Development NORTHWOOD LANDING

UNC URGENT CARE AT CHATHAM PARK



FRESENIUS KIDNEY CARE
76 Old Rock Springs Cemetery Rd., Pittsboro, NC 27312



15,500 VPD

HILLSBORO ST

OLD ROCK SPRINGS CEMETERY RD





MOSAIC AT CHATHAM PARK
 44-Acre Mixed-Use Development
 (Est. 2027 Completion)
 200,000 SF Retail + Restaurants
 60,000 SF Office
 205 Apartment Homes, 45 Condos

TESSERA AT MOSAIC
 45 Units

THE GUILD AT MOSAIC
 165 Units

NORTHWOOD LANDING
 92-Acre Mixed-Use Development

MEDLEY AT NORTHWOOD LANDING
 312 Units

SANCTUARY AT POWELL PLACE
 264 Units

ENCORE AT CHATHAM PARK
 345 Units

ASTERIA
 A Storyliving by Disney
 Totaling +4,000 Units
 Phase 1 Complete
 by 2027 - 494 Homes

BELMONT POINTE APARTMENTS
 76 Units

CHATHAM PARK YMCA
 Opened March 2025

FRESENIUS KIDNEY CARE

76 Old Rock Springs Cemetery Rd.
 Pittsboro, NC 27312

NOVI AT CHATHAM PARK
 +600 Homes

WALNUT GROVE APARTMENTS
 40 Units

CREEKSIDE APARTMENTS
 165 Units

VINEYARDS AT CHATHAM PARK
 +500 Homes

PITTSBORO VILLAGE APARTMENTS
 40 Units

THE RETREAT AT PITTSBORO
 48 Units

DOWNTOWN PITTSBORO



29.8 Miles
+17,000 Average Annual
Student Enrollment



DUKE UNIVERSITY



**UNIVERSITY OF NORTH
CAROLINA AT CHAPEL HILL**
13.2 Miles
±32,000 Average Annual
Student Enrollment



RALEIGH-DURHAM INTERNATIONAL AIRPORT
31 Miles
Over 15.5MM Passengers in 2024



**NORTH CAROLINA
STATE UNIVERSITY**
30.1 Miles
±39,603 Average Annual
Student Enrollment



FRESENIUS KIDNEY CARE
76 Old Rock Springs Cemetery Rd.
Pittsboro, NC 27312

87

501

40

885

540

70

440

540

87

40

64

401

501



Lease Type

NNN

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**



TENANT	LEASE TYPE	AREA	LEASE FROM	LEASE TO	ANNUAL RENT	ANNUAL RENT PER AREA	RENT INCREASE	RENT INCREASE DATE	OPTIONS
FRESENIUS KIDNEY CARE	NNN	9,175	02/06/2022	02/28/2037	\$205,260	\$22.37	\$225,786	03/01/2027	THREE 5-YEAR

► RENT ROLL

	YEAR	MONTHLY RENT	ANNUAL RENT
CURRENT PERIOD	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)	FMV	

***Seller to credit the difference in rent from closing.**

NOI
\$225,786 

Cap Rate
6.06% % 

Price
\$3,725,000 

Price/ft Land
\$52.31 

Price/ft Bldg.
\$406 



FRESENIUS KIDNEY CARE

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, life-sustaining treatments, the company is considered highly recession-resistant and continues to grow as a dependable healthcare tenant.



GLOBAL LOCATIONS
+4,000



PARENT
Fresenius Medical Care



2024 GLOBAL EMPLOYEES
+112,000



NATIONAL HEADQUARTERS
Waltham, Massachusetts



2025 REVENUE THROUGH SEPTEMBER
±€14.56B (FMC)

PITTSBORO, NORTH CAROLINA

Pittsboro, the county seat of Chatham County, North Carolina, is experiencing rapid growth and transformation. Situated within the Durham–Chapel Hill Metropolitan Statistical Area (MSA), the town is celebrated for its thriving arts community, historic character, and close proximity to leading research and innovation centers. Its strategic location near Raleigh, Durham, and Chapel Hill has made Pittsboro increasingly attractive for both residential expansion and commercial investment. At the heart of this evolution is Chatham Park, an ambitious 8,500-acre master-planned development that will ultimately feature 27,000 homes, house approximately 75,000 residents, and provide 22MM square feet of mixed-use space. This project is set to establish Pittsboro as a dynamic hub for business, innovation, and modern living. The town's economy is anchored by healthcare, education, tourism, and entrepreneurial small businesses, while nearby institutions such as UNC-Chapel Hill and Duke University further strengthen regional employment and research opportunities.

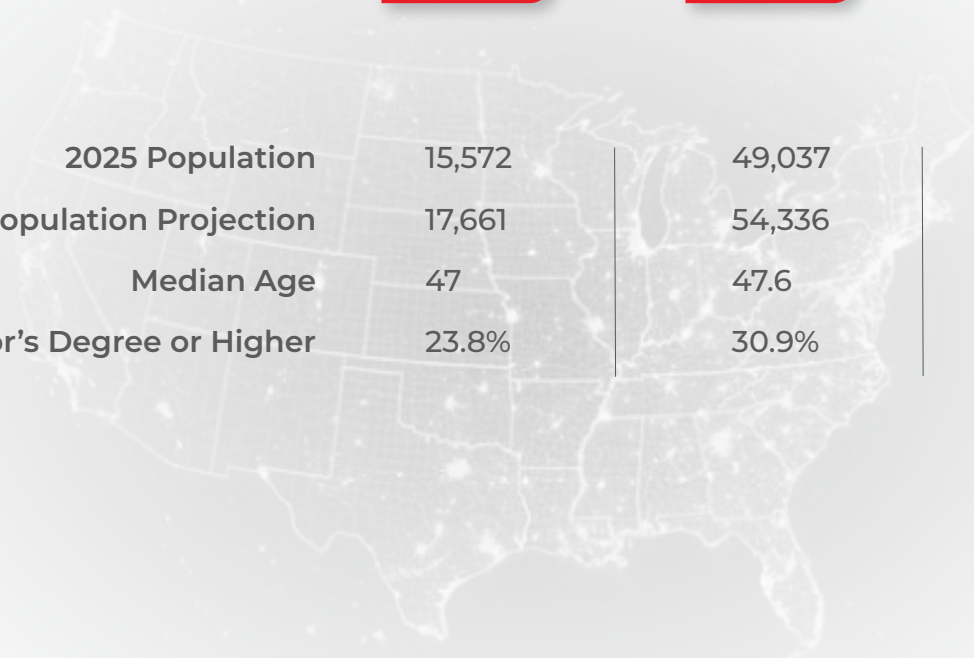
[▶ WATCH PROPERTY VIDEO](#)

► 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

MILE

20

MILE

Average Household Income

\$120,249

\$151,951

\$157,283

Median Household Income

\$100,148

\$115,921

\$118,299

► HOUSING

Median Home Value

\$421,564

\$531,686

\$536,656



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