

# SINGLE TENANT NNN

Investment Opportunity



9+ Years Remaining | Excellent Visibility & Access | Signalized, Hard Corner Intersection (42,500 VPD)



640 Jake Alexander Boulevard W.

**SALISBURY** NORTH CAROLINA

ACTUAL SITE



**EXCLUSIVELY MARKETED BY**



**MICHAEL BERK**

**Vice President**

**National Net Lease**

michael.berk@srsre.com

D: 770.402.3432

3445 Peachtree Road NE, Suite 950

Atlanta, GA 30326

GA License No. 385824

**JARRETT SLEAR**

**Vice President**

**National Net Lease**

jarrett.slear@srsre.com

D: 813.683.5115 | M: 610.306.3213

1501 W. Cleveland Street, Suite 300

Tampa, FL 33606

FL License No. SL3602815

**PATRICK NUTT**

**Senior Managing Principal &  
Co-Head of National Net Lease**

patrick.nutt@srsre.com

D: 954.302.7365 | M: 703.434.2599

1501 W. Cleveland Street, Suite 300

Tampa, FL 33606

FL License No. BK3120739



**NATIONAL NET LEASE**

Broker in Charge: Patrick Nutt, SRS Real Estate Partners-SoFlo LLC | NC License No. 281618

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Rent Roll  
Pricing Summary  
Brand Profile

# PROPERTY PHOTO





SRS National Net Lease is pleased to offer the opportunity to acquire the fee simple interest (land & building ownership) in a NNN, freestanding, Parachute Plasma investment property located in Salisbury, North Carolina. The tenant, Parachute Plasma, has over 9 years remaining on its lease with 4 (5-year) options to extend. The lease features 10% rental increases in year 11 and at the beginning of each option period, steadily growing NOI and hedging against inflation. The lease is NNN with limited landlord responsibilities making it an ideal, low management investment opportunity for a passive investor. Parachute Plasma is an independent plasma collection company with 30+ locations, serving a vital role in the supply chain for plasma donation and therapies.

The subject property has excellent visibility, and multiple points of access, at the signalized, hard corner intersection of Jake Alexander Blvd W. and Lincolnton Road (combined 42,500 VPD). The heavily trafficked intersection features a strong lineup of nearby tenants including Planet Fitness, Harris Teeter Grocery, ALDI, Food Lion, and Walgreens. The asset receives crossover exposure from its position at the center of the retail corridor in downtown Salisbury. The immediate area is comprised of many single family residential communities, the Livingstone and Catawba universities, and an additional 600+ apartment and multi family units within 2-miles of the site. The concentration of dense residential areas, higher education institutions, and employers, such as Food Lion headquartered in Salisbury, provides a direct, ample consumer base from which to draw. The 5-mile trade area is supported by a population of over 59,700 residents and 37,300 employees with an average household income of \$85,796.

## PROPERTY PHOTOS





## OFFERING

<b>Price</b>	\$5,704,000
<b>Net Operating Income</b>	\$456,304
<b>Cap Rate</b>	8.00%
<b>Guaranty</b>	Corporate
<b>Tenant</b>	Parachute Plasma
<b>Lease Type</b>	NNN
<b>Landlord Responsibilities</b>	Roof, Structure, Utility Lines, Exterior Walls, Insurance*

\*All Subject to Tenant Reimbursement

## PROPERTY SPECIFICATIONS

<b>Rentable Area</b>	10,908 SF
<b>Land Area</b>	1.75 Acres
<b>Property Address</b>	640 Jake Alexander Boulevard W. Salisbury, North Carolina 28147
<b>Year Built / Remodeled</b>	1997/2021
<b>Parcel Number</b>	061A190
<b>Ownership</b>	Fee Simple (Land & Building Ownership)

### **9+ Years Remaining | Options To Extend | Scheduled Increases | \$4M Renovation in 2021**

- Over 9 years remaining with 4 (5-year) option periods to extend
- The lease features 10% rental increases in year 11 and at the beginning of each option period, steadily growing NOI and hedging against inflation
- Prior to tenant's opening for business, landlord completed an extensive renovation of the property totaling in nearly \$4M in improvements
- Parachute Plasma is an independent plasma collection company with 30+ locations, serving a vital role in the supply chain for plasma donation and therapies

### **NNN | Fee Simple Ownership | Limited Landlord Responsibilities**

- Tenant pays for CAM, taxes, and maintains most aspects of the premises
- Landlord responsibilities include roof, structure, utility lines, exterior walls, and insurance, all of which are subject to tenant reimbursement
- Ideal, low-management investment for a passive investor

### **Heavily Trafficked Intersection (42,500 VPD) | Retail Corridor | Direct Consumer Base | 600+ Apartment Units Within 2-miles**

- The site has excellent visibility, and multiple points of ingress/egress, at the signalized, hard corner intersection of Jake Alexander Blvd W. and Lincolnton Road supporting a combined 42,500 vehicles passing daily
- 600+ apartment and multi family units within 2-miles of the site, including the Villas at Hope Crest, Crown Point Apartments, and Salisbury Village
- Less than 3-miles from Livingston University and Catawba College

### **Strong Demographics In 5-Mile Trade Area**

- More than 59,700 residents and 37,300 employees support the trade area
- \$85,796 average household income



## LOCATION



Salisbury, North Carolina  
Rowan County  
Charlotte-Concord-Gastonia MSA

## ACCESS



Lincolnton Road: 1 Access Points  
Maupin Avenue: 2 Access Points

## TRAFFIC COUNTS



Jake Alexander Boulevard: 36,500 VPD  
Lincolnton Road: 6,000 VPD  
Mooreville Road/State Hwy 150: 14,500 VPD

## IMPROVEMENTS



There is approximately 10,908 SF of existing building area

## PARKING



There are approximately 70 parking spaces on the owned parcel.  
The parking ratio is approximately 6.42 stalls per 1,000 SF of leasable area.

## PARCEL



Parcel Number: 061A190  
Acres: 1.75  
Square Feet: 76,230

## CONSTRUCTION



Year Built: 1997  
Year Renovated: 2021

## ZONING



HB - Highway Business



SALISBURY VA MEDICAL CENTER



ALEXANDER POINTE



WELLS FARGO



Great Clips  
IT'S GONNA BE GREAT



JAKE ALEXANDER BLVD. W.U.S.  
HIGHWAY 601&70



State Farm



6,000  
VEHICLES PER DAY



DUNKIN'



LINCOLN TON RD.



36,500  
VEHICLES PER DAY

MAUPIN AVE.





**BOSMERE**

MID-CAROLINA REGIONAL AIRPORT (RUQ)

PIEDMONT  
Interventional  
PAIN CARE, PA

Alan F. Burke, CPA, PA

**Pinnacle**  
FINANCIAL PARTNERS

**FAMILY DOLLAR**

**SUBWAY**

**Edward Jones**

**ups**

**Jackson Hewitt**  
TAX SERVICE

**THE SALVATION ARMY**

**FOOD LION**

**NAPA**

**Atrium Health**

**STACEY HARBORTH MD**

**KATANA**

**OneMain Financial**

**boost mobile**

**metro**  
By P-Mobile

**WESTLAND CENTER**

**CAROLINA**  
DENTAL CENTER

**Allstate**

**TRUIST**

**DISCOUNT TIRE**

**Biscuitville**

**TACO BELL**

**Pizza Hut**

**ExxonMobil**

**bp**

**McDonald's**

**KFC**

**DESCO INC.**

**parachute**

**MAVIS DISCOUNT TIRE**

**6,000**  
VEHICLES PER DAY

MAUPIN AVE.

JAKE ALEXANDER BLVD. W/ U.S. HIGHWAY 601&70

**36,500**  
VEHICLES PER DAY

LINCOLN RD.

**BURGER KING**



14,500  
VEHICLES PER DAY

6,000  
VEHICLES PER DAY

36,500  
VEHICLES PER DAY

ZAXBY'S



ALEXANDER POINTE



STATE HIGHWAY 150

LINCOLN RD.



SALISBURY HIGH SCHOOL

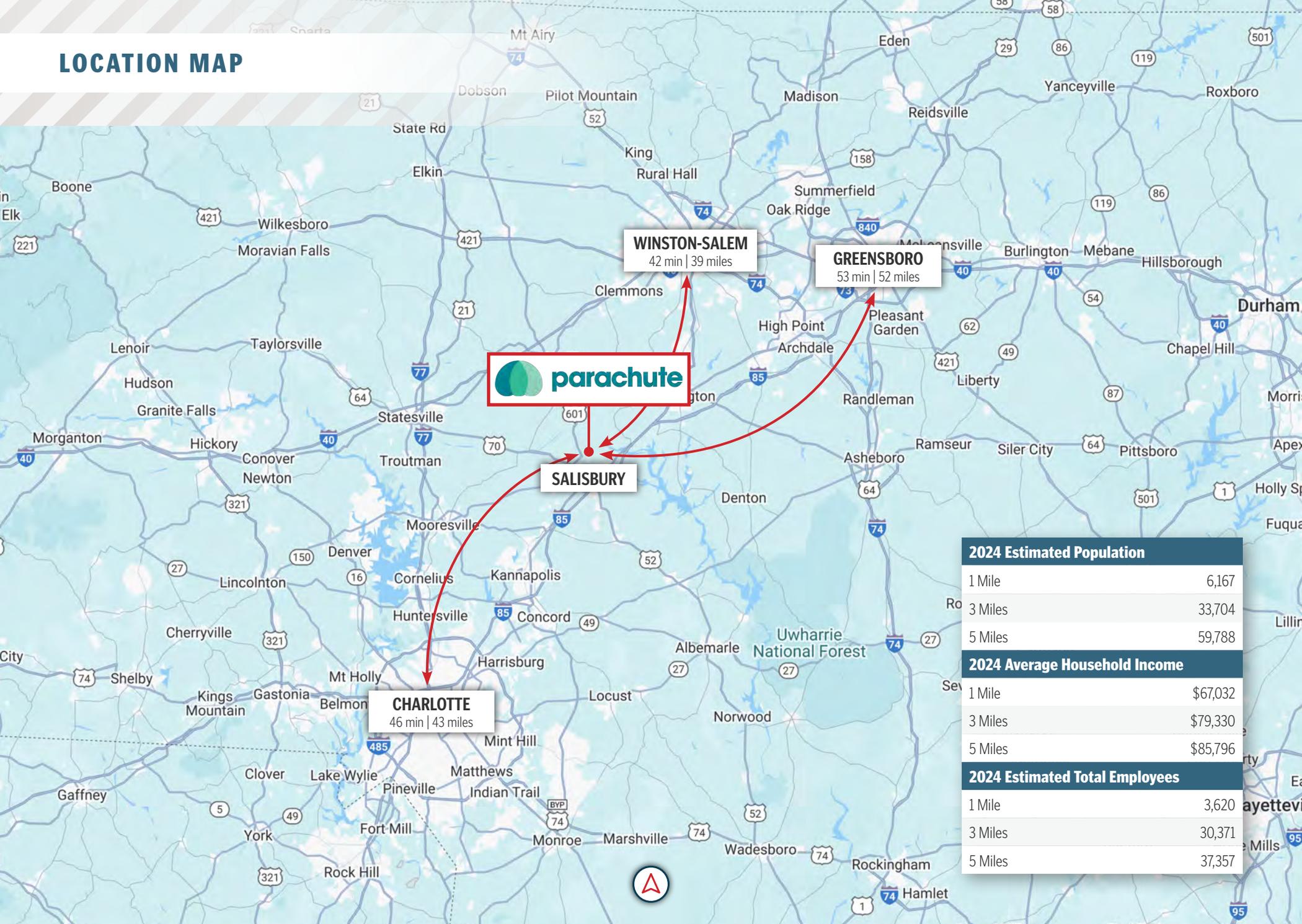


U.S. HIGHWAY 601 & 70





# LOCATION MAP



2024 Estimated Population	
1 Mile	6,167
3 Miles	33,704
5 Miles	59,788
2024 Average Household Income	
1 Mile	\$67,032
3 Miles	\$79,330
5 Miles	\$85,796
2024 Estimated Total Employees	
1 Mile	3,620
3 Miles	30,371
5 Miles	37,357



## SALISBURY, NORTH CAROLINA

Salisbury, North Carolina is the county seat of Rowan County and forms part of the Charlotte–Gastonia–Rock Hill Metropolitan Area, offering a blend of small-city character with strong regional connectivity. The city is located approximately 19 miles north of Concord and 37 miles northeast of Charlotte. As of 2025, Salisbury's estimated population is approximately 36,846 residents, reflecting gradual growth in the local market.

At the core of Salisbury is its vibrant downtown district, centered around Innes Street and Main Street, where a mix of locally owned eateries, boutiques, antique shops, cultural attractions, and regular community events like Downtown Nights Out create a lively and engaging environment. Salisbury is also notable for its early adoption of high-speed municipal broadband (originally Fibrant, later Hotwire), providing city-wide connectivity that supports business operations and remote work.

The local economy is anchored by a diverse employment base, including major employers such as the headquarters of Food Lion, W.G. (Bill) Hefner VA Medical Center, Novant Health Rowan Medical Center, the City of Salisbury, Rowan County, the Rowan-Salisbury School System, and a large fulfillment and distribution facility operated by Chewy. The surrounding region also supports agriculture (including corn, soybeans, and livestock) and light manufacturing sectors.

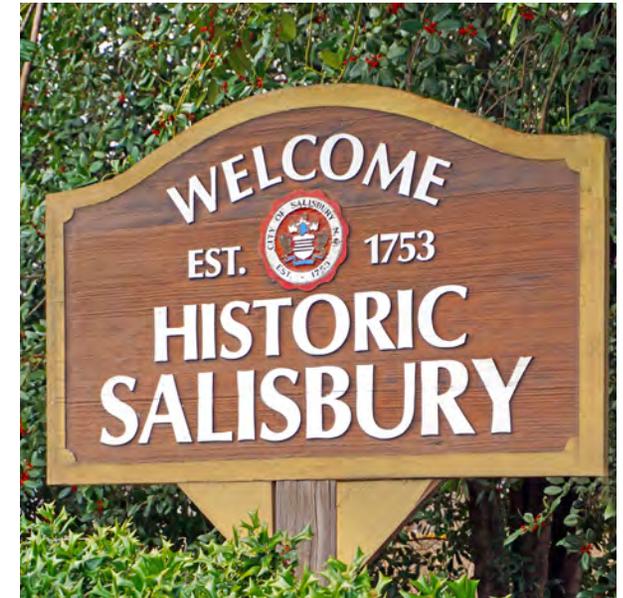
Salisbury offers residents and visitors a variety of cultural and recreational amenities, including Dan Nicholas Park, Sloan Park, Josephus Hall House, Rowan Museum, and Crescent Golf Club. Historic walking tours highlight Salisbury's 19th-century architecture, gaslight installations, and public murals, adding unique local character.

The Salisbury market is also supported by nearby higher-education institutions such as Rowan-Cabarrus Community College, Catawba College, and Livingstone College, contributing to workforce development and community engagement. For broader connectivity, Charlotte Douglas International Airport provides regional, national, and international air service within a comfortable driving distance.

# AREA DEMOGRAPHICS



	1 Mile	3 Miles	5 Miles
<b>Population</b>			
2024 Estimated Population	6,167	33,704	59,788
2029 Projected Population	6,067	34,001	60,935
2010 Census Population	5,985	30,328	53,107
Historical Annual Growth 2010 to 2020	0.11%	0.65%	0.79%
<b>Households &amp; Growth</b>			
2024 Estimated Households	2,592	13,353	23,703
2029 Projected Households	2,582	13,626	24,492
2010 Census Households	2,323	11,554	20,383
Historical Annual Growth 2010 to 2020	0.79%	0.92%	0.96%
<b>Race &amp; Ethnicity</b>			
2024 Estimated White	39.94%	50.06%	58.91%
2024 Estimated Black or African American	46.20%	36.79%	29.48%
2024 Estimated Asian or Pacific Islander	1.49%	1.54%	1.53%
2024 Estimated American Indian or Native Alaskan	1.01%	0.72%	0.67%
2024 Estimated Other Races	7.15%	9.32%	8.28%
2024 Estimated Hispanic	14.09%	15.11%	14.13%
<b>Income</b>			
2024 Estimated Average Household Income	\$67,032	\$79,330	\$85,796
2024 Estimated Median Household Income	\$46,214	\$51,501	\$59,153
2024 Estimated Per Capita Income	\$26,799	\$31,630	\$34,046
<b>Businesses &amp; Employees</b>			
2024 Estimated Total Businesses	303	1,992	2,590
2024 Estimated Total Employees	3,620	30,371	37,357



Tenant Name	Square Feet	LEASE TERM			RENTAL RATES							
		Lease Start	Lease End	Begin	Increase	Monthly	PSF	Annually	PSF	Recovery Type	Options	
Parachute Plasma	10,908	Q1.2021	Q4.2035	Year 1-10	-	\$38,025	\$3.49	\$456,304	\$41.83	NNN	4 (5-Year)	
				Year 11-15	10%	\$41,828	\$3.83	\$501,935	\$46.02			10% Increases at Beg. of Each Option
				Option 1	10%	\$46,011	\$4.22	\$552,128	\$50.62			

## FINANCIAL INFORMATION

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**FOR FINANCING OPTIONS AND LOAN QUOTES:**  
Please contact our SRS Debt & Equity team at [debtequity-npb@srsre.com](mailto:debtequity-npb@srsre.com)



## PARACHUTE PLASMA

[joinparachute.com](https://joinparachute.com)

**Company Type:** Private

**Locations:** 30+

Parachute Plasma is a technology-driven plasma donation company focused on redefining the donor experience and expanding access to life-saving plasma therapies. Founded with a mission to modernize plasma donation through a donor-centric approach that includes advanced scheduling, payment management via a mobile app, and community engagement, Parachute operates approximately 30+ plasma donation centers across the United States.

Unlike some competitor brands, Parachute Plasma is not a subsidiary of a larger plasma services operator; it is an independent organization dedicated to growth through thoughtful center openings in underserved and new markets. The company emphasizes convenience, donor comfort, and efficient operations, including the adoption of next-generation plasma collection technologies to enhance the overall experience.

Through its expanding network of centers, Parachute Plasma provides donors the opportunity to earn supplemental income while supporting patients with chronic and life-threatening conditions who rely on plasma-derived treatments. The company's ongoing expansion reflects its commitment to increasing plasma availability and building a scalable, donor-oriented platform for national service.

*Source: [joinparachute.com](https://joinparachute.com)*



# THE EXCLUSIVE NATIONAL NET LEASE TEAM

of SRS Real Estate Partners

**300+**

TEAM  
MEMBERS

**29**

OFFICES

**\$6.5B+**

TRANSACTION  
VALUE

company-wide  
in 2025

**930+**

CAPITAL MARKETS  
PROPERTIES

SOLD  
in 2025

**\$3.5B+**

CAPITAL MARKETS  
TRANSACTION

VALUE  
in 2025

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