



Caliber Collision

LONGSTANDING CALIBER COLLISION – HIGH GROWTH CHARLOTTE
SUBMARKET

CONCORD, NC (CHARLOTTE MSA)



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PARKWAY COMMONS
28,290 SF RETAIL DEVELOPMENT

SUBJECT PROPERTY

CALIBER COLLISION

goldenhome
home maintenance club

Lilly

LIFE SCIENCE MANUFACTURING CAMPUS
THE GROUNDS \$2 BILLION | 1.3 MILLION SF

SEE PAGES 17 AND 19 FOR MORE INFO

CORBIN ROW HOUSING DEVELOPMENT
~150 TOWNHOMES
UNDER CONSTRUCTION

 **TradePark**
AT CONCORD

TRADE PARK AT CONCORD
PHASE 1 ~399,000 SF
TOTAL PROJECT SIZE (PHASES 1-4) ~1.3M SF

SEE PAGE 18 FOR MORE INFO

CONCORD COMMERCE CENTER
5 BUILDINGS | 358,100 SF
CLASS A LIGHT INDUSTRIAL DEVELOPMENT

RECENTLY PURCHASED LAND
THE GROUNDS

 **CARVANA**





RED BULL MANUFACTURING AND DISTRIBUTION FACILITY
THE GROUNDS \$1.7 BILLION
2.36 MILLION SF
UNDER CONSTRUCTION

SEE PAGES 17 AND 19 FOR MORE INFO

AVAILABLE LAND
THE GROUNDS | 700 AC

 **Walmart**
Supercenter

 **TSC TRACTOR SUPPLY CO**

 **Chick-fil-A**

Caliber Collision

2760 CONCORD PKWY S, CONCORD, NC 28027 [↗](#)

\$4,600,000

PRICE

5.90%

CAP RATE

NOI	\$271,212
LEASE TYPE	Corporate
OPTIONS	Three, 5-Year Options
LEASE EXPIRATION	3/31/2034
LAND AREA	2.60 AC
BUILDING SIZE	14,640 SF



Longstanding corporate Caliber Collision in a major growth corridor in the Charlotte MSA

Longstanding corporate lease to the nation's largest collision repair provider. This offering presents a rare opportunity to acquire a proven Caliber Collision location in **Concord, North Carolina**, one of the fastest-growing submarkets in the greater Charlotte metropolitan area.

The property is strategically located along the highly trafficked Concord Parkway with excellent ingress/egress and visibility, supporting long-term operational viability. The site is further enhanced by **continued residential, mixed-use, and industrial development** in the immediate trade area, including Eli Lilly's \$2B campus and Red Bull's new \$1.7B beverage manufacturing and distribution facility.

The Offering

- Longstanding corporate Caliber Collision located in a high growth Charlotte submarket
- Recent lease extension demonstrating tenant’s long term commitment to the site
- Corporate guaranty: Wand Newco 3, Inc.
- High quality CMU block building throughout with heavy gauge metal roof
- Low building to land coverage ratio with gated and secured rear parking

Strategically Situated Highway 29 Growth Corridor, Transformational Development Activity

- Positioned near **The Grounds at Concord**, a 2,000 acre, master-planned development reshaping the regional employment base
- The Grounds is anchored by a major **Eli Lilly \$2 billion campus**, significantly expanding the area’s life sciences and advanced manufacturing presence
- Red Bull in partnership with Ball Corp., recently broke ground on a \$1.7 billion, 2.36-million-square-foot beverage manufacturing and distribution hub at the Grounds Development which will drive significant employment density and long-term economic stability
- Other projects in the immediate vicinity include Trade Park at Concord, a 1.3 million square foot master-planned business park, and the Concord Commerce Center, a 358,000 SF Class A industrial park that was recently delivered.
- These projects are driving substantial **daytime population growth**, increased traffic counts, and demand for essential service-oriented real estate
- Institutional capital investment in the area reinforces Concord’s evolution into a premier industrial and employment hub within the Charlotte MSA

Affluent Charlotte Submarket

- Immediate adjacency to Charlotte, Concord is positioned for substantial spill over demand in housing, industrial, and service retail
- Close proximity to major traffic drivers like the Charlotte Motor Speedway and the I-85 corridor create recurring, non-local demand driving job growth and increased traffic to Concord
- The Charlotte region has incurred substantial in-migration powering absorption across asset classes
- North Carolina continues to rank among fastest-growing states, adding 146,000 residents from July 2024 to July 2025



		CURRENT
Price		\$4,600,000
Capitalization Rate		5.90%
Building Size (SF)		14,640
Lot Size (Acres)		2.60
Stabilized Income	\$/SF	
Scheduled Rent	\$18.53	\$271,212
Less	\$/SF	
Taxes	NNN	\$0.00
Insurance	NNN	\$0.00
Repairs & Maintenance	NN	\$0.00
Net Operating Income		\$271,212

Disclaimer

The details contained within the Lease Abstract are provided as a courtesy to the recipient for purposes of evaluating the subject property's initial suitability. While every effort is made to accurately reflect the terms of the lease document(s), many of the items represented herein have been paraphrased, may have changed since the time of publication, or are potentially in error. CPP and its employees explicitly disclaim any responsibility for inaccuracies and it is the duty of the recipient to exercise an independent due diligence investigation in verifying all such information, including, but not limited to, the actual lease document(s).

LEASE ABSTRACT	
Premise & Term	
Tenant	Caliber Collision
Lease Guarantor	Wand Newco 3 Inc.
Lease Type	Corporate NN
Lease Term	10 Years
Rent Commencement	4/1/2024
Options	Three, 5-Year Options
Tenant Occupancy Duration	27 Years
Expenses	
Property Taxes	NNN
Insurance	NNN
Utilities	NNN
HVAC	NNN
Roof & Structure	NN

Tenant Info		Lease Terms		Rent Summary					
Tenant Name	SQ. FT.	Term Years		Current Rent	Monthly Rent	Yearly Rent	Monthly Rent/FT	Year Rent/FT	
Caliber Collision	14,640	4/1/2024	3/31/2029	\$271,212	\$22,601	\$271,212	\$1.54	\$18.53	
		4/1/2029	3/31/2034		\$23,731	\$284,773	\$1.62	\$19.45	
		Option 1	4/1/2034		3/31/2039	\$24,918	\$299,011	\$1.70	\$20.42
		Option 2	4/1/2039		3/31/2044	\$26,163	\$313,962	\$1.79	\$21.45
		Option 3	4/1/2044		3/31/2049	\$27,472	\$329,660	\$1.88	\$22.52
TOTALS:	14,640			\$271,212	\$22,601	\$271,212	\$1.54	\$18.53	

LEGEND



Property Boundary

14,640

Rentable SF

2.60

Acres

51

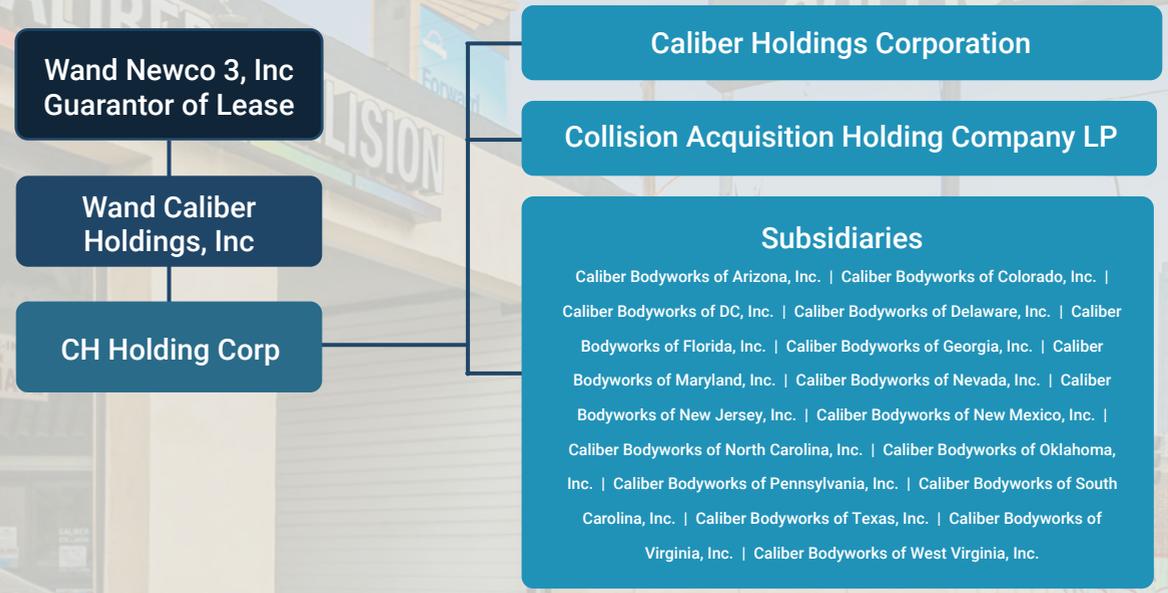
Parking Spaces



Egress



The Nation's Largest Auto Collision Repair Provider



1,800+
STORES
WORLDWIDE

\$7.5 Billion
ESTIMATED ANNUAL
REVENUE (2024)

27,000+
TOTAL
EMPLOYEES

About Caliber Collision



- Founded in 1997, the Caliber portfolio of brands has grown to 1,800+ centers nationwide and features a full range of complementary automotive services
- Services include Caliber Collision, the nation's largest auto collision repair provider across 41 states; Caliber Auto Care (for mechanical repair and quick oil change services); and Caliber Auto Glass (for repair and replacement)
- The company has over 27,000 teammates committed to getting customers back on the road safely
- Caliber is consistently ranked among the highest customer satisfaction scores in the industry and backs all repair work with a written, lifetime warranty available at any of its repair centers
- Honored with the 2024 NABC President's Award for leadership in the collision repair industry, having refurbished over 600 vehicles for NABC Recycled Rides and hosted 25+ first responder training events

[Tenant Website](#)

Recent IPO Filing

- Caliber Holdings Inc., the nation's largest collision repair company, has confidentially filed for an IPO to raise capital for debt repayment and expansion.
- The move highlights industry consolidation, giving Caliber greater scale and resources while increasing competition for smaller independent shops.

[News Article](#)



TradePark
AT CONCORD

TRADE PARK AT CONCORD
PHASE 1 ~399,000 SF
TOTAL PROJECT SIZE (PHASES 1-4) ~1.3M SF
[SEE PAGE 18 FOR MORE INFO](#)

CORBIN ROW HOUSING DEVELOPMENT
~150 TOWNHOMES
UNDER CONSTRUCTION

CONCORD COMMERCE CENTER
5 BUILDINGS | 358,100 SF
CLASS A LIGHT INDUSTRIAL DEVELOPMENT



PARKWAY COMMONS
28,290 SF RETAIL DEVELOPMENT

25,687 VPD

CONCORD PARKWAY S

Nature's Own
BAKER'S OUTLET

SUBJECT PROPERTY
CALIBER COLLISION

Hub for American Motor Sports

150 TOWNHOMES ACROSS THE STREET

25,687 VEHICLES PER DAY ALONG CONCORD PARKWAY S

18.1 miles TO DOWNTOWN CHARLOTTE

Lilly

LIFE SCIENCE MANUFACTURING CAMPUS
THE GROUNDS \$2 BILLION | 1.3 MILLION SF

SEE PAGES 17 AND 19 FOR MORE INFO

goldenhome
home maintenance club

Red Bull **RAUCH** **Ball**

RED BULL MANUFACTURING AND DISTRIBUTION FACILITY
THE GROUNDS \$1.7 BILLION | 2.36 MILLION SF
UNDER CONSTRUCTION

SEE PAGES 17 AND 19 FOR MORE INFO

TP TradePark
AT CONCORD

TRADE PARK AT CONCORD
PHASES 2-4 PLANNING/UNDER CONSTRUCTION

SEE PAGE 18 FOR MORE INFO

CARVANA

25,687 VPD

CONCORD PARKWAYS S

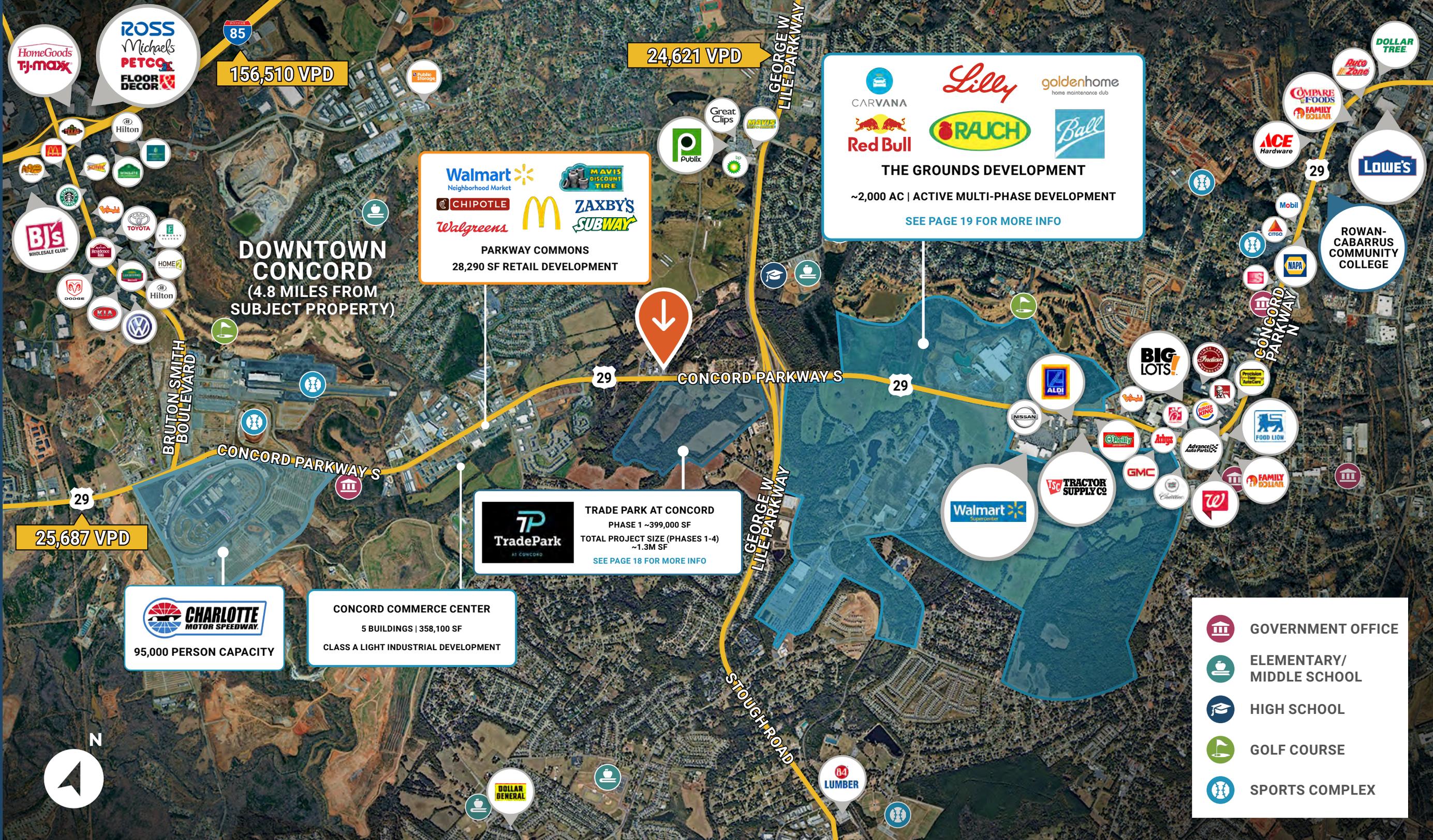
SUBJECT PROPERTY

CALIBER COLLISION

TP TradePark
AT CONCORD

TRADE PARK AT CONCORD
PHASE 1 ~399,000 SF (DELIVERED)

SEE PAGE 18 FOR MORE INFO



156,510 VPD

24,621 VPD

25,687 VPD

DOWNTOWN CONCORD
(4.8 MILES FROM SUBJECT PROPERTY)

Walmart Neighborhood Market
CHIPOTLE **McDonald's** **ZAXBY'S**
Walgreens **Subway**

PARKWAY COMMONS
28,290 SF RETAIL DEVELOPMENT

THE GROUNDS DEVELOPMENT
~2,000 AC | ACTIVE MULTI-PHASE DEVELOPMENT
SEE PAGE 19 FOR MORE INFO

Logos: CARVANA, Lilly, goldenhome, Red Bull, RAUCH, Ball

TradePark AT CONCORD

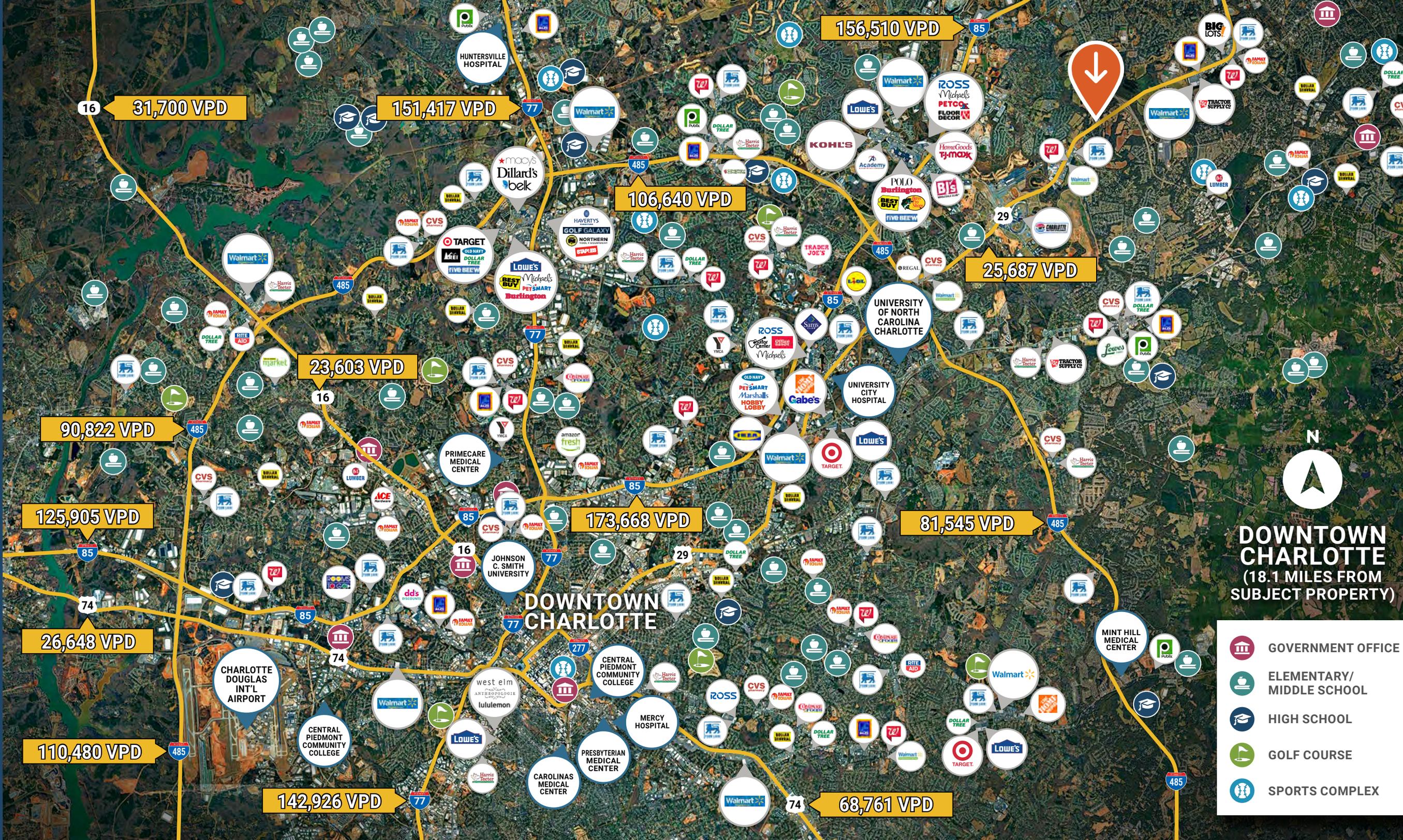
TRADE PARK AT CONCORD
PHASE 1 ~399,000 SF
TOTAL PROJECT SIZE (PHASES 1-4) ~1.3M SF
SEE PAGE 18 FOR MORE INFO

CHARLOTTE MOTOR SPEEDWAY

95,000 PERSON CAPACITY

CONCORD COMMERCE CENTER
5 BUILDINGS | 358,100 SF
CLASS A LIGHT INDUSTRIAL DEVELOPMENT

- GOVERNMENT OFFICE
- ELEMENTARY/ MIDDLE SCHOOL
- HIGH SCHOOL
- GOLF COURSE
- SPORTS COMPLEX



DOWNTOWN CHARLOTTE
 (18.1 MILES FROM SUBJECT PROPERTY)

-  GOVERNMENT OFFICE
-  ELEMENTARY/ MIDDLE SCHOOL
-  HIGH SCHOOL
-  GOLF COURSE
-  SPORTS COMPLEX

Ring Radius Population Data

	1-MILE	3-MILES	5-MILES
2024	3,251	39,834	113,570
2029 Proj.	3,494	43,074	124,834

Ring Radius Household Income Data

	1-MILE	3-MILES	5-MILES
Average	\$196,134	\$116,783	\$106,469
Median	\$142,618	\$90,415	\$81,788

The subject property has seen a **50.8% increase in visits** year-over-two years

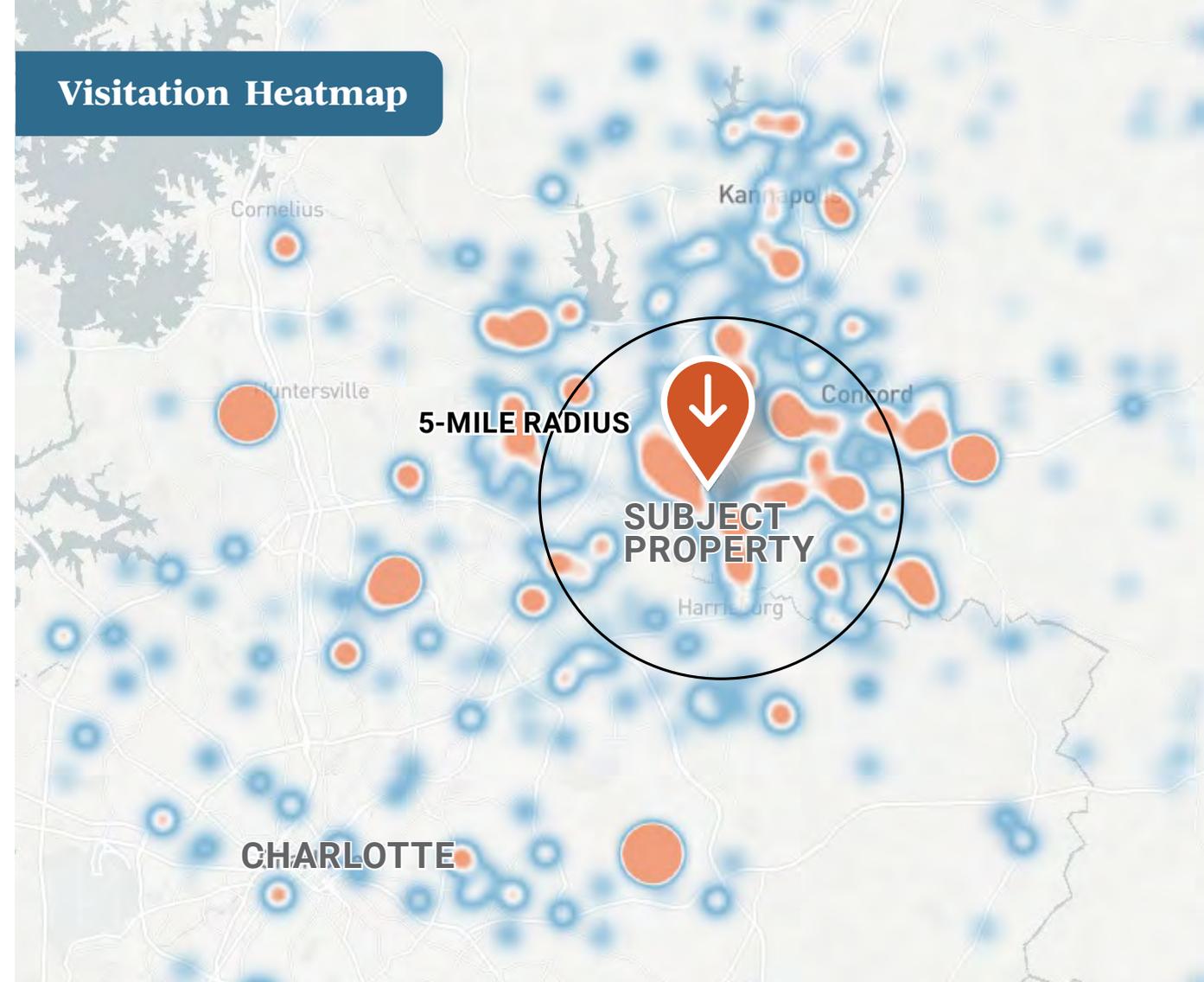
20.7K Visits

OVER PAST 12 MONTHS AT THE SUBJECT PROPERTY

41 Minutes

AVERAGE DWELL TIME AT THE SUBJECT PROPERTY

Visitation Heatmap



The shading on the map above shows the **home location of people who visited the subject property over the past 12 months**. Orange shading represents the highest concentration of visits.

*Map and data on this page provided by Placer.ai. Placer.ai uses location data collected from mobile devices of consumers nationwide to model visitation and demographic trends at any physical location.

Concord, NC

HUB OF AMERICAN MOTORSPORTS



About Concord

- Concord is a growing suburb located approximately 20 miles northeast of Uptown Charlotte
- The city has a population of over 110,000 residents and serves as the county seat of Cabarrus County
- Located along I-85 and I-485, providing direct access to Charlotte, Greensboro, and Atlanta

Economy & Employment

- Concord benefits from its location within the Charlotte-Concord-Gastonia MSA, one of the fastest-growing metros in the Southeast
- The local economy is anchored by advanced manufacturing, motorsports, healthcare, logistics, and distribution
- Concord serves as a regional hub for the motorsports industry, supporting race teams, suppliers, and specialized manufacturers
- The city has experienced sustained industrial and business park development along the Interstate 85 corridor (see page 17)

Tourism & Entertainment

- Charlotte Motor Speedway hosts major NASCAR events and year-round racing, drawing hundreds of thousands of visitors annually
- Concord Mills is one of North Carolina’s largest retail and entertainment destinations, attracting regional and out-of-state visitors
- The tourism sector is supported by a strong hospitality base, including national hotel brands and event-driven demand
- The city benefits from spillover tourism tied to Charlotte’s professional sports, conventions, and entertainment offerings

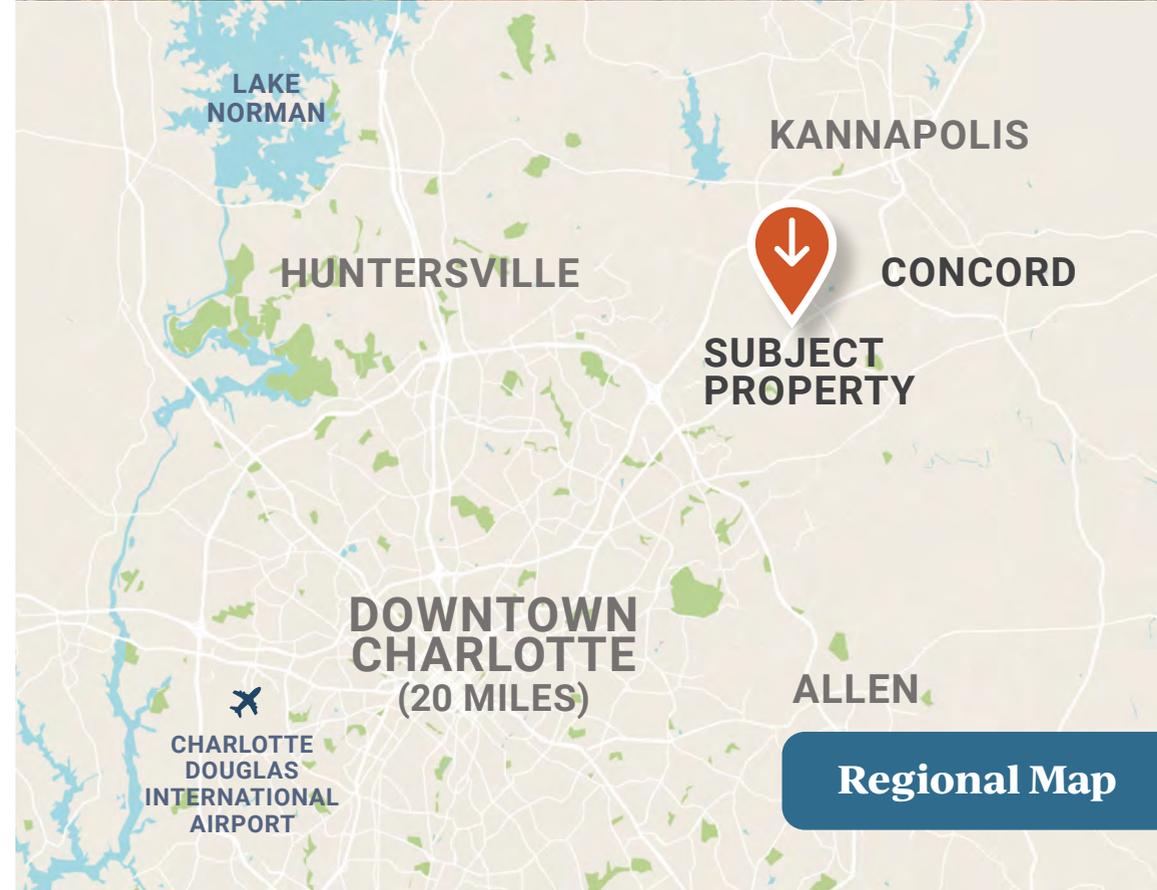
2.8 Million

CHARLOTTE MSA ESTIMATED POPULATION (2024)

\$255.6 B

CHARLOTTE MSA GDP (2024)

Downtown Charlotte



Regional Map

Charlotte: A Leading U.S. Metro

- The Charlotte-Concord-Gastonia MSA is one of the fastest-growing metropolitan areas in the United States, with a population exceeding 2.8 million residents
- Charlotte serves as the primary economic and employment center of the Carolinas, anchoring a multi-state regional economy
- Charlotte’s business climate and population growth continue to attract institutional capital and corporate relocations, such as Maersk North America, Odyssey Logistics, Daimler Truck Financial Services, and Scout Motors (\$270M HQ in 2025)
- The region generates more than \$255 billion in annual GDP, ranking among the largest urban economies in the country
- Charlotte Douglas International Airport (CLT) is one of the busiest airports globally by aircraft movements



280K

TOTAL SQ. FT. OF EXHIBIT SPACE

50

MEETING ROOMS (OVER 70K SQ. FT.)

413K+

ATTENDEES TO EVENTS IN FY 2023

\$87.6M

OVERALL IMMEDIATE ECONOMIC IMPACT



Why Charlotte?

RANKED AMONG THE **TOP U.S. METROS FOR BUSINESS GROWTH, TALENT ATTRACTION, AND CORPORATE RELOCATIONS**

RECOGNIZED NATIONAL FOR ITS **STRONG FINANCIAL SECTOR AND EXPANDING INNOVATION ECONOMY**

OFFERS A **COMPETITIVE COST STRUCTURE** RELATIVE TO OTHER MAJOR U.S. FINANCIAL AND BUSINESS HUBS

ATTRACTIVE **HIGH QUALITY OF LIFE** WITH PROFESSIONAL SPORTS, CULTURAL AMENITIES, AND OUTDOOR RECREATION

Charlotte Convention Center

- The Charlotte Convention Center unveiled a \$126.9 million expansion in fall 2021 which added more than 50,000 SF of meeting space, 55 breakout spaces (including the Crown Ballroom), 50 meeting rooms, and the ability to divide the 35,000 SF Richardson Ballroom into four 7,700 SF breakout spaces

Banking HQ of the U.S.

- The city is the second-largest banking center in the U.S., serving as headquarters or major operations hub for Bank of America, Truist Financial, and other global financial institutions
- The concentration of banking and financial services firms has positioned Charlotte as the financial capital of the Southeast

Local Industrial Developments

AT A GLANCE

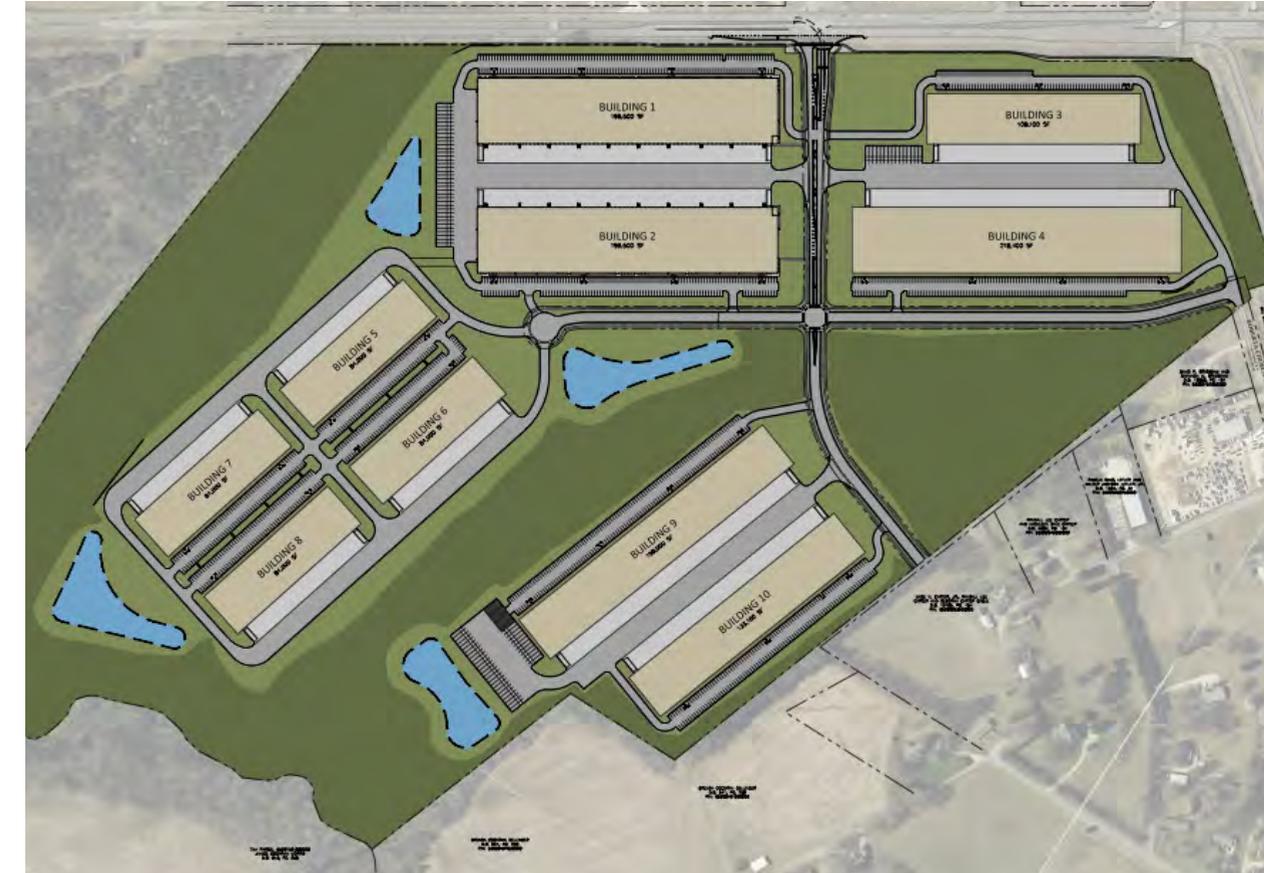
- **Concord Commerce Center** – A 14.2-acre Class A light industrial park featuring five buildings totaling approximately 358,000 SF, offering flexible suite sizes, dock-high and drive-in loading, and clear heights up to 24 feet with direct access to Highway 29 and I-85 ([Read more here](#))
- **Hendrick Motorsports Expansion** – A major motorsports and advanced manufacturing campus expansion by Hendrick Motorsports encompassing newly acquired acreage near Charlotte Motor Speedway, supporting race operations, engine development, fabrication, and related industrial uses as part of the organization’s long-term growth strategy ([Read more here](#))
- **Trade Park at Concord** – When completed, Trade Park at Concord will be a 1.3 million SF master-planned business park zoned Campus District, allowing for manufacturing, light assembly, research and development, warehousing, distribution, and logistics users ([Read more on page 18](#))
- **Eli Lilly Life Science Manufacturing Campus** – A state-of-the-art pharmaceutical manufacturing campus with a ~1.3 million SF parenteral production and support facility on a ~400-acre site, representing a \$2 billion investment and advanced automated manufacturing operations to support high-demand drug production and packaging ([Read more here & on page 19](#))
- **Red Bull Manufacturing & Distribution Facility** – A large-scale beverage manufacturing and distribution facility developed for Red Bull totaling approximately 2.3 million SF, situated on a 300+ acre site designed to support high-volume bottling, warehousing, and logistics operations upon completion ([Read more here & on page 19](#))

Red Bull Facility



Eli Lilly Facility





Trade Park at Concord

PHASE 1 DELIVERED IN Q4 2025

Trade Park at Concord is a master-planned industrial campus in the heart of the Charlotte/Concord logistics market. Phase 1 of the development delivered two Class A speculative buildings totaling ±399,000 SF designed for distribution, assembly, and light manufacturing tenants requiring space ±30,000 SF and up.

When fully built out, Trade Park at Concord will comprise approximately 1.3 million SF of industrial space across 4 phases, delivering a curated mix of building sizes and configurations to serve a broad range of users in warehousing, distribution, research and development, and light industrial sectors.

[Read More](#) 

LOCATION	Corner of Concord Pkwy/George Liles Pkwy
PHASE 1 SIZE	~399,000 SF
TOTAL SIZE	~1,300,000 SF (After Complete Buildout)
STATUS	Phase 1 Complete
CONSTRUCTION	Class A Industrial

The Grounds at Concord

MULTI-PHASE INDUSTRIAL MEGASITE | CONCORD, NC

The Grounds at Concord is a transformative, master-planned industrial megasite redeveloping the former Philip Morris campus into one of the Southeast’s most significant advanced manufacturing and logistics hubs. Strategically positioned in the Charlotte–Concord market, the site offers **unmatched scale, infrastructure, and access** to major transportation corridors.

Spanning more than **2,000 acres** when fully built out, The Grounds supports a diverse mix of large-format manufacturing, distribution, and technology users. The development has already attracted several nationally recognized tenants and owner-users, **reinforcing the site’s position as a premier destination for next-generation industrial investment.**

[Read More](#)





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