# LUCKY DOG™
## BARK AND BREW!

**13835 SOUTH LAKES DR** CHARLOTTE, NC

# OFFERED FOR SALE

$3,100,000 | 6.29% CAP

**CONFIDENTIAL OFFERING MEMORANDUM**

Atlantic
CAPITAL PARTNERS™

# EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to offer for sale Lucky Dog Bark & Brew located at 13835 South Lakes Drive, Charlotte, NC, a single-tenant NNN investment in one of Charlotte's fastest-growing retail submarkets. The property totals 12,699 square feet on 3.5 acres, leased to Lucky Dog Bark & Brew under a 10-year NNN lease featuring 2% annual rent escalations. The investment generates a current NOI of $194,837 at a 6.29% cap rate, priced at $3,100,000.

The property is positioned in Steele Creek at the intersection of NC-49 (39,000 VPD) and Carowinds Boulevard (15,500 VPD), adjacent to Carowinds and surrounded by a dense concentration of national retailers and entertainment destinations including Charlotte Premium Outlets (398,000 SF, 100+ stores) and TopGolf. The Steele Creek corridor ranks among Charlotte's strongest retail nodes by consumer traffic volume and household income concentration, reflecting the submarket's evolution into an established retail destination.

The Charlotte MSA is one of the fastest-growing major metropolitan areas in the United States, home to the global headquarters of Bank of America, Truist Financial, Duke Energy, and Lowe's, and supported by sustained corporate in-migration and net population growth. The subject trade area totals 161,557 residents within 5 miles with an average household income of $139,772. Combined with a long-term NNN lease, contractual annual rent growth, and exceptional underlying real estate fundamentals, the offering presents an opportunity to acquire a long-term passive investment in one of Charlotte's strongest retail corridors.

| RENT SCHEDULE | YEAR | RENT |
|---|---|---|
| Current Term | 5 | $194,837 |
| 2% Increase | 6 | $198,734 |
| 2% Increase | 7 | $202,709 |
| 2% Increase | 8 | $206,763 |
| 2% Increase | 9 | $210,898 |
| 2% Increase | 10 | $215,116 |
| 1st Extension Term | 11 | FMV then 2% Annually |

| | |
|---|---|
| NOI | $194,837 |
| CAP RATE | 6.29% |
| LISTING PRICE | $3,100,000 |

## ASSET SNAPSHOT

| | |
|---|---|
| **Tenant Name** | Lucky Dog Bark & Brew |
| **Address** | 13835 South Lakes Dr, Charlotte, NC 28273 |
| **Building Size (GLA)** | 12,699 SF |
| **Land Size** | 3.5 Acres |
| **Year Built** | 1997 |
| **Tenant** | Village Pet Care, LLC, a Delaware LLC (40 Locations); DBA Lucky Dog Bark & Brew |
| **Rent Type** | NNN |
| **Landlord Responsibilities** | Foundation, Structure, Load-Bearing Walls, Roof Replacement |
| **Rent Commencement Date** | 11/15/2022 |
| **Lease Expiration Date** | 11/30/2032 |
| **Remaining Term** | 5 Years |
| **ROFR** | Yes - 15 Days |
| **Rent Escalations** | 2% Annually |
| **Current Annual Rent** | $194,837 |


**161,557**
PEOPLE
IN 5 MILE RADIUS

**$139,772**
AHHI IN
5 MILE RADIUS

**39,000**
VPD ON
NC-49

# INVESTMENT HIGHLIGHTS

## 10-YEAR NNN LEASE | 2% ANNUAL ESCALATIONS

The property is leased under a 10-year NNN lease commencing November 2022, providing passive income with limited landlord responsibilities and 2% annual rent escalations.

## ESTABLISHED LOCAL OPERATOR

Lucky Dog Bark & Brew is backed by over a decade of operating history and three established Charlotte-area locations with a loyal recurring customer base.

## HIGH-GROWTH STEELE CREEK SUBMARKET

The property is positioned in Steele Creek, one of Charlotte's fastest-growing submarkets, near Charlotte Premium Outlets (398,000 SF, 100+ stores) and TopGolf, supporting strong regional consumer traffic.

## HIGH-TRAFFIC LOCATION | CAROWINDS PROXIMITY

Located near NC-49 (39,000 VPD) and Carowinds Boulevard (15,500 VPD), the property benefits from strong visibility and proximity to Carowinds, which attracts more than 1.5 million annual visitors.

## STRONG DEMOGRAPHICS | AFFLUENT TRADE AREA

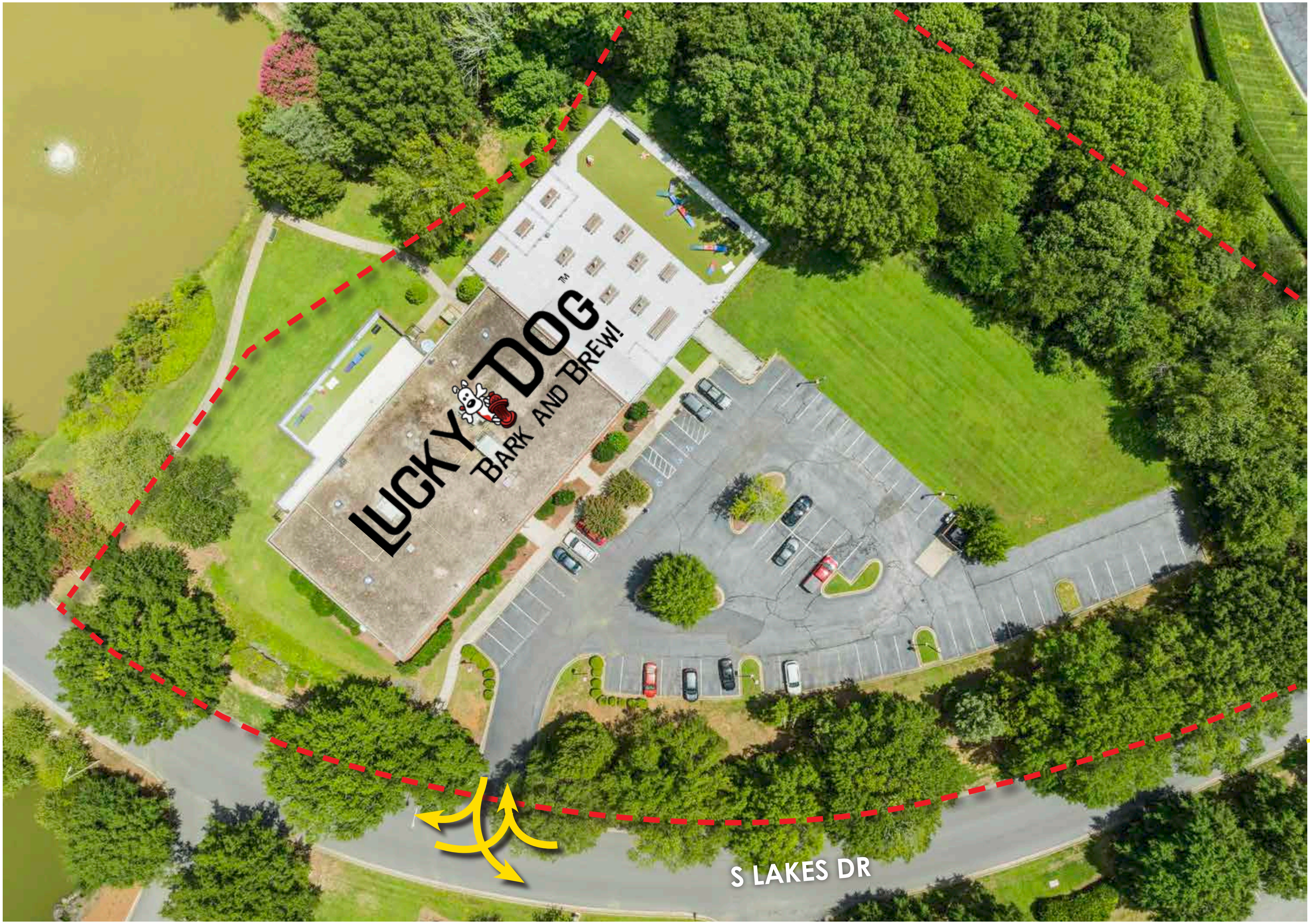
More than 160,000 residents with an average household income of $139,772 live within five miles, while the three-mile trade area includes 59,362 residents with an AHHI of $137,178.

## SUPPLY-CONSTRAINED SOUTHWEST CHARLOTTE LOCATION

The property occupies an established Steele Creek retail corridor benefiting from sustained population growth, rising incomes, limited retail supply, and direct access to I-485 and I-77 (167,000 VPD).

Atlantic CAPITAL PARTNERS™

## SITE PLAN



## ADDITIONAL PHOTOS

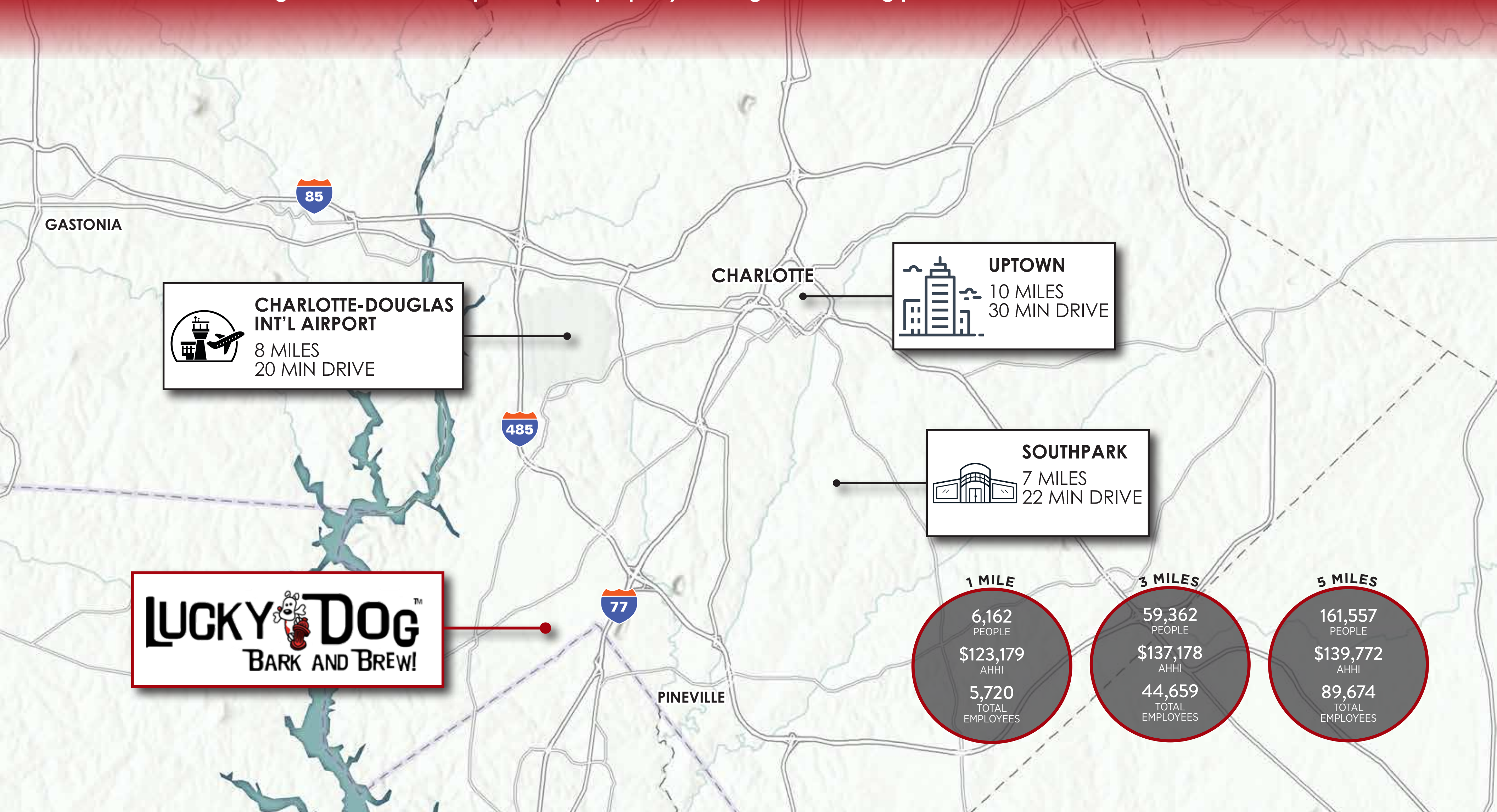

# SOUTHEAST AERIAL

# LOCATION OVERVIEW

**Charlotte is one of the Southeast's fastest-growing metropolitan areas, supported by sustained population growth, a diverse employment base, and continued corporate investment. As a major financial and business hub, the region benefits from strong employment across banking, healthcare, technology, manufacturing, and logistics.**

**The property is strategically positioned within the Charlotte MSA, providing convenient access to Uptown Charlotte and the region's major employment, retail, and entertainment destinations. Continued residential development and investment from national retailers, restaurants, and service-oriented businesses support strong and durable consumer demand.**

**Charlotte's favorable demographics, robust economic growth, and expanding population reinforce the strength of the surrounding retail market and position the property for long-term leasing performance and investment demand.**



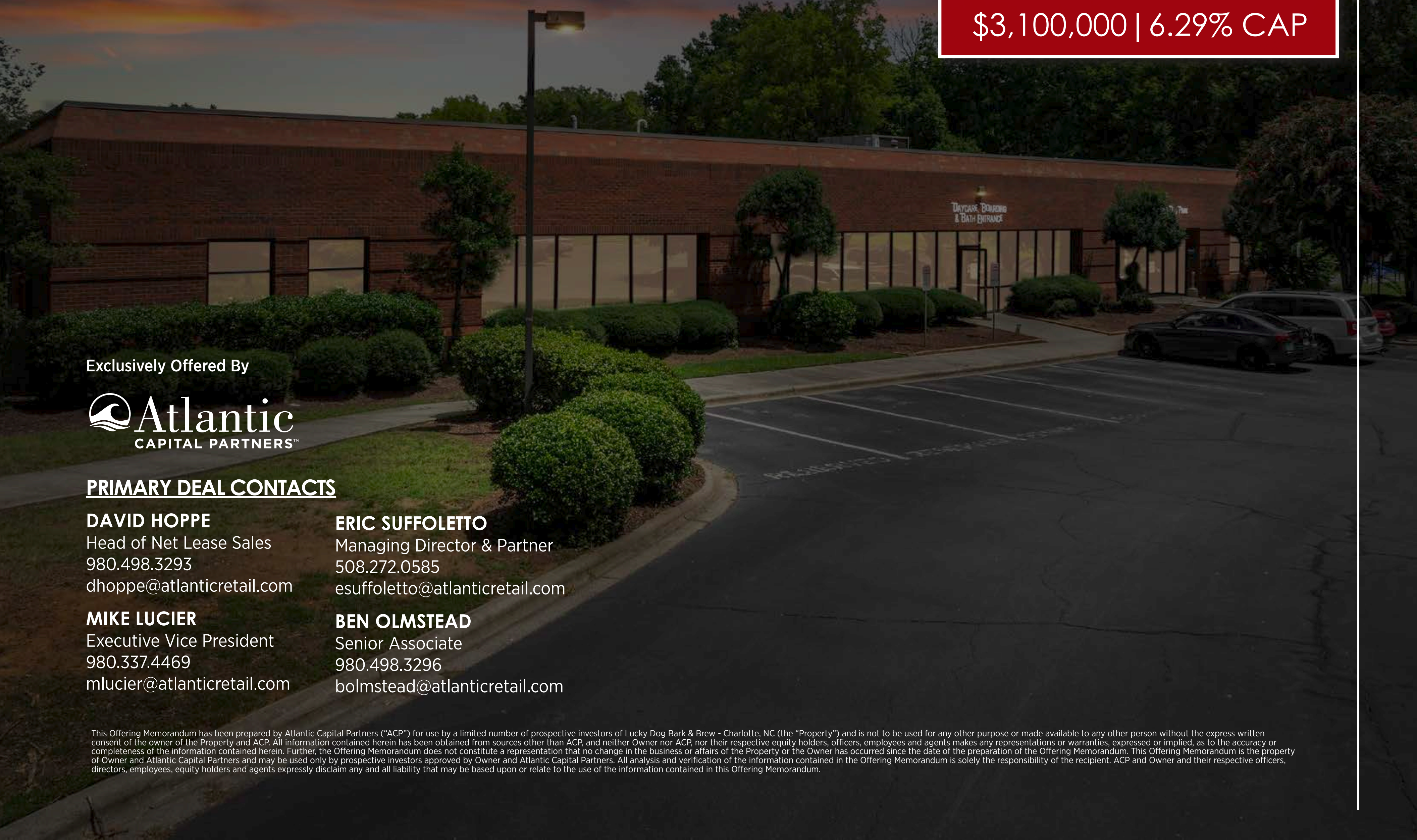
# TENANT SUMMARY

Lucky Dog Bark & Brew is Charlotte's premier dog-friendly entertainment and pet services concept, combining an indoor and outdoor dog park, craft beer bar, dog daycare, and overnight boarding under one roof. Founded and headquartered in Charlotte, North Carolina, Lucky Dog operates three locations across the Charlotte metro: the original Charlotte location, the Steele Creek location at the subject property, and a Lake Norman location in Cornelius. The concept was developed as a community-driven destination where dog owners socialize and enjoy craft beverages while their pets engage in supervised indoor and outdoor play, earning multiple Best of Charlotte designations and a BuzzFeed feature as a standout pet-friendly destination.

The Steele Creek location, opened in October 2018, offers 12,699 square feet on 3.5 acres. Lucky Dog's integrated service model encompasses dog daycare, boarding, grooming, and bar services, generating consistent, recurring daily traffic across multiple revenue streams. The combination of needs-based pet care services and experiential entertainment drives loyalty-based customer engagement and repeat visitation, establishing Lucky Dog as a deeply embedded brand within Charlotte's growing pet-owner community.

## LUCKY DOG QUICK FACTS

| | |
|---|---|
| **Founded:** | 2012 |
| **Ownership:** | Private |
| **# of Locations:** | 3 |
| **Headquarters:** | Charlotte, NC |
| **Guaranty:** | Corporate |



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Exclusively Offered By

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