

# DARK QSR WITH DRIVE-THRU

Investment Opportunity



Rare QSR W/ Drive-Thru Redevelopment Opportunity In Charlotte | Outparcel To Ranked Food Lion



7920 Cambridge Commons Drive

**CHARLOTTE** NORTH CAROLINA

ACTUAL SITE





**EXCLUSIVELY MARKETING BY**



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**NATIONAL NET LEASE**

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





SRS National Net Lease is pleased to offer the opportunity to acquire the fee simple interest in an absolute NNN leased Wendy's property located in Charlotte, North Carolina. Though the store is currently dark, the corporate tenant remains fully bound to its lease obligation with over 13 years remaining on the primary term. The lease features 7.5% rental increases every 5 years, providing steady NOI growth and a reliable hedge against inflation. With the tenant responsible for taxes, insurance, CAM, and maintenance, the property offers a passive, management-free investment with strong repositioning or backfill upside.

The subject property is located within the high-growth Charlotte MSA, home to over 2.8 million people and major employers like Bank of America, Truist, and Wells Fargo. The asset is an outparcel to a Food Lion-anchored center with national co-tenants including BP, and directly across from the new 287-unit Abberly Commons apartment development, driving consistent local foot traffic. The surrounding 5-mile trade area includes over 125,000 residents and 19,000 employees, with an average household income over \$109,000, supporting long-term retail demand. This offering presents a rare opportunity to acquire a corporately backed lease with strong underlying real estate and value-add potential in one of the Southeast's most dynamic markets.



PROPERTY PHOTOS





## OFFERING SUMMARY



## OFFERING

Price	\$2,094,000
Net Operating Income	\$146,581
Cap Rate	7.00%
Guaranty	Franchisee (120+ Unit Operator)
Tenant	(Dark)
Lease Type	Absolute NNN
Landlord Responsibilities	None

### Restrictions & Exclusives

1. Selling alcoholic beverages, including beer and wine
2. Using the premises as a gas station, car wash, auto repair, convenience store, theater, health spa, child care center, skating rink, bowling alley, or dairy store
3. Operating businesses that sell grocery items, packaged/fresh meat, seafood, poultry, produce, vegetables, dairy (except cone ice cream), or baked goods for off-premises consumption
4. Renting/selling video games, video cassettes, DVDs, etc

## PROPERTY SPECIFICATIONS

Rentable Area	3,251 SF
Land Area	1.02 Acres
Property Address	7920 Cambridge Commons Drive Charlotte, North Carolina 28215
Year Built	2003
Parcel Number	11107427
Ownership	Fee Simple (Land & Building Ownership)

## INVESTMENT HIGHLIGHTS



### **13+ Years Remaining On Lease Obligation |**

### **7.5% Scheduled Rental Escalations | Absolute NNN Lease**

- Over 13 years remain on the lease obligation, with scheduled 7.5% rent increases every 5 years
- The tenant is responsible for all expenses, including CAM, property taxes, insurance, and maintenance of the premises
- Redevelopment opportunity or location for a restaurant owner user

### **Located In The Charlotte MSA |**

### **High Growth Business-Friendly Market**

- Situated in the fast-growing Charlotte MSA, home to over 2.8 million people and major employers including Bank of America, Truist, and Wells Fargo
- Strong population growth, economic stability, and in-migration make Charlotte a top-tier net lease market
- The 5-mile trade area includes more than 125,000 residents and 19,000 employees, with an average household income over \$109,000 supporting strong retail demand

### **Outparcel To Food Lion**

- The property is a high-visibility outparcel in a Food Lion anchored center, alongside national/credit co-tenant BP
- The Food Lion is the 5th most visited location out of 40 in the region, and ranked top 80th percentile throughout the chain (per Placer.AI)
- This retail synergy promotes strong crossover foot traffic

### **Direct Residential Consumer Base | Abberly Commons**

- Surrounded by established residential neighborhoods, the location benefits from a built-in customer base
- Directly across from Abberly Commons, a new apartment development featuring 287 planned units, enhancing long-term foot traffic



# PROPERTY OVERVIEW



## LOCATION



Charlotte, North Carolina  
Mecklenburg County  
Charlotte-Concord-Gastonia MSA

## ACCESS



Harrisburg Road: 1 Access Point

## TRAFFIC COUNTS



Cambridge Commons Drive: 3,200 VPD  
Harrisburg Road: 13,000 VPD  
Interstate 485: 71,500 VPD

## IMPROVEMENTS



There is approximately 3,251 SF of existing building area

## PARKING



There are approximately 36 parking spaces on the owned parcel.  
The parking ratio is approximately 11.07 stalls per 1,000 SF of leasable area.

## PARCEL



Parcel Number: 11107427  
Acres: 1.02  
Square Feet: 44,388

## CONSTRUCTION



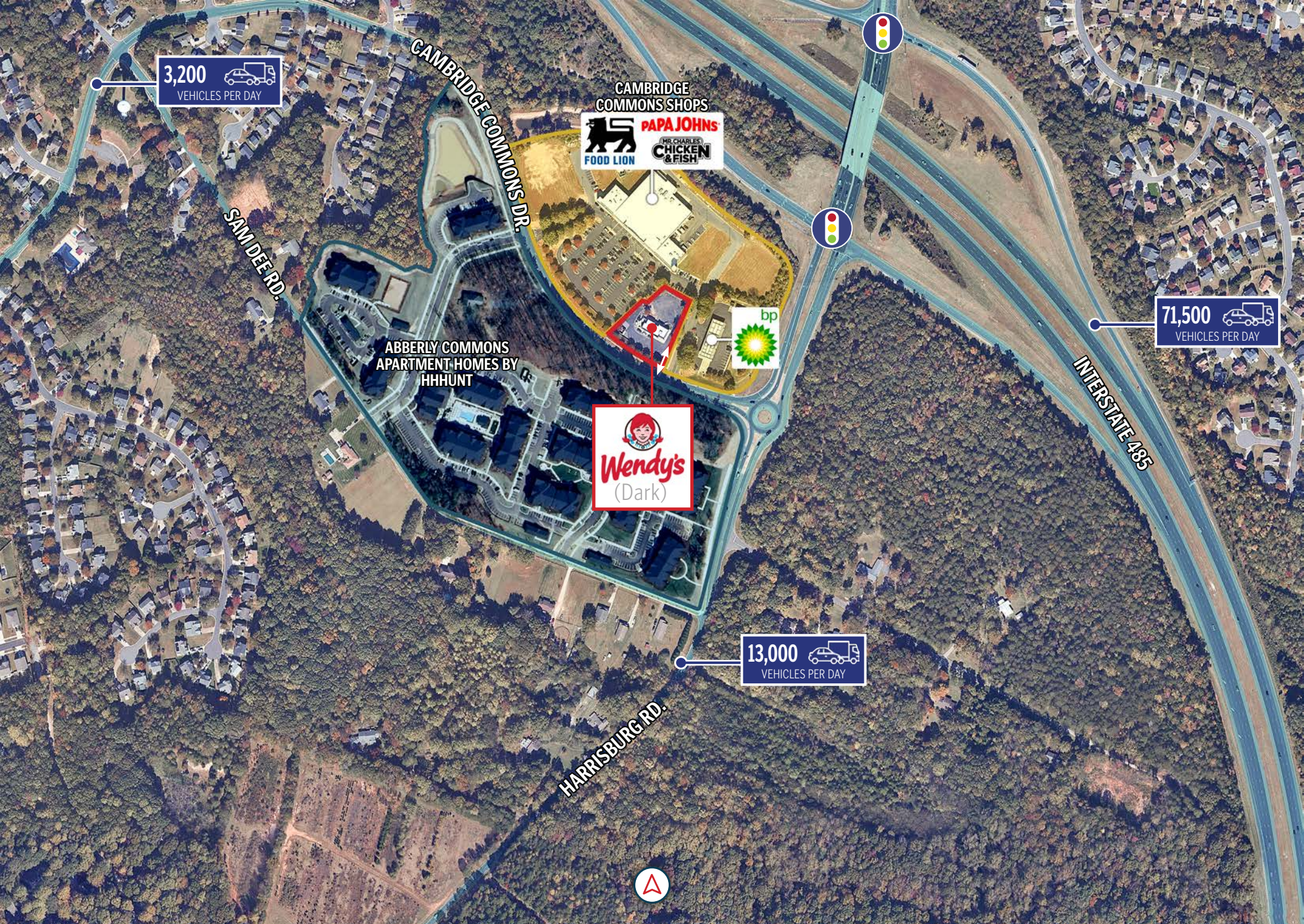
Year Built: 2003

## ZONING

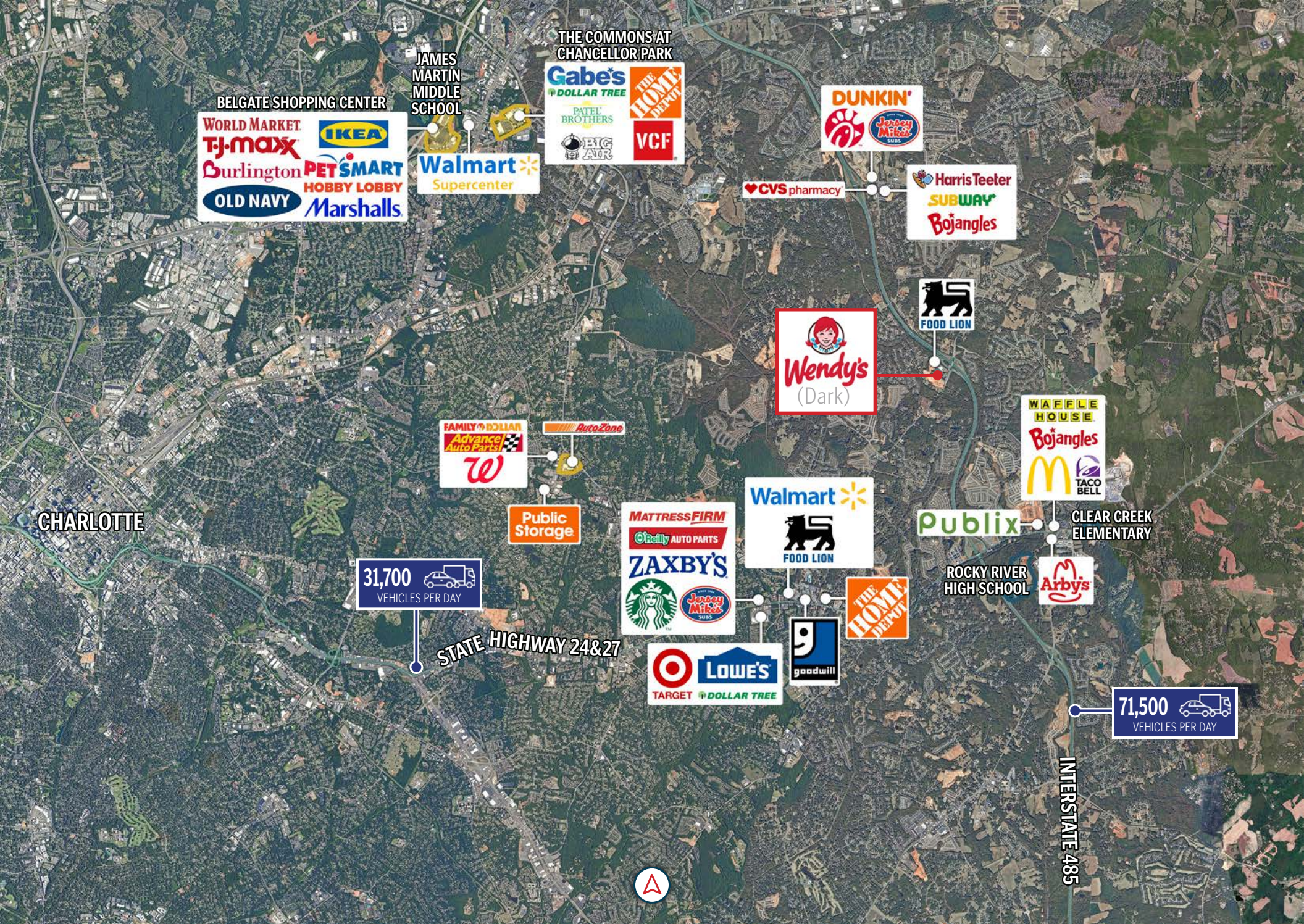


B1-(CD): Neighborhood Business District - Conditional District

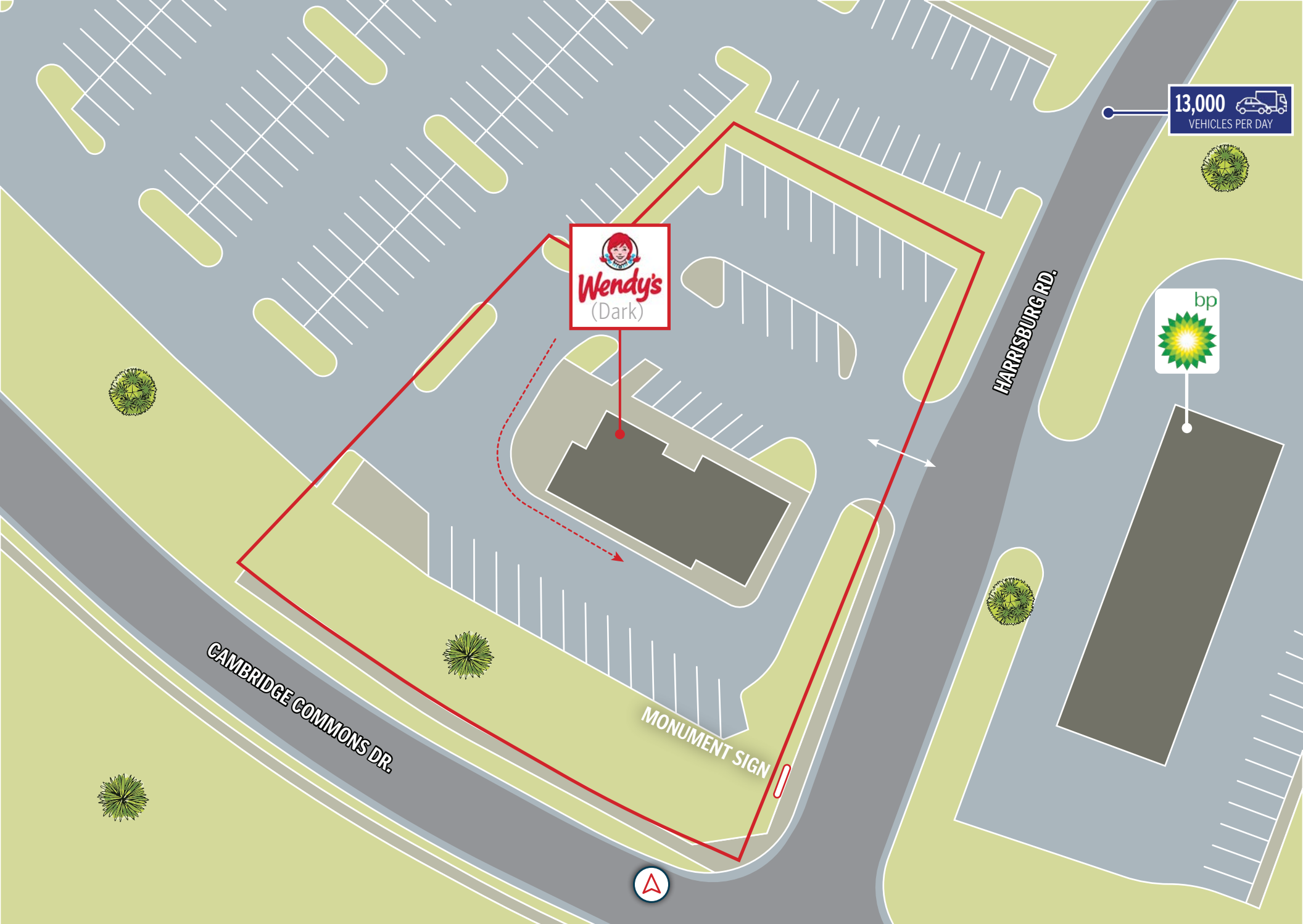






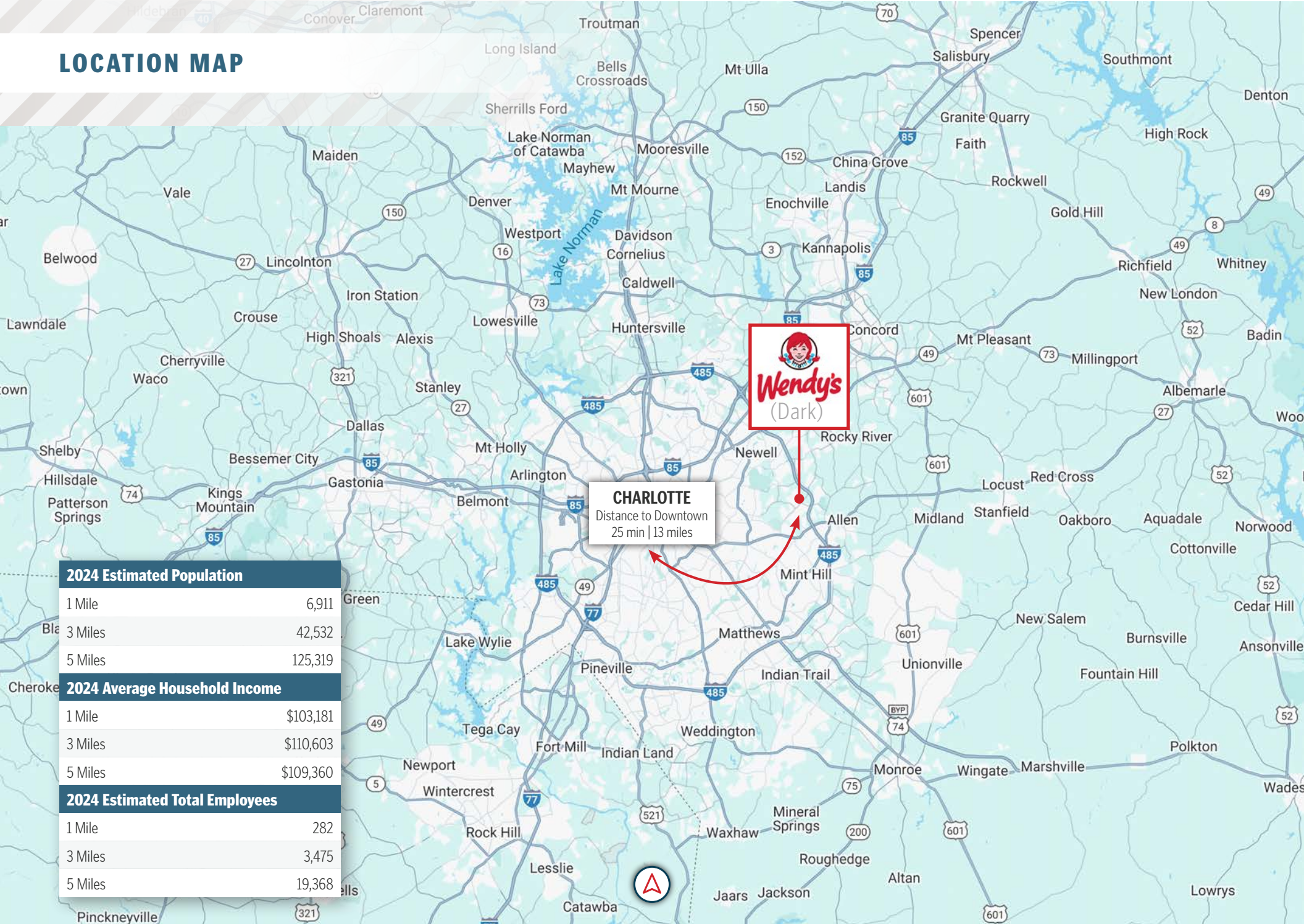








## LOCATION MAP







## CHARLOTTE, NORTH CAROLINA

Charlotte is the largest city in the state of North Carolina. It is the county seat of Mecklenburg County and the second largest city in the southeastern United States, just behind Jacksonville, Florida. Charlotte is the third fastest growing major city in the United States. The city of Charlotte is the largest city in North Carolina with a population of 930,043 as of July 1, 2024. Charlotte is listed as a “gamma-plus” global city by the Globalization and World Cities Research Network. Located in the heart of the Southeast, Charlotte lies within the southern Piedmont of North Carolina, along the state’s border with South Carolina. Charlotte is the largest and most accessible city between Washington, D.C., and Dallas, Texas. Due to its mid-Atlantic location, getting to Charlotte is easy from anywhere in the country or the world, hence its nickname “the International Gateway to the South.”

Charlotte has become a major U.S. financial center with the third most banking assets after New York City and San Francisco. The nation’s second largest financial institution by total assets, Bank of America, calls the city home. Charlotte has become the regional headquarters for East Coast operations of Wells Fargo, which is headquartered in San Francisco, California. Charlotte also serves as the headquarters for Wells Fargo’s capital markets activities including sales and trading, equity research, and investment banking. Bank of America’s headquarters, along with other regional banking and financial services companies, are located primarily in the Uptown central business district. Microsoft’s East Coast headquarters are located in Charlotte. Charlotte is the major center in the U.S. motorsports industry, housing multiple offices of NASCAR, the NASCAR Hall of Fame, and Charlotte Motor Speedway in Concord.

Notable colleges in Charlotte include the University of North Carolina at Charlotte, Johnson C. Smith University, and Queens University of Charlotte. UNC Charlotte, for one, offers a wide range of program options both on campus and online, including degrees in engineering, nursing, and teaching.



# AREA DEMOGRAPHICS



	1 Mile	3 Miles	5 Miles
<b>Population</b>			
2024 Estimated Population	6,911	42,532	125,319
2029 Projected Population	7,522	45,408	129,187
2010 Census Population	5,638	24,420	90,238
Projected Annual Growth 2024 to 2029	1.71%	1.32%	0.61%
Historical Annual Growth 2010 to 2020	0.84%	3.47%	2.45%
<b>Households &amp; Growth</b>			
2024 Estimated Households	2,557	14,673	44,188
2029 Projected Households	2,815	15,721	45,638
2010 Census Households	1,944	8,373	32,408
Projected Annual Growth 2024 to 2029	1.94%	1.39%	0.65%
Historical Annual Growth 2010 to 2020	1.41%	3.45%	2.24%
<b>Race &amp; Ethnicity</b>			
2024 Estimated White	39.02%	39.44%	39.53%
2024 Estimated Black or African American	42.96%	39.69%	37.80%
2024 Estimated Asian or Pacific Islander	2.40%	4.81%	6.41%
2024 Estimated American Indian or Native Alaskan	0.41%	0.68%	0.81%
2024 Estimated Other Races	10.00%	11.21%	11.88%
2024 Estimated Hispanic	18.52%	19.30%	19.99%
<b>Income</b>			
2024 Estimated Average Household Income	\$103,181	\$110,603	\$109,360
2024 Estimated Median Household Income	\$83,179	\$83,252	\$81,742
2024 Estimated Per Capita Income	\$37,969	\$38,430	\$38,487
<b>Businesses &amp; Employees</b>			
2024 Estimated Total Businesses	66	576	2,496
2024 Estimated Total Employees	282	3,475	19,368





## RENT ROLL



LEASE TERM						RENTAL RATES				
Tenant Name	Square Feet	Lease Start	Lease End	Begin	Increase	Monthly	PSF	Annually	PSF	Recovery Type
Carolina Restaurant Group, Inc. (120+ Unit Operator)	3,251	5/21/2018	5/31/2038	Current	7.5% Increases Every 5 Years	\$12,215	\$3.76	\$146,581	\$45.09	NNN
(Franchisee Guarantee)				5/21/2028	7.5%	\$13,131	\$4.04	\$157,575	\$48.47	

## FINANCIAL INFORMATION

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**FOR FINANCING OPTIONS AND LOAN QUOTES:**  
Please contact SRS Debt & Equity at [jordan.yarosh@srsre.com](mailto:jordan.yarosh@srsre.com)





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MEMBERS

**25+**

OFFICES

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TRANSACTION  
VALUE

company-wide  
in 2024

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CAPITAL MARKETS  
PROPERTIES

SOLD  
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**\$2.5B+**

CAPITAL MARKETS  
TRANSACTION

VALUE  
in 2024

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