



WINSTON-SALEM  
6.7 MILES



WINSTON-SALEM, NC

# Piedmont Advantage Credit Union

PRIMARY RETAIL CORRIDOR (33,146 VPD)

NEW ABSOLUTE NNN LEASE



**CP PARTNERS**  
COMMERCIAL REAL ESTATE

In Association with ParaSell, Inc. | A Licensed North Carolina Broker #C32060



## Disclaimer

This document and the information herein (the "Offering Memorandum") have been prepared by CP Partners, CP Partners Commercial Real Estate, Inc., and ParaSell, Inc. (collectively "CPP") to provide summary, unverified information to prospective purchasers and their representatives (the "Recipients") strictly for purposes of evaluating the subject property's initial suitability for purchase. This information has been obtained from sources believed to be reliable, however, CPP makes no warranty, representation, or guarantee whatsoever regarding the accuracy or completeness of the information provided. As examples, but not limited to the following, references to square footage or age may be approximate, references to terms and conditions of any lease agreement(s) may be paraphrased or inaccurate, and photographs and renderings may be enhanced and not fully representative of the subject property in its actual current condition. Any financial projections or analyses are provided strictly for evaluation purposes, could be in error, and are based on assumptions, factors, and conditions that may or may not exist now or in the future. All Recipients must take appropriate measures to understand the subject property independently from this Offering Memorandum and simultaneously recognize that there is an inherent level of risk and unpredictability that comes with owning assets such as the subject property. CPP does not intend for Recipients to make any decision to purchase based on the information contained herein and along with its employees, agents, officers, and owners explicitly disclaim any responsibility for inaccuracies or differences of opinion. CPP strongly encourages all Recipients to seek advice from real estate, tax, financial, and legal advisors before making any offers, entering a binding contract, or consummating a transaction of any kind. By accepting this Offering Memorandum you agree to release CPP and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation, purchase, and ownership of the subject property.



## Listing Team

**JOE CACCAMO**  
jcaccamo@cppcre.com  
PH: 415.274.7394  
CA DRE# 01191110

**LEA KUEHNHACKL**  
lea@cppcre.com  
PH: 707.484.2284  
CA DRE #01435080

**SCOTT REID**  
**PARASELL, INC.**  
scott@parasellinc.com  
PH: 949.942.6585  
NC LIC #316079

In Association with ParaSell, Inc.  
PH: 949.942.6585  
A Licensed North Carolina Broker  
#C32060

Copyright ©2026 CP Partners Commercial Real Estate, Inc.  
California DRE LIC# 01499268

# Piedmont Advantage Credit Union

5610 UNIVERSITY PKWY, WINSTON-SALEM, NC 27105 

**\$1,550,000**

PRICE

**5.75%**

CAP RATE

NOI	\$89,100
LEASE TYPE	Absolute NNN
LEASE TERM	12 Years
RENT INCREASES	2% Annually
BUILDING SIZE	2,700 SF
LAND AREA	43,560 SF / 1.00 AC



## New Absolute NNN, 12-Year Term Lease – Relocation Site

A **newly renovated relocation site** for Piedmont Advantage Credit Union (PACU) which had **\$351 million** in deposits at the end of Q1 2025, and is **headquartered in Winston-Salem**. PACU is **adjacent to ALDI** on University Parkway, a **main retail thoroughfare** with 33,146 VPD. Located in the **fast-growing** Winston-Salem market with 104,340 residents in a 5-mile radius of the subject property.

## Passive Investment Opportunity

- Piedmont Advantage Credit Union had \$351 million in deposits, \$395 million in assets, and \$20.6 million in equity capital at the end of Q1 2025
- New 12-year absolute NNN lease featuring 2% annual rent increases
- Two (2), 4-year options
- **Zero landlord maintenance or expense obligations**

2% Annual Rent Increases

## High Traffic Location

- Located on University Parkway (33,146 VPD), close to Wake Forest University (3 miles)
- Adjacent to ALDI, Discount Tire and North Forsyth High School, across from the Grand Winston-Salem (IMAX) theater and surrounded by office buildings, hotels, retail and residential neighborhoods
- Close to Walmart Supercenter, Target, Chipotle, Aspen Dental, Lowe's, Home Depot, Sam's Club, Jiffy Lube, Subway, Wendy's and auto dealerships
- Piedmont Triad (GSO) International Airport is 30 miles from the property

## Economic Growth

- Winston-Salem population growth over the past 5 years is 3.8%-4.7% compared to national average of 1.9%
- \$803 million in capital investment generated since 2020, \$6.3 billion in potential investment with 11,000 potential jobs in the pipeline
- 1,320 multifamily properties recently created with a 92% occupancy rate, above-market historical annual average
- Wake Forest University (9,322 students) and Carolina University (893 students) in close proximity
- Winston-Salem/Forsyth County School District has 47 Elementary, 23 Middle and 16 High Schools (52,717 students)



CURRENT		
<b>Price</b>		\$1,550,000
<b>Capitalization Rate</b>		5.75%
Building Size (SF)		2,700
Lot Size (SF)		43,560
<b>Stabilized Income</b>		<b>\$/SF</b>
Scheduled Rent	\$33.00	\$89,100
<b>Less</b>		<b>\$/SF</b>
Taxes	NNN	\$0.00
Insurance	NNN	\$0.00
CAM	NNN	\$0.00
Total Operating Expenses	NNN	\$0.00
<b>Net Operating Income</b>		<b>\$89,100</b>

## LEASE ABSTRACT

### Premise & Term

Tenant	Piedmont Advantage Credit Union
Lease Type	Absolute NNN
Lease Term	12 Years
Rent Commencement	December 1, 2025
Options	Two (2), 4-Year
Year Built/Renovated	1988/2025

### Expenses

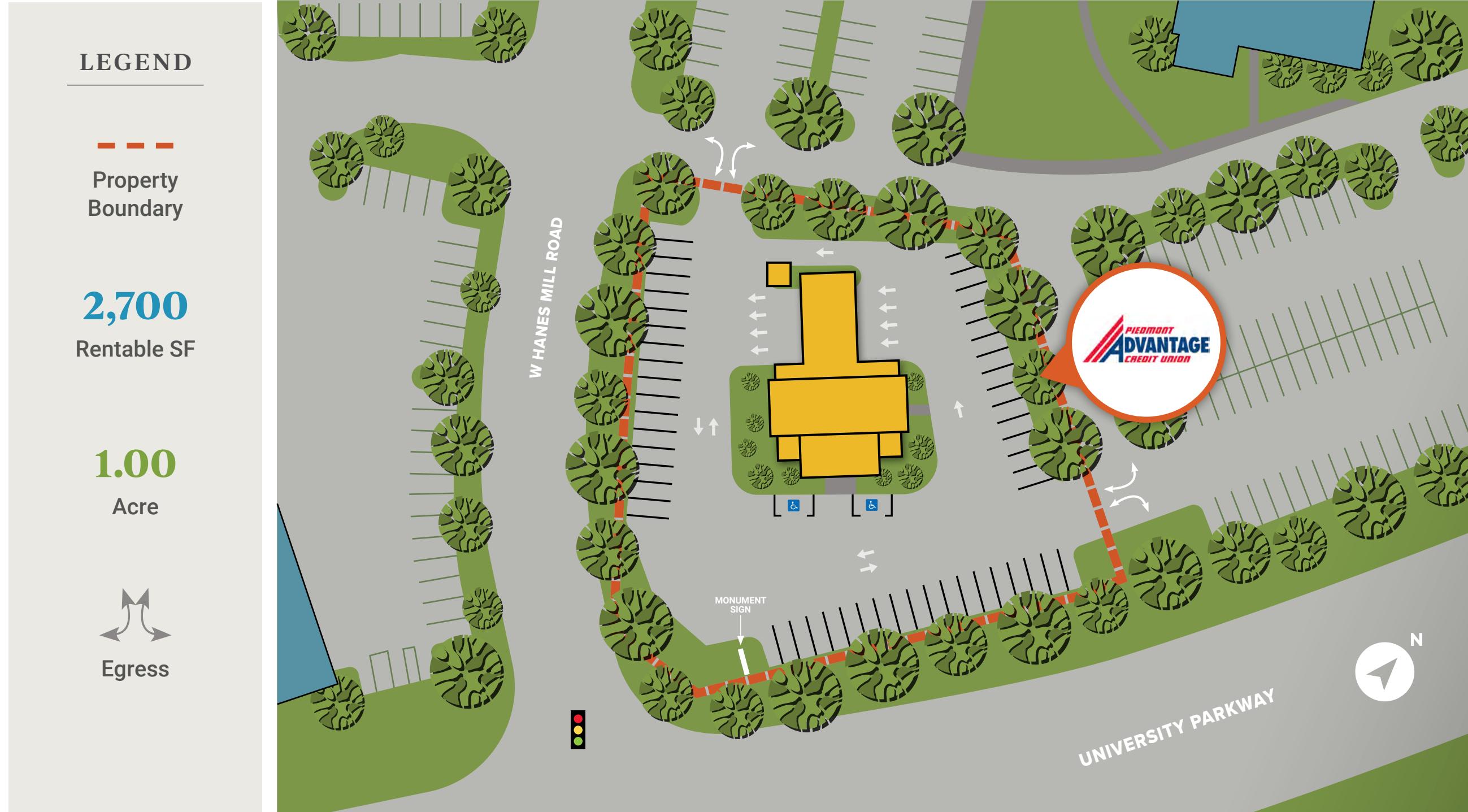
CAM	Tenant's Responsibility
Property Taxes	Tenant's Responsibility
Insurance	Tenant's Responsibility
Utilities	Tenant's Responsibility
HVAC	Tenant's Responsibility
Repairs & Maintenance	Tenant's Responsibility
Roof & Structure	Tenant's Responsibility

## 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).

Tenant Info		Lease Terms		Rent Summary					
Tenant Name	Sq. Ft.	Term Years		Current Rent	Monthly Rent	Yearly Rent	Monthly Rent/ft	Year Rent/ft	
Piedmont Advantage CU	2,700	12/1/2025	11/30/2026	\$89,100	\$7,425	\$89,100	\$2.75	\$33.00	
		12/1/2026	11/30/2027		\$7,574	\$90,882	\$2.81	\$33.66	
		12/1/2027	11/30/2028		\$7,725	\$92,700	\$2.86	\$34.33	
		12/1/2028	11/30/2029		\$7,879	\$94,554	\$2.92	\$35.02	
		12/1/2029	11/30/2030		\$8,037	\$96,445	\$2.98	\$35.72	
		12/1/2030	11/30/2031		\$8,198	\$98,374	\$3.04	\$36.43	
		12/1/2031	11/30/2032		\$8,362	\$100,341	\$3.10	\$37.16	
		12/1/2032	11/30/2033		\$8,529	\$102,348	\$3.16	\$37.91	
		12/1/2033	11/30/2034		\$8,700	\$104,395	\$3.22	\$38.66	
		12/1/2034	11/30/2035		\$8,874	\$106,483	\$3.29	\$39.44	
		12/1/2035	11/30/2036		\$9,051	\$108,612	\$3.35	\$40.23	
		12/1/2036	6/30/2037		\$9,232	\$110,785	\$3.42	\$41.03	
Option 1 *		7/1/2037	6/30/2041	2% Annual increases with both options					
Option 2		7/1/2041	6/30/2045						
<b>TOTALS:</b>	<b>2,700</b>			<b>\$89,100</b>	<b>\$7,425</b>	<b>\$89,100</b>	<b>\$2.75</b>	<b>\$33.00</b>	

\*Rent increases 2% annually during the option periods on December 1st



# More Than Banking. It's Belonging.



**5,000+**

BRANCHES WITHIN THE  
CREDIT UNION NETWORK

**\$395 Million**

TOTAL ASSETS  
IN Q1 2025

**35,000**

SURCHARGE-FREE  
ATMS



## About Piedmont Advantage Credit Union

- Piedmont Advantage Credit Union (PACU), founded in 1949, is a member-owned, not-for-profit financial cooperative headquartered in Winston-Salem, NC
- It operates six branches across North Carolina (Davie, Forsyth, Guilford, Iredell, Mecklenburg and Rockingham) and serves nearly 30,000 members
- At the end of Q1 2025, PACU reported approximately \$395 million in assets, \$351 million in deposits, and \$20.6 million in equity capital
- PACU offers traditional banking products including checking and savings accounts, debt consolidation (Debt and Simplified loan), and mortgage services (with credit score and LTV requirements)

## Membership

- PACU is a not-for-profit, member-owned financial cooperative insured and regulated by the NCUA
- There are three ways to join: community, family, and employer-based membership
- Community: live, work, worship, or attend school in one of the serviced counties
- Family: if you have an immediate family member who is already a member, you may join regardless of where you reside
- Employer: for anyone who is employed by one of their Select Employer Groups (SEGs)

[Tenant Website](#)



Located in a thriving hub in the Piedmont Triad

356.1K

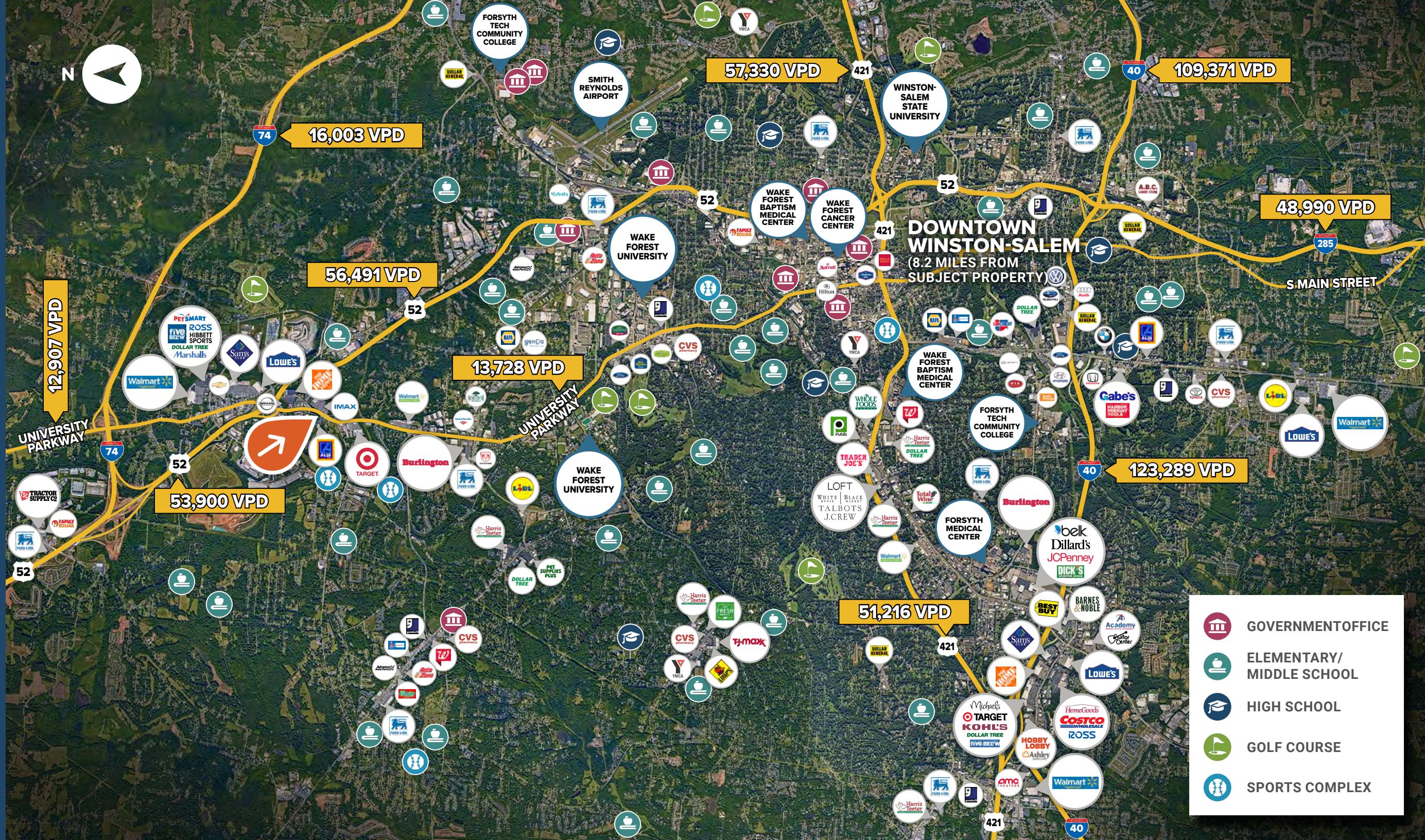
VISITS TO THE  
ADJACENT ALDI

33,146

VEHICLES PER DAY ALONG  
UNIVERSITY PARKWAY

6.7 miles

TO DOWNTOWN  
WINSTON-SALEM



### Ring Radius Population Data

	1-MILE	3-MILES	5-MILES
2024	5,324	45,889	104,340

### Ring Radius Income Data

	1-MILE	3-MILES	5-MILES
Average	\$54,946	\$62,501	\$89,165
Median	\$44,106	\$49,448	\$58,481

**281.6k individuals** have visited the nearby Aldi **at least 4 times** in the past 12 months, demonstrating loyal foot traffic near the subject property

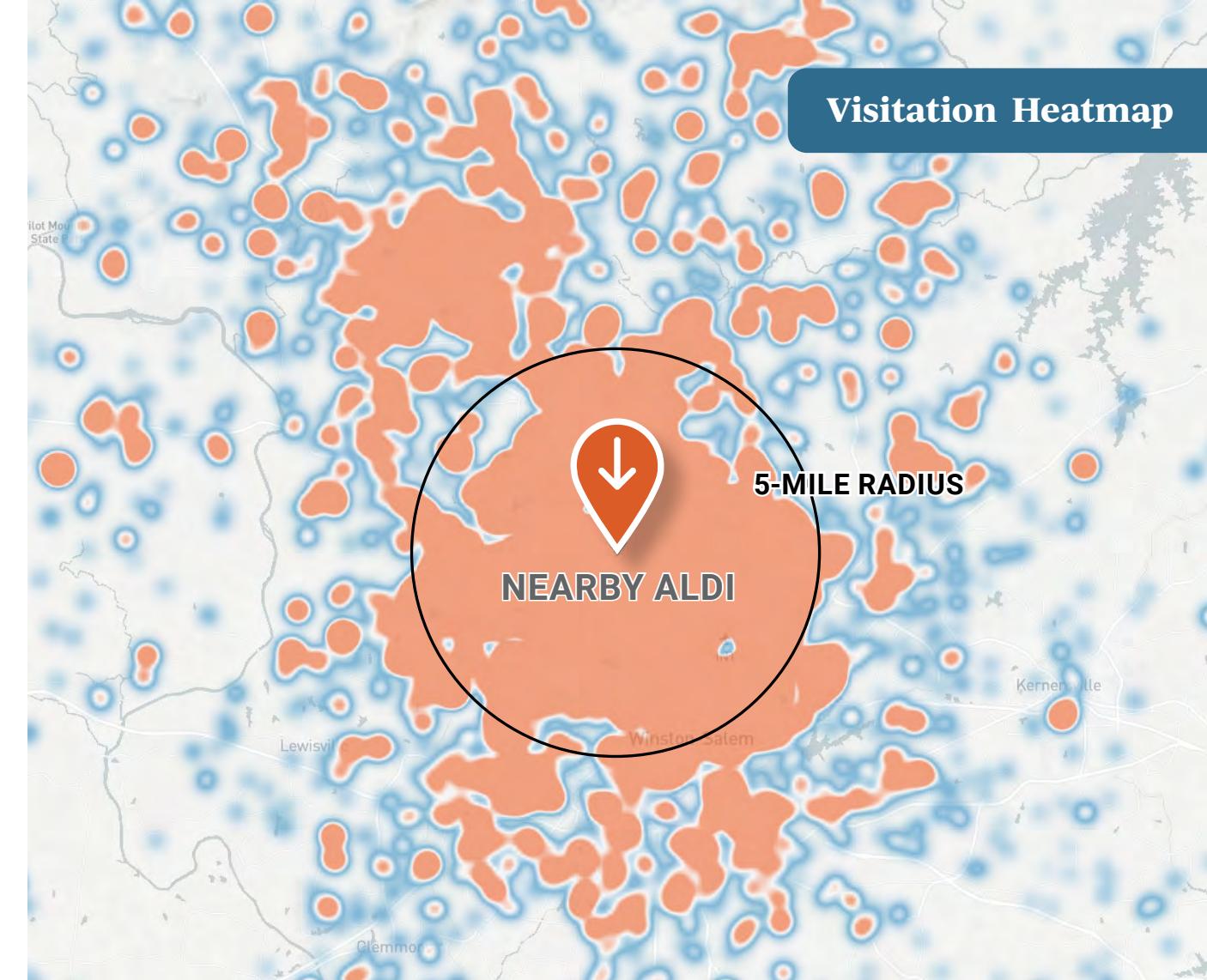
**356.1K Visits**

OVER PAST 12 MONTHS AT  
THE NEARBY ALDI

**25 Minutes**

AVERAGE DWELL TIME AT  
THE NEARBY ALDI

Visitation Heatmap



The shading on the map above shows the **home location of people who visited the nearby Aldi 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.

# Winston-Salem, NC

A MIX OF SOUTHERN CHARM & CULTURAL DEPTH



## A Thriving Hub in the Piedmont Triad

- Located in the Piedmont Triad region of North Carolina, Winston-Salem serves as the county seat of Forsyth County and is the fifth-largest city in the state, with a population of approximately 249,558 residents
- Known as the “Twin City” for its historical connection to both Winston and Salem, the city boasts a strong educational presence, home to major institutions such as Wake Forest University, Winston-Salem State University, and the University of North Carolina School of the Arts
- Over \$2 billion has been recently invested in Winston-Salem’s downtown development featuring more than 120 local restaurants, shops, galleries, cafés, breweries, and bars, and over 1,200 hotel rooms
- The Arts District, Innovation Quarter - a nationally recognized hub for research, startups, and entrepreneurship, and Industry Hill offer unique cultural and creative experiences, all just moments away from the city’s historic roots in the renowned Old Salem district

## Business & Industry

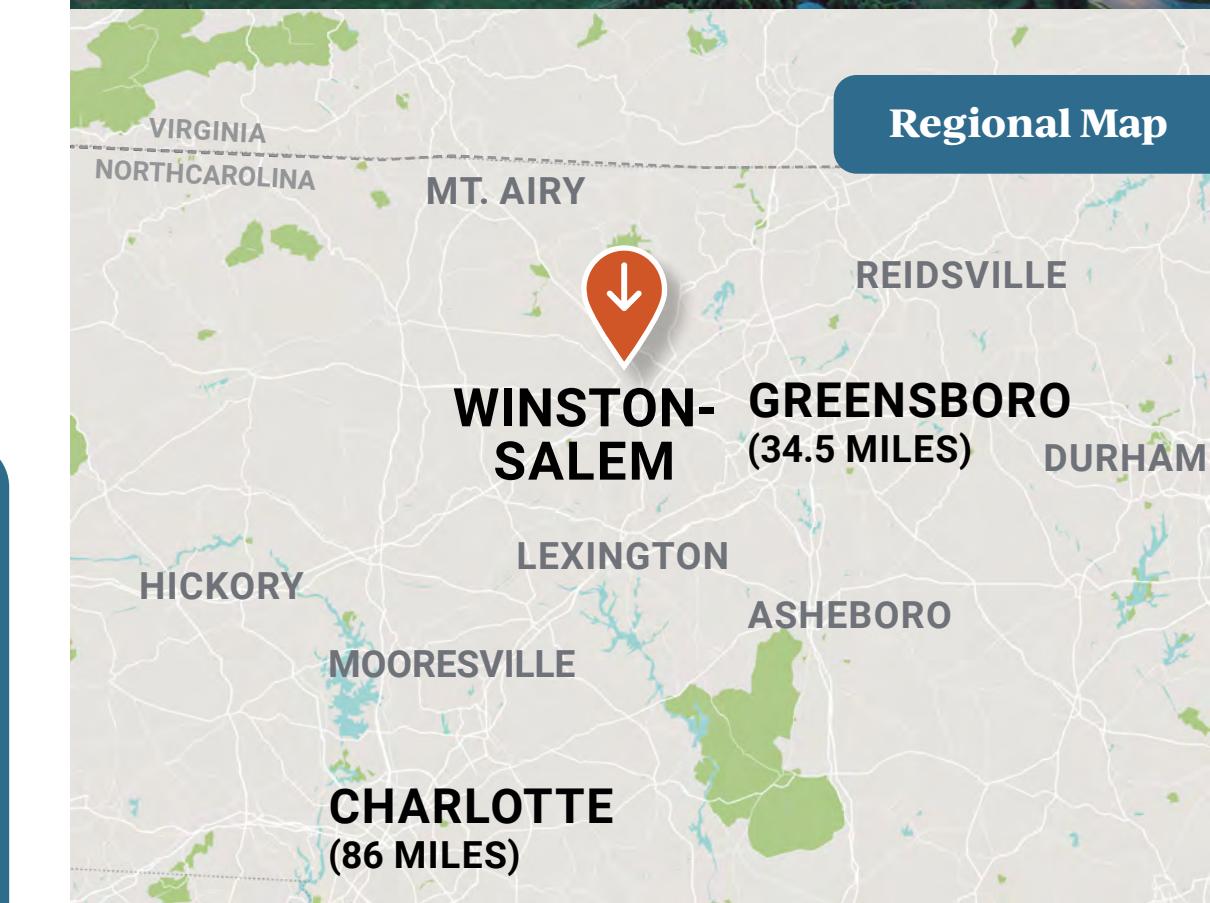
- With a 265-year history traditionally tied to tobacco farming, historic architecture, and former industrial sites, Winston-Salem has evolved into a diverse economic hub, emerging as a leader in nanotechnology, stem cell research, finance, advanced manufacturing, cybersecurity, and aviation
- Additionally, healthcare is one of the fastest-growing industries in Winston-Salem, with Novant Health and Atrium Health Wake Forest Baptist serving as the city’s largest employers and economic drivers
- The financial sector is also growing, with institutions such as Wells Fargo and Truist Financial operating major offices in Winston-Salem

**695,630**

WINSTON-SALEM MSA  
ESTIMATED POPULATION

**\$36.1 B**

WINSTON-SALEM MSA GDP





**WAKE FOREST**  
U N I V E R S I T Y

### One School, Two Campuses

- A top-tier private institution spanning 340 acres in Winston-Salem, with a second campus in Charlotte, one of America's fastest-growing cities
- Founded in 1834 in the town of Wake Forest and re-located in Winston-Salem in 1956, the university has a rich history of innovation and progress
- Home to the Wake Forest University School of Medicine, a nationally recognized research powerhouse generating more than \$400 million in annual extramural funding

*Pro Humanitate: For Humanity*

**11:1**

STUDENT-TO-  
FACULTY RATIO

**9,322**

NUMBER OF STUDENTS  
ENROLLED 2024-2025

**138**

TOTAL UNDERGRADUATE  
PROGRAMS



**CP PARTNERS**  
COMMERCIAL REAL ESTATE

## Listing Team

**JOE CACCAMO**  
jcaccamo@cppcre.com  
PH: 415.274.7394  
CA DRE# 01191110

**LEA KUEHNHACKL**  
lea@cppcre.com  
PH: 707.484.2284  
CA DRE #01435080

**SCOTT REID**  
**PARASELL, INC.**  
scott@parasellinc.com  
PH: 949.942.6585  
NC LIC #316079

In Association with ParaSell, Inc.  
PH: 949.942.6585  
A Licensed North Carolina Broker  
#C32060