

Offering Memorandum 5-Star Daycare Center Purchase Opportunity



The Offering

1951 DERITA RD, CONCORD, NC, 28207

Avison Young - North Carolina, LLC, as exclusive broker, is pleased to present the opportunity to acquire a net lease, $\pm 14,590$ SF Daycare Center, located at 1951 Derita Rd in Concord, NC ("Property").

With a recent 10-year renewal in January 2022, the tenant is committed to this location as it has been in operation since 2011. This offers new ownership a stabilized asset with a long term hold approach. Recent capital improvements of repaving and reconfiguring the parking lot and loop access provides the new investor minimal future CapEx.

Located adjacent to the Concord Airport & Oakmont Business Parks, minutes from Concord Mills, the property provides easy access from I-85 and surrounding neighborhoods, this facility will continue to have a growing waitlist while currently enrolling ~175 students.

INVESTMENT SUMMARY

ADDRESS	1951 Derita Rd Concord, NC 28207
BUILDING SIZE	±14,590 SF
TENANT LEASE ENTITY	Concord Children's Academy, Inc.
LCD	January 1 st , 2022
LXD	December 31 st , 2031
OPTIONS REMAINING	One (1) 10-year renewal, 2% annual increases
LEASE TYPE	NN
NOI (2025)	\$138,235.92
RENT INCREASES	~1.8% annually
RENT PSF (2025)	Contact brokers



Property Specifications

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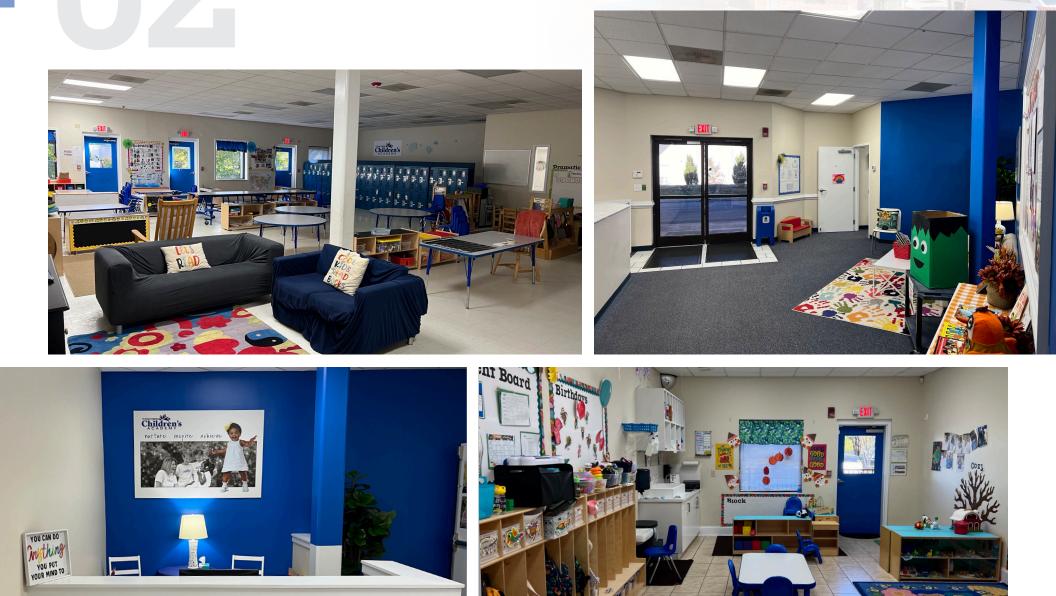
ADDRESS	1951 Derita Rd
CITY / STATE	Concord, NC
PARCEL ID	4680-70-8273-0000
COUNTY	Cabarrus County
ZONING	LI
SITE AREA	±2.51 AC
YEAR BUILT	1997
BUILDING SIZE	±14,590 SF
STORIES	1
CLASS	В
TENANCY	SIngle
OCCUPANCY	100%
STRUCTURE	Masonry / brick
CLEAR HEIGHT	24'
AUTO PARKING	±35 Spaces
PARKING RATIO	2.50 / 1,000 SF
FRONTAGE	Derita Rd: 135' Aviation Blvd: 174'





Interior Photos

1951 DERITA RD, CONCORD, NC, 28207





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