

1951

DERITA RD, CONCORD, NC



Offering Memorandum
5-Star Daycare Center Purchase Opportunity

**AVISON
YOUNG**

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, ±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	B
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



1951

DERITA ROAD
CONCORD, NC

INVESTMENT ADVISORS

Nick Claudio

Senior Vice President

+1 704 512 0231

nick.claudio@avisonyoung.com

Henry Lobb, SIOR

Principal

+1 704 469 5964

henry.lobb@avisonyoung.com

Chris Skibinski, SIOR

Principal, Managing Director

+1 704 412 5606

chris.skibinski@avisonyoung.com

Chip Griffin

Analyst

+1 704 285 2068

chip.griffin@avisonyoung.com

Visit us online

avisonyoung.com

E. & O.E.: The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed by Avison Young.

521 E Morehead Street | Suite 101 | Charlotte, NC 28202

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