



197 S New Hope Rd, Gastonia, NC
(Charlotte MSA)



OFFERED FOR SALE
\$9,960,000 | 7.65% CAP



CONFIDENTIAL OFFERING MEMORANDUM

Executive Summary

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of a 93,068 SF two-tenant retail building located at 197 S New Hope Rd, Gastonia, NC. The asset is 100% leased to Gabes and Sauder Furniture under NNN leases featuring 10% rental increases every option. Positioned on 7.64 acres along a main retail corridor in the Charlotte, NC MSA, the property offers strong visibility, high traffic counts, and 404 dedicated onsite parking spots.

ASSET SNAPSHOT

Address	197 S New Hope Rd, Gastonia, NC 28054
Building Size (GLA)	93,068 SF
Land Size	7.64 Acres
Year Built/Renovated	1978/2015
Tenants	Gabe's & Sauder Furniture
Lease Type(s)	NNN
WALT	2.73
Rental Increases	Gabes: 10% every 5 yrs; Sauder: 3% in each option
Occupancy	100%
Current NOI	\$761,648





ATTRACTIVE LEASE FUNDAMENTALS

Two-Tenant NNN Center | Gabe's Lease Includes 10% Increases at Each Option, Sauders Lease Includes 3% Increases in each option | Provides Built-In Inflation Hedge | Current WALT of 2.73 Years



UPSIDE THROUGH NEAR-TERM RE-LEASING

Short WALT (2.73 Years) Creates Opportunity to Capture Market Rent Growth | Excellent Re-Tenancing Potential with Modernized Building and Strong Location Fundamentals



POSITIONED IN DENSE RETAIL NODE

Within a 1-mile radius of the subject site is more than 2.7M SF of retail space | Site is also positioned Along New Hope Road in Gastonia's Main Retail Corridor | Surrounded by National Credit Tenants Including Walmart, Target, and Lowe's | Excellent Accessibility and Visibility



NEARBY ANCILLARY CUSTOMER BASE

Property Benefits from Continuous Traffic Between Akers Center and Eastridge Mall, Located Directly Across the Street | Eastridge Mall is Anchored by Belk, Dillard's, and Cinemark | Constant Flow of Shoppers Provides Strong Ancillary Customer Base and Increased Sales Potential for On-Site Tenants



CHARLOTTE, NC - A TOP PERFORMING MARKET NATIONALLY

Charlotte MSA has added more than 215K people from 2020 to 2024, making it the 5th fastest growing city in the country | The Charlotte, NC region is expected to add 1.5 million residents and reach 4.5M by 2050



REGIONAL CONSUMER DRAW

Gastonia Serves as a Primary Retail Hub for Western Charlotte Metro | Over 114K Residents Within 5 Miles | Steady Population and Income Growth Supports Tenant Sales



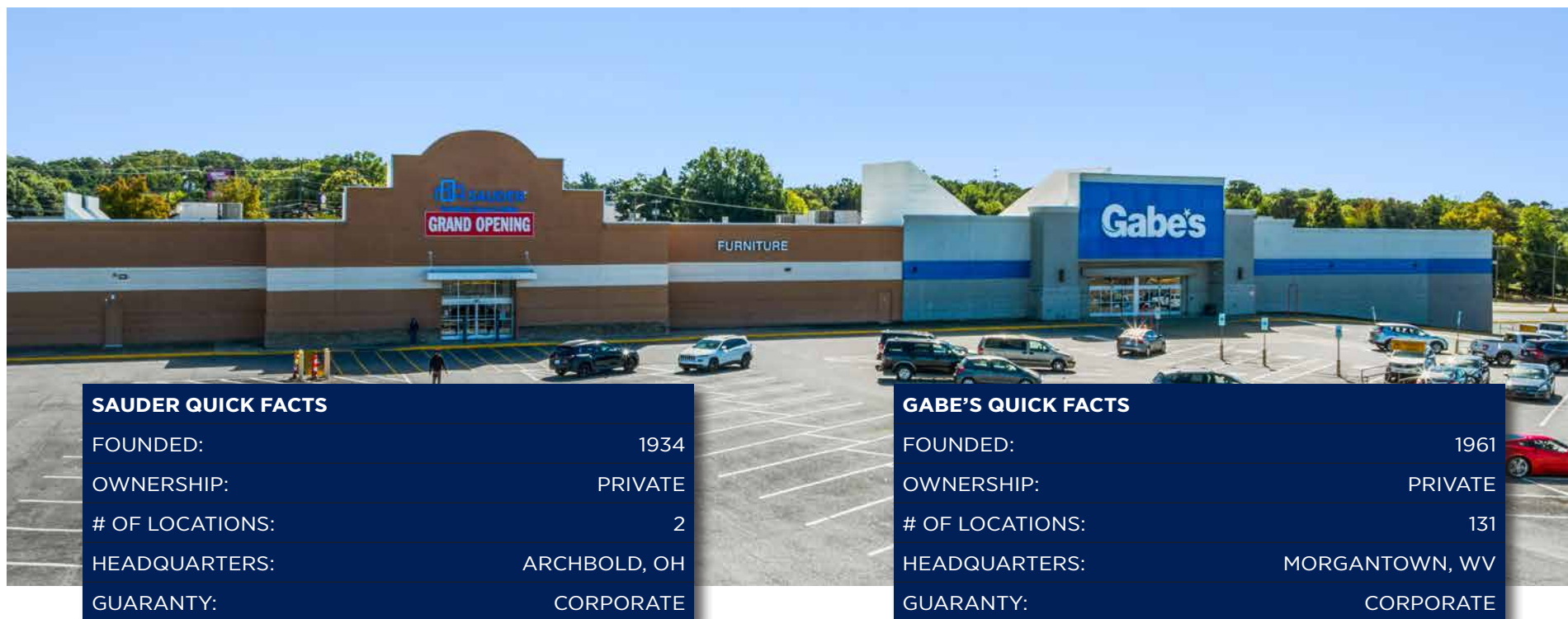






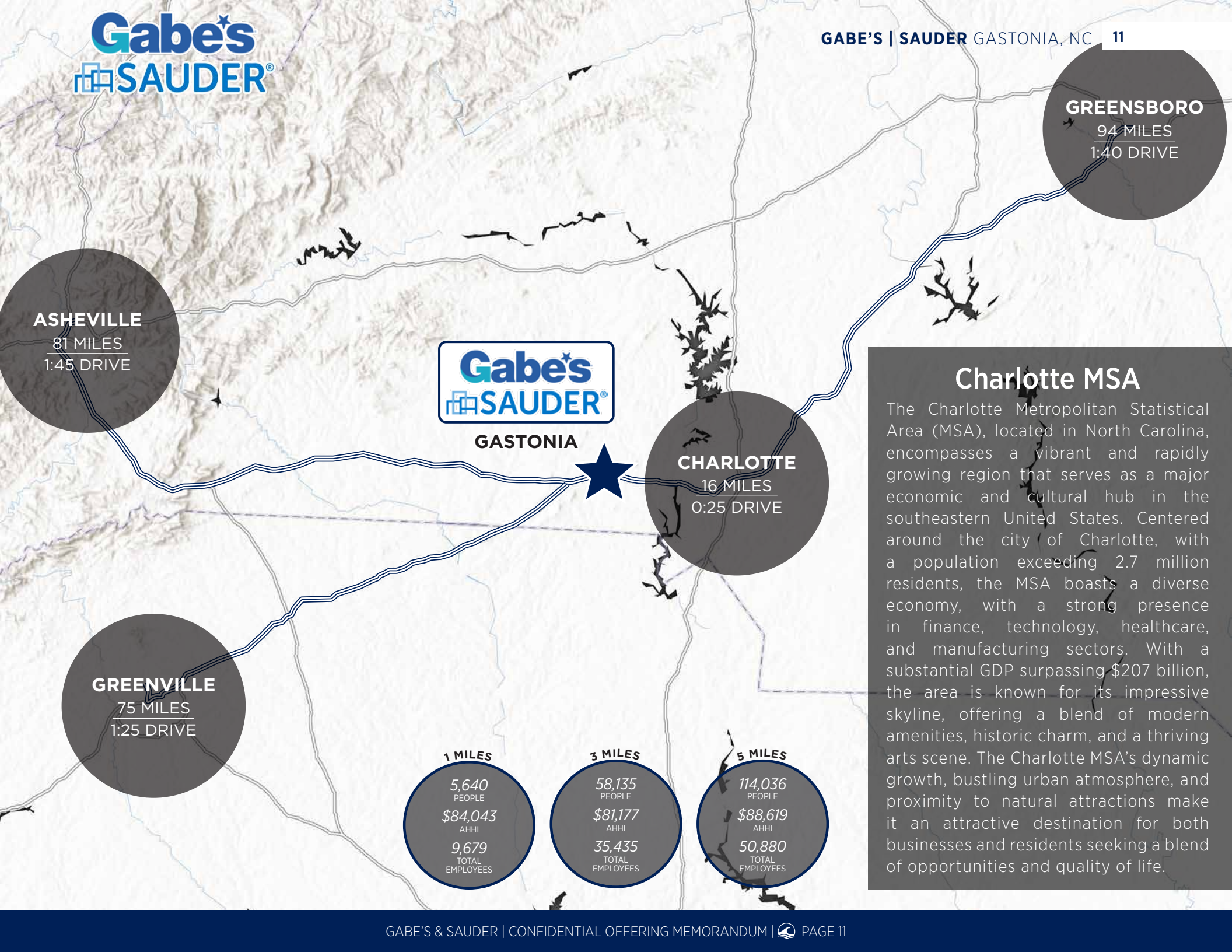
TENANT	SF	LEASE START	LEASE END	RENT PSF	ANNUAL RENT	ESCALATION DATE	ESCALATIONS	EXPENSE REIMBURSEMENTS	RENEWAL OPTIONS	OPTION RENT
Gabes	49,936	3/4/2015	3/31/2030	\$6.27	\$312,950	4/1/2030 4/1/2035	\$6.89 \$7.58 (10% x 5 Years)	- PRS TICAM - 3% Non-Cumulative Controllable CAM CAP - 5% MGMT Fee	(2) 5 Year Options Option 1 Option 2	\$344,245 \$378,669
Sauder	43,132	7/1/2025	6/30/2026	\$11.00	\$473,000	7/1/2026 7/1/2027	\$11.34/SF \$11.69/SF (3% x 1 Years)	- PRS TICAM - 3% Non-Cumulative Controllable CAM CAP - 5% MGMT Fee	(2) 1 Year Options Option 1 Option 2	\$487,620 \$502,670





Sauder Woodworking Co. is North America's leading producer of ready-to-assemble (RTA) furniture and one of the top five residential furniture manufacturers in the US. An authentic American original, a majority of Sauder® furniture is manufactured in Archbold, Ohio. With some of the most technologically advanced equipment in the world, their local facilities encompass nearly 4 million square feet of space, employ about 2,000 workers and house a wide variety of local and imported materials. Sauder also sources furniture from a network of quality global partners, all supported by domestic warehouses in three strategic locations. Sauder is a privately held, family run business. Subsidiaries include: Progressive Furniture Inc. and Sauder Manufacturing Company. With its 2,400 employees, the Sauder family of companies generates sales of over \$600 million annually.

Gabe's (Gabriel Brothers, Inc.) is a privately held off-price retail chain founded in 1961 in Morgantown, West Virginia, where it remains headquartered today. Over the past six decades, Gabe's has evolved from a small family-owned discount store into one of the nation's largest value retailers. Backed by Warburg Pincus, a leading global private equity firm, Gabe's has pursued steady expansion through both organic growth and strategic acquisitions, including the purchase of Old Time Pottery in 2023. The company now operates approximately 169 stores across 20 states—131 Gabe's locations and 38 Old Time Pottery locations—anchoring many high-traffic shopping centers.



GREENSBORO

94 MILES

1:40 DRIVE

ASHEVILLE

81 MILES

1:45 DRIVE



GASTONIA

CHARLOTTE

16 MILES

0:25 DRIVE

Charlotte MSA

The Charlotte Metropolitan Statistical Area (MSA), located in North Carolina, encompasses a vibrant and rapidly growing region that serves as a major economic and cultural hub in the southeastern United States. Centered around the city of Charlotte, with a population exceeding 2.7 million residents, the MSA boasts a diverse economy, with a strong presence in finance, technology, healthcare, and manufacturing sectors. With a substantial GDP surpassing \$207 billion, the area is known for its impressive skyline, offering a blend of modern amenities, historic charm, and a thriving arts scene. The Charlotte MSA's dynamic growth, bustling urban atmosphere, and proximity to natural attractions make it an attractive destination for both businesses and residents seeking a blend of opportunities and quality of life.



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Exclusively Offered By



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