



3953 VILLAGE CENTER S  
Sherrills Ford, NC (Charlotte MSA)

OFFERED FOR SALE  
\$1,429,000 | 5.25% CAP



CONFIDENTIAL  
OFFERING MEMORANDUM







## EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of a Valvoline in Sherrills Ford, NC. Valvoline signed a 15 year ground lease which commenced in Q3 2024 . The Asset is well positioned in the new Villages at Sherrills Ford in the Charlotte, NC Market.



15-YR  
LEASE



HIGH GROWTH  
CHARLOTTE MSA



LOCATED IN  
RETAIL NODE

LEASE YEARS	TERM	ANNUAL RENT
Current Term	1-5	\$75,000
Current Term	6-10	\$82,500
Current Term	11-15	\$90,750
1st Extension	16-20	\$99,825
2nd Extension	21-25	\$109,808
3rd Extension	26-30	\$120,788
4th Extension	31-35	\$132,867

NOI	\$75,000
CAP	5.25%
PRICE	\$1,429,000



## ASSET SNAPSHOT

Tenant Name	Valvoline
Address	3953 Village Center S, Sherrills Ford, NC
Building Size (GLA)	2,000 SF
Land Size	0.80 AC
Year Built	2024
Signatory/Guarantor	QAS II, LLC (Franchisee 200+ Locations)
Rent Type	Absolute NNN Ground Lease
Landlord Responsibilities	None
Rent Commencement Date	10/1/2024
Lease Expiration Date	9/30/2039
Rental Increases	10% Every 5 Years and in Options
Remaining Term	14 Years
Current Annual Rent	\$75,000



33,272 PEOPLE  
IN 5 MILE RADIUS

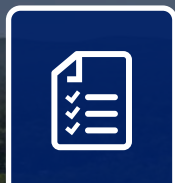


\$162,537 AHHI  
IN 3 MILE RADIUS



13,500 VPD  
ON HWY 150





## STRONG LEASE FUNDAMENTALS

Ground Lease - Providing a hands off investment - Zero Landlord Responsibilities | 10% Increases in current term and in option periods | Long Term 15 Yr Lease with 4 x 5 Year Options



## EXPERIENCED FRANCHISEE

OAS was established in 2001 and is the second largest franchisee of Valvoline | More than 200 locations across 13 states and headquartered in Charlotte, NC



## AFFLUENT LAKE MARKET

Surrounding the site within a 1-mile radius the AHHI exceeds \$125,000 | In a 5-mile radius there are more than 33K potential customers with an AHHI greater than \$160,000



## FRONTING MAJOR RETAIL CORRIDOR

Site fronts NC-150 (13,500 VPD), within a 1-mile radius of the Valvoline there is more than 175K SF of retail space boasting an overall vacancy rate of 0% | Nearby National Retailers include: Publix Super Market, Jersey Mike's, Starbucks, and more



## THE VILLAGES AT SHERRILLS FORD

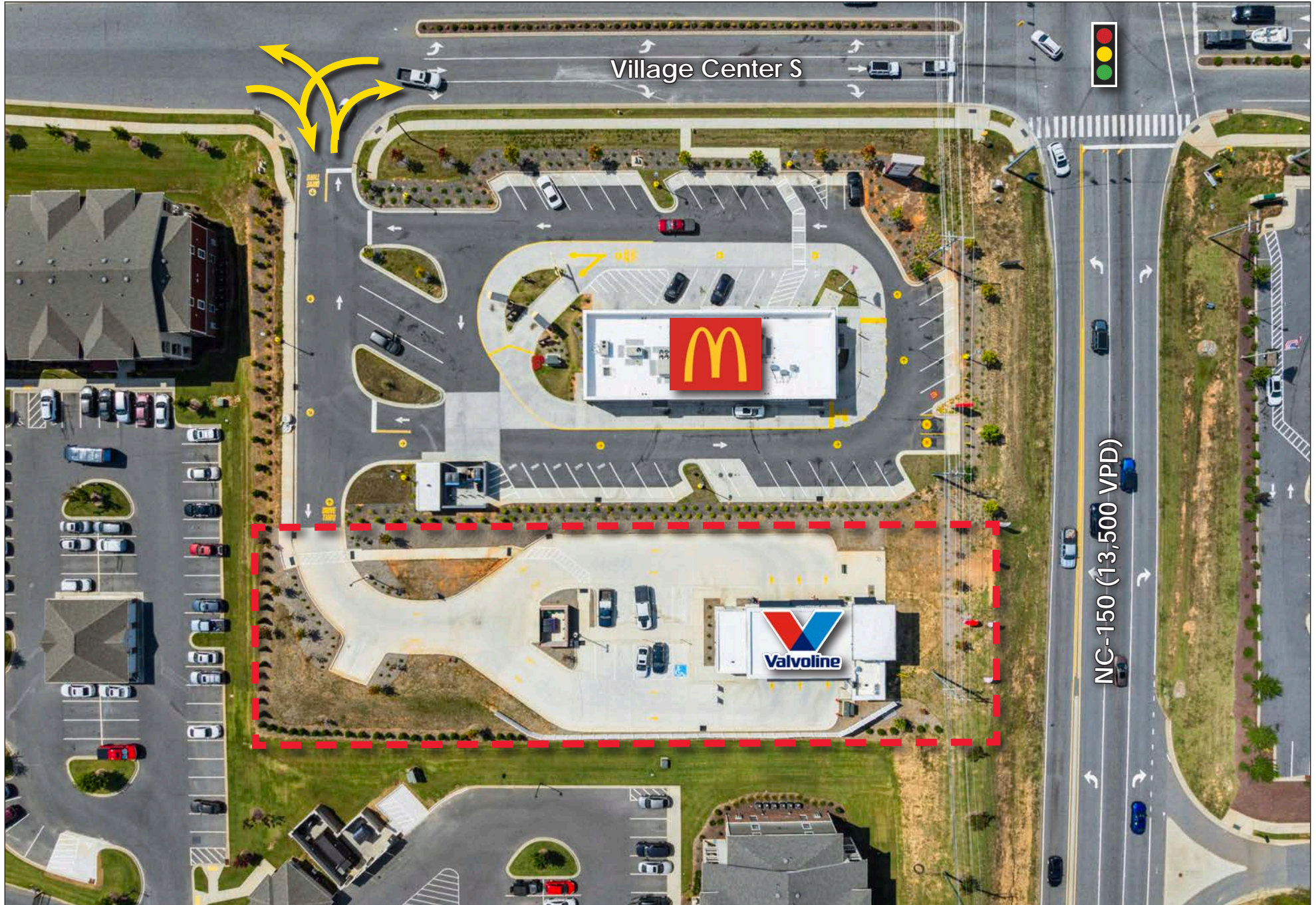
Site is located within the Villages at Sherrills Ford | This 206-acre development boasts more than 6,000 residential lots and a large mix of retail, residential, and medical space | With over 500k SF of commercial space this community is set to add over \$100 million dollars in economic impact to the surrounding area



## CHARLOTTE, NC - A TOP PERFORMING MARKET NATIONALLY

Charlotte, NC is now the 14th largest city in the U.S., with a population exceeding 943,000. | From 2020 to 2024, Charlotte recorded the 4th largest population increase in the nation, adding more than 69,000 residents. | Ranked among the top 10 hottest housing markets, Charlotte placed 7th nationally. | Over the past decade, the Charlotte region has experienced 24% employment growth, with an additional 8% job expansion projected between 2024 and 2030













**GREENSBORO**  
75 MILES  
1:40 DRIVE

**ASHEVILLE**  
99 MILES  
1:45 DRIVE



**CHARLOTTE**  
25 MILES  
0:45 DRIVE

**GREENVILLE**  
94 MILES  
2:00 DRIVE

**1 MILES**

2,055  
PEOPLE  
\$128,329  
AHHI  
758  
TOTAL  
HOUSEHOLDS

**3 MILES**

9,334  
PEOPLE  
\$141,301  
AHHI  
3,886  
TOTAL  
HOUSEHOLDS

**15 MILES**

33,272  
PEOPLE  
\$162,537  
AHHI  
13,004  
TOTAL  
HOUSEHOLDS

## 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.





## TENANT OVERVIEW

Valvoline, established in 1866, is a renowned American manufacturer and distributor of high-quality automotive lubricants and related products. With a rich history spanning over a century, the company has solidified its position as a trusted brand in the automotive industry, offering a wide range of motor oils, transmission fluids, greases, and other lubricants designed to optimize engine performance and prolong vehicle life. Valvoline's commitment to innovation, extensive research, and customer satisfaction has enabled it to become a leading global player, providing top-notch solutions to the evolving needs of motorists and businesses alike. Founded by Andrew Slattery in 2001, Quality Automotive Services is a franchisee of Valvoline Instant Oil Change. Quality Automotive Services currently operates 130 locations in North Carolina, South Carolina, Georgia, Kentucky, Indiana, Ohio, West Virginia, Colorado, Utah, Wyoming, and Montana and is continually expanding. Quality Automotive Services is ranked as one of the Top 3 Most Successful Franchisees in the Valvoline franchise.



### VALVOLINE QUICK FACTS

Founded:	1866
Ownership:	Public; NYSE: VVV
# of Locations:	130+
Headquarters:	Lexington, KY
Guaranty:	QAS - 200+ Locations







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Exclusively Offered By



## PRIMARY DEAL CONTACTS

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