

6020 TAYLOR RD WENDELL, NC

AutoZone®

**OFFERED
FOR SALE**

\$1,695,000 | 4.50% CAP

REPRESENTATIVE PHOTO



CONFIDENTIAL OFFERING MEMORANDUM

 **Atlantic**
CAPITAL PARTNERS™



BREA WENDELL FALLS
288 Apartments Built 2021

Chick-fil-A

City BARBELLUE

DUCK DONUTS SONDER coffee

CHIPOTLE MEXICAN GRILL

afc

KinderCare LEARNING CENTERS

Bojangles

SHERWIN-WILLIAMS

MARCO'S PIZZA tropical CAFE SMOOTHIE

ITALIAN ICE

HEARTLAND

FIFTH THIRD BANK

Starbucks

Publix

McDonald's

WENDELL FALLS PKWY 21,500 VPD

Culver's

Wendell Fire Station

TAYLOR RD

AutoZone





EXECUTIVE SUMMARY

Atlantic Capital Partners is pleased to present the opportunity to acquire a newly constructed absolute NNN ground lease occupied by AutoZone, Inc. in Wendell, located within the rapidly growing Raleigh-Durham metropolitan area. The 2026-built property is positioned along Taylor Road within the Wendell Falls, one of the Triangle's largest master-planned developments with over 4,000 planned homes and significant future commercial growth.

The site is located at the entrance to Treelight Square, the community's primary retail center anchored by Publix Super Markets and surrounded by national retailers including Starbucks, McDonald's, Chipotle Mexican Grill, Culver's, Chick-fil-A, and Fifth Third Bank. Wake County continues to rank among the fastest-growing counties in the United States, supporting strong long-term fundamentals.

The property is secured by a 20-year absolute NNN ground lease to AutoZone, providing investors with passive income and scheduled rent increases backed by one of the nation's leading automotive parts retailers with more than 7,000 locations nationwide.

RENT SCHEDULE	RENT	RETURN
Current Term	1-5	\$76,285
Rent Escalation	6-10	\$83,913
Rent Escalation	11-15	\$92,304
Rent Escalation	16-20	\$101,535
1st Extension Term	21-25	\$111,688
2nd Extension Term	26-30	\$122,857
3rd Extension Term	31-35	\$135,143
4th Extension Term	36-40	\$148,657

NOI	\$76,285
CAP RATE	4.50%
LISTING PRICE	\$1,695,000

ASSET SNAPSHOT

Tenant Name	AutoZone
Address	6020 Taylor Rd, Wendell, NC 27591
Building Size (GLA)	7,500 SF
Land Size	1.29 Acres
Year Built/Renovated	2026
Signator/Guarantor	Corporate
Rent Type	ABS NNN - Ground Lease
Landlord Responsibilities	None
Rent Commencement Date	6/1/2026 (Est.)
Lease Expiration Date	20 Years from RCD
Remaining Term	20 Years
Rental Increases	10% Every 5 Years and in Option Periods
NOI	\$76,285



REPRESENTATIVE PHOTO



59,451
PEOPLE
IN 5 MILE RADIUS

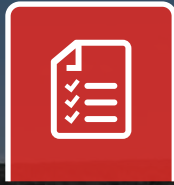


\$135,927
AHHI IN
1 MILE RADIUS



72,000
VPD ON
INTERSTATE 87





NEW 20-YEAR ABSOLUTE NNN GROUND LEASE

Brand-new 2026 construction secured by a 20-year absolute NNN ground lease with zero landlord responsibilities, providing investors with long-term passive income and minimal management.



INVESTMENT-GRADE CORPORATE TENANT

Leased to AutoZone, Inc. (NYSE: AZO), one of the nation's leading automotive parts retailers with more than 7,000 locations and investment-grade credit ratings (BBB S&P). The corporate lease structure provides strong credit backing and durable income.



RECESSION-RESISTANT RETAIL SEGMENT

Auto parts retailers historically perform well during economic downturns as consumers defer vehicle replacement and invest in maintenance and repair, creating consistent demand for automotive parts and services.



EXPLOSIVE GROWTH IN ONE OF AMERICA'S FASTEST-GROWING COUNTIES

Wake County consistently ranks among the fastest-growing counties in the United States, adding approximately 60 new residents per day and benefiting from the economic drivers of the Raleigh-Durham Research Triangle.



LOCATED WITHIN WENDELL FALLS MASTER-PLANNED COMMUNITY

The property is positioned within Wendell Falls, one of the Triangle's largest master-planned communities with more than 4,000 planned homes and over 2 million square feet of planned commercial space driving sustained population growth and retail demand.



POSITIONED AT TREELIGHT SQUARE RETAIL HUB

Located at the entrance to Treelight Square, the primary retail destination serving Wendell Falls, anchored by Publix and surrounded by national retailers including Starbucks, McDonald's, Chipotle, Culver's, Chick-fil-A (coming soon), and Fifth Third Bank.





WENDELL FALLS[®]
BY
NEWLAND[®]

Trelight Square

DINING

- ▶ Bojangles
- ▶ Chick-Fil-A (Coming Soon)
- ▶ Chipotle
- ▶ City Barbeque
- ▶ Culver's
- ▶ Don Beto's Tacos & Tequila
- ▶ Duck Donuts
- ▶ Falls Local
- ▶ Jeremiah's Italian Ice
- ▶ Jersey Mike's
- ▶ Marco's Pizza (Coming Soon)
- ▶ McDonalds
- ▶ Parkside
- ▶ Sonder Coffee
- ▶ Starbucks
- ▶ Tropical Smoothie Café
- ▶ U Shogun Sushi Kitchen & Bar
- ▶ Wendy's
- ▶ Wingstop

GROCERY

- ▶ Publix

RESIDENTIAL

- ▶ Brea Apartments

SERVICES

- ▶ AFC Urgent Care
- ▶ Cardinal Charter Academy
- ▶ Club Pilates
- ▶ Dental Care of Wendell Falls
- ▶ Elements Massage
- ▶ Envy Nail Spa
- ▶ Fifth Third Bank
- ▶ Fitness Collab
- ▶ Great Clips
- ▶ Kindercare
- ▶ Menagerie Style House
- ▶ OrthoNC
- ▶ Pivot Physical Therapy
- ▶ Refuel Gas Station
- ▶ Seagroves Insurance
- ▶ Sherwin-Williams
- ▶ Smiling Turtle Pediatric Dentistry
- ▶ UNC Health Family Medicine
- ▶ Wake County Fire Department & Emergency Medical Services
- ▶ Woof Gang Bakery & Grooming

Collective

SERVICES

- ▶ Chase Bank (Coming Soon)
- ▶ WakeMed Wendell Healthplex

RESIDENTIAL

- ▶ The Stratford at Wendell Falls (Coming Soon)

Martin Pond Road

SERVICES

- ▶ Neuse River Vet & Doggie Daycare
- ▶ Dirty Dogs Spa & Boutique
- ▶ Sam's Xpress Car Wash (Coming Soon)

RESIDENTIAL

- ▶ Gladwen Apartments

Wake Med



- Raleigh Campus
- 567 Beds
- 6,000+ Medical Staff

Wake Tech



- Eastern wake 4.0
- Est. Completion 2025 (Phase 1)



NC State University



- 35,500 Students
- 9,100+ Faculty/Staff

Future I-540 Connection



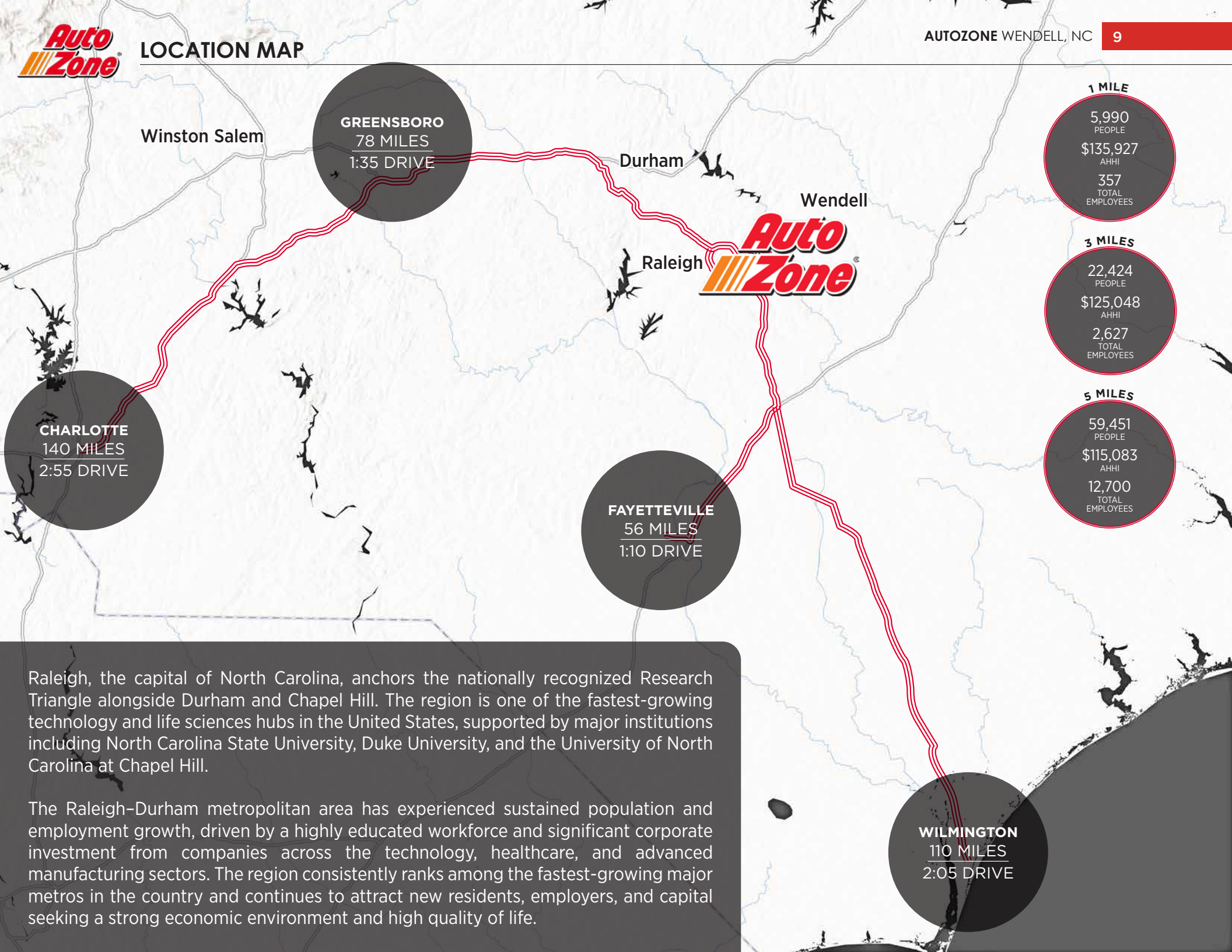
- Providing Access to the Greater Triangle

Wendell Falls



- Dedicated BFR Site
- 4,000 Single-Family Homes
- 2M SF Zoned Commercial

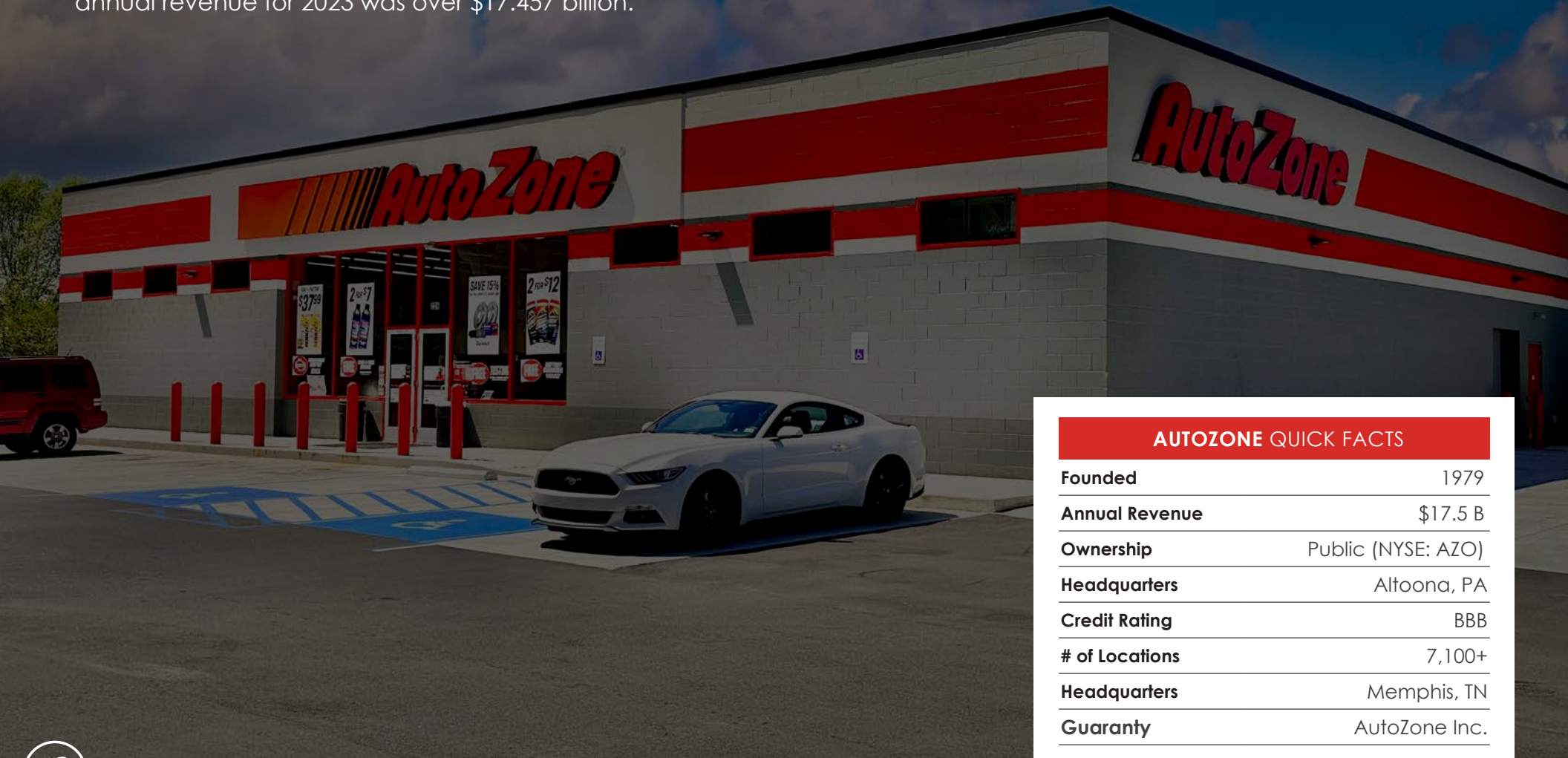




Raleigh, the capital of North Carolina, anchors the nationally recognized Research Triangle alongside Durham and Chapel Hill. The region is one of the fastest-growing technology and life sciences hubs in the United States, supported by major institutions including North Carolina State University, Duke University, and the University of North Carolina at Chapel Hill.

The Raleigh–Durham metropolitan area has experienced sustained population and employment growth, driven by a highly educated workforce and significant corporate investment from companies across the technology, healthcare, and advanced manufacturing sectors. The region consistently ranks among the fastest-growing major metros in the country and continues to attract new residents, employers, and capital seeking a strong economic environment and high quality of life.

AutoZone opened its first location in Forrest City, Arkansas in 1979. The company was originally named Auto Shack, which would eventually change to AutoZone in 1987. Today, AutoZone is the leading retailer of automotive replacement parts in the US. It currently operates more than 7,100 stores with 95,000+ employees across the US, Mexico and Brazil. AutoZone stores offer thousands of parts, products and accessories through retail stores, commercial programs, website and mobile app. One of the best products AutoZone offers is Trustworthy Advice, creating a seamless and enjoyable experience for its customers. Many of their services are free of charge including battery testing and charging, diagnostic testing and Loan-A-Tool program. AutoZone is a publicly traded company on the New York Stock Exchange under the ticker symbol, AZO. Their annual revenue for 2023 was over \$17.457 billion.



AUTOZONE QUICK FACTS	
Founded	1979
Annual Revenue	\$17.5 B
Ownership	Public (NYSE: AZO)
Headquarters	Altoona, PA
Credit Rating	BBB
# of Locations	7,100+
Headquarters	Memphis, TN
Guaranty	AutoZone Inc.

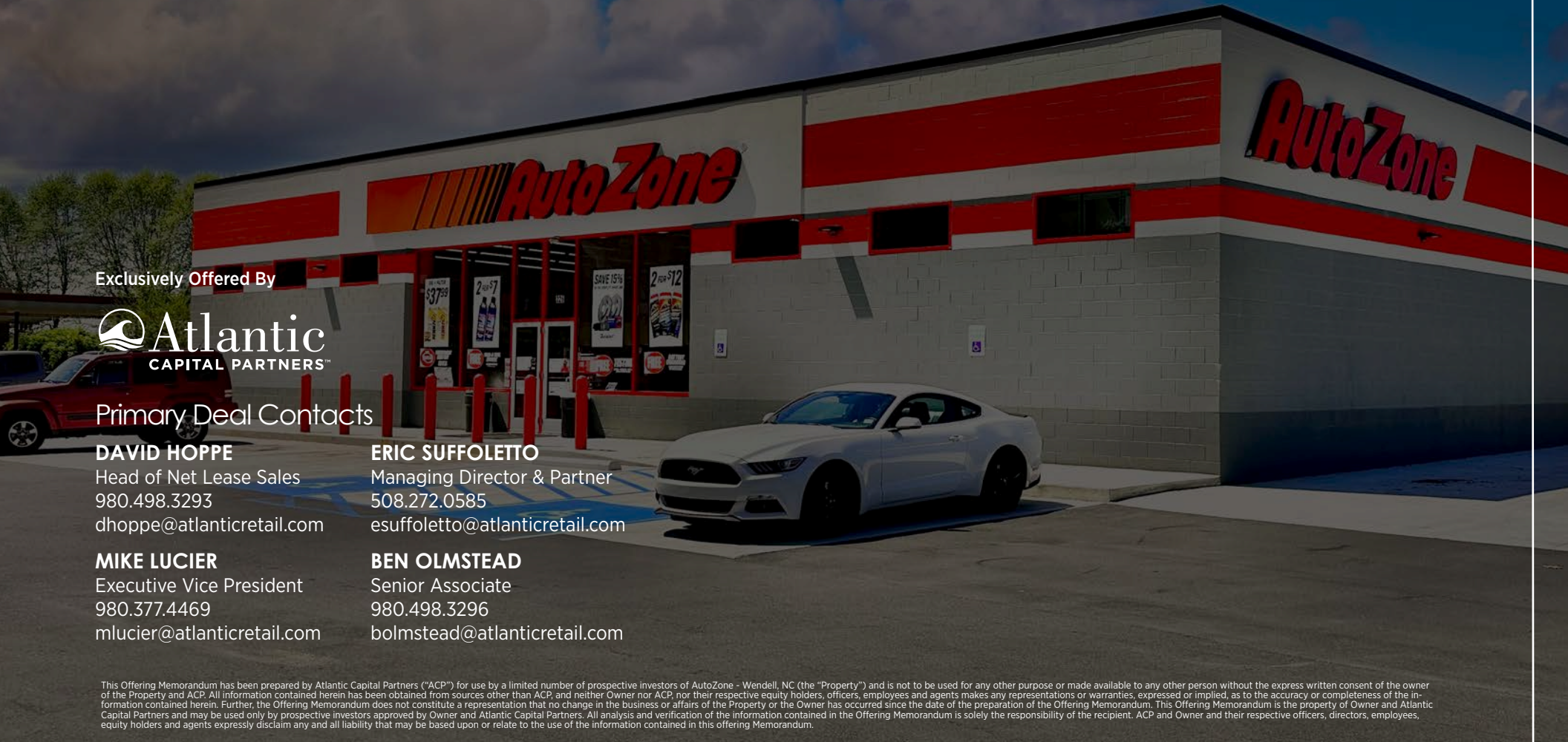


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Exclusively Offered By



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