



# **EXECUTIVE SUMMARY**

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of a Mattress Firm in Charlotte, NC. Mattress Firm has operated at this site for more than 8 years with 2 years and two (2) Five (5) year extensions remaining. The Asset is well positioned in a dense retail artery outside of Charlotte, NC.







10-YR LEASE

LOCATED IN RETAIL NODE

HIGH GROWTH CHARLOTTE MSA

LEASE YEARS	TERM	ANNUAL RENT
Current Term	6-10	\$110,250
First Option Period	11-15	\$121,275
Second Option Period	16-20	\$133,403

NOI	\$110,250	
CAP	7.75%	
PRICE	\$1,423,000	

ASSET SNAPSHOT	
Tenant Name	Mattress Firm
Address	8909 Albemarle Rd, Charlotte, NC 28227
Building Size (GLA)	5,250 SF
Land Size	0.80 Acres
Year Built/Renovated	2016
Signatory/Guarantor	Mattress Firm (Corporate)
Rent Type	NN
Landlord Responsibilities	Roof, Structure
Rent Commencement Date	2/3/2016
Lease Expiration Date	11/30/2027
Remaining Term	2.6 years
Rental Increases	10% Every 5 Years and in Options
Current Annual Rent	\$110,250













# STRONG LEASE **FUNDAMENTALS**

NN Lease providing few landlord responsibilities | 2 x 5 year extensions remaining with 10% rental increases each option Minimal landlord responsibilities



# **NATIONAL TENANT** WITH CORPORATE **GUARANTEE**

Mattress Firm has over 2,300 locations and has been in business for over 90 years | Mattress Firm is the nations largest omni-channel mattress specialty retailer | Mattress Firm was recently acquired by Sealy International (NYSE: TPX) \$8 Billion in revenue



# POSITIONED ACROSS FROM A POWER CENTER

Strategically located directly across from a Target and Lowe's Home Improvementanchored center | The property includes 5 outparcels and boasts 100% occupancy across the entire center | Immediately east of the site is a Walmart Supercenteranchored center, co-anchored by Food Lion and complemented by a variety of national and regional retailers



# **GREAT VISIBILITY ON HIGH TRAFFICKED CORRIDOR**

Site is located off of busy Albemarle Rd (31.5K VPD) | Multiple points of egress and ingress to and from the site with a designated left turn lane into the center



# **RETAIL DENSE STRIP**

More than 1.7M SF of retail space located within a 1-mile radius of the subject site | Nearby National Retail Tenants Include: Walmart Supercenter, The Home Depot, Target, Lowe's Home Improvement and much more



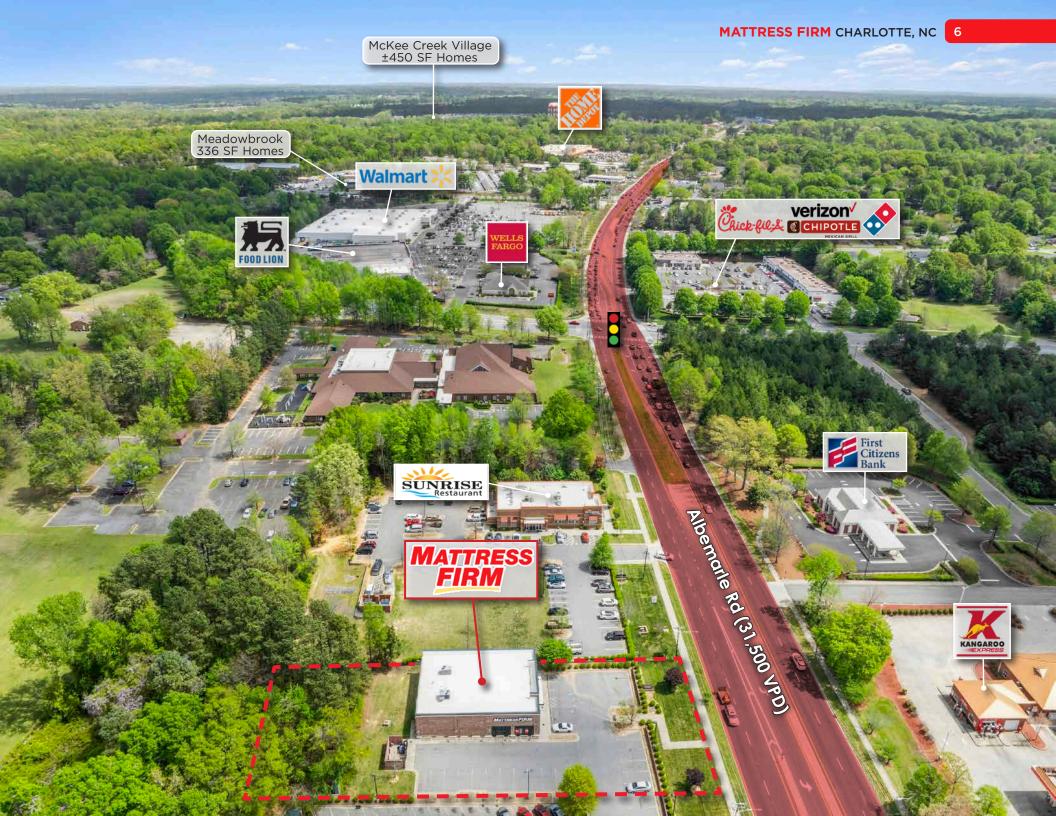
### A TOP PERFORMING MARKET NATIONALLY

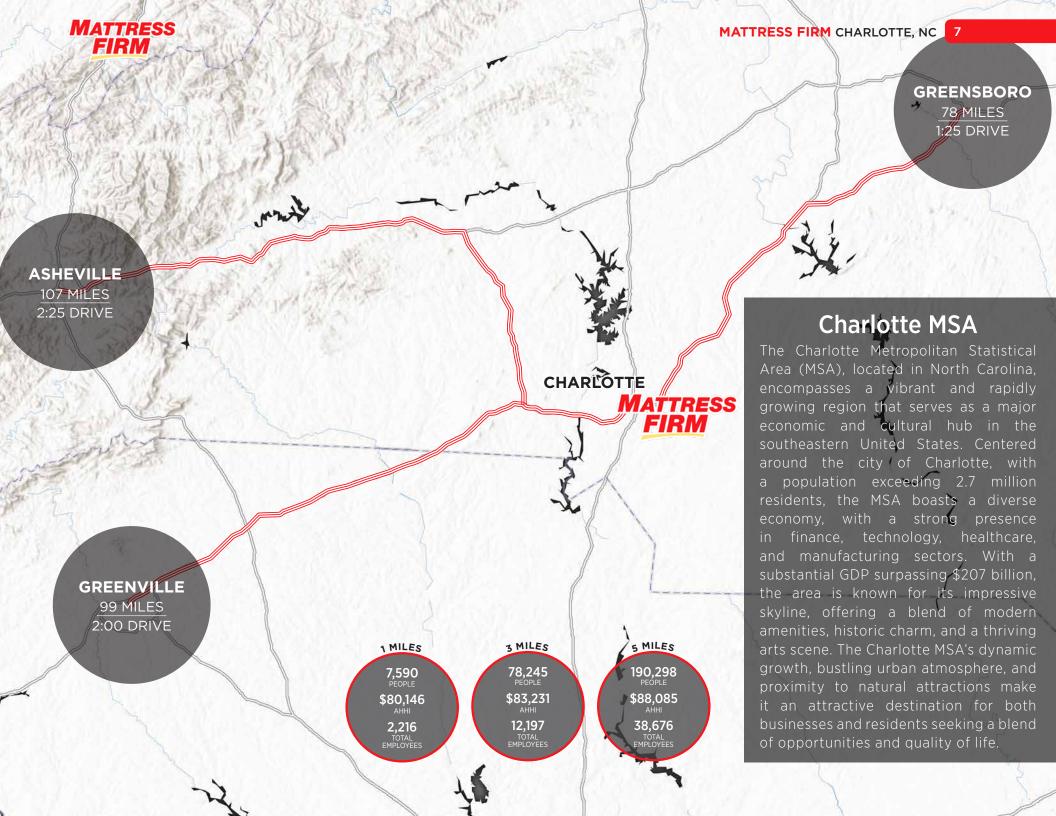
Charlotte, NC ranked #5 in 2022 of best residential markets (Rocket Mortgage) Charlotte forecasts a 45.2% job growth over the next 10 years (4.6% growth from 2021 to 2022)













Mattress Firm is one of the largest specialty mattress retailers in the United States, offering a wide range of sleep products, including mattresses, bed frames, and bedding accessories. As a tenant in shopping centers and retail spaces, Mattress Firm focuses on creating a convenient and inviting shopping experience for customers. Their stores are often strategically located in high-traffic areas to attract customers seeking quality sleep solutions. With a reputation for knowledgeable staff and a variety of brands to choose from, Mattress Firm caters to diverse budgets and preferences, making it a go-to destination for sleep products. Their flexible financing options and sleep trial periods further enhance their appeal, ensuring customer satisfaction and loyalty.

# MATTRESS FIRM **MATTRESS FIRM QUICK FACTS** Founded: 1986 Ownership: Private # of Locations: 2,478+ **Headquarters:** Houston, TX **Guaranty:** Mattress Firm. Inc.

# OFFERED FOR SALE

\$1,423,000 | 7.75% CAP



8909 ALBEMARLE RD CHARLOTTE, NC

**Exclusively Offered By** 



# PRIMARY DEAL CONTACTS

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