

**OFFERED  
FOR SALE**

**\$1,423,000 | 7.75% CAP**

**MATTRESS  
FIRM**

**8909 ALBEMARLE RD  
CHARLOTTE, NC**

**MATTRESS  
FIRM**

**MATTRESS  
FIRM**

Sleep  
at Night

NO CREDIT  
NEEDED

Lowest Price  
Sleep Bundle  
\$499

72

\$399

\$600

FREE

Upgrade  
Your Sleep  
SALE

CONFIDENTIAL  
OFFERING MEMORANDUM

 **Atlantic**  
CAPITAL PARTNERS™





## 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

<b>NOI</b>	<b>\$110,250</b>
<b>CAP</b>	<b>7.75%</b>
<b>PRICE</b>	<b>\$1,423,000</b>

## 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



**190,298** PEOPLE  
IN 5 MILE RADIUS



**\$88,085** AHHI  
IN 5 MILE RADIUS



**31,500** VPD  
ON ALBEMARLE RD



**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 nation's 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 Improvement-anchored center | The property includes 5 outparcels and boasts 100% occupancy across the entire center | Immediately east of the site is a Walmart Supercenter-anchored 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)









Apple Gate  
225 SF Homes



110 Townhomes  
Approved

Albemarle Rd (31,500 VPD)





McKee Creek Village  
±450 SF Homes

Meadowbrook  
336 SF Homes

Walmart



WELLS  
FARGO

Chick-fil-A verizon  
CHIPOTLE MEXICAN GRILL

SUNRISE  
Restaurant

MATTRESS  
FIRM

First  
Citizens  
Bank

K  
KANGAROO  
EXPRESS

Albemarle Rd (31,500 VPD)



**GREENSBORO**78 MILES  
1:25 DRIVE**ASHEVILLE**107 MILES  
2:25 DRIVE**CHARLOTTE****MATTRESS  
FIRM****GREENVILLE**99 MILES  
2:00 DRIVE**1 MILES**7,590  
PEOPLE  
\$80,146  
AHHI  
2,216  
TOTAL  
EMPLOYEES**3 MILES**78,245  
PEOPLE  
\$83,231  
AHHI  
12,197  
TOTAL  
EMPLOYEES**5 MILES**190,298  
PEOPLE  
\$88,085  
AHHI  
38,676  
TOTAL  
EMPLOYEES**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.



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 QUICK FACTS

<b>Founded:</b>	1986
<b>Ownership:</b>	Private
<b># of Locations:</b>	2,478+
<b>Headquarters:</b>	Houston, TX
<b>Guaranty:</b>	Mattress Firm, Inc



# OFFERED FOR SALE

\$1,423,000 | 7.75% CAP

# MATTRESS FIRM

8909 ALBEMARLE RD  
CHARLOTTE, NC

Exclusively Offered By



## PRIMARY DEAL CONTACTS

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