



OFFERED FOR SALE

\$2,047,000 | 6.75% CAP

2227 Lejeune Blvd
Jacksonville, NC



CONFIDENTIAL OFFERING MEMORANDUM

 **Atlantic**
CAPITAL PARTNERS™

STRICKLAND BROTHERS

EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of a Strickland Bros in Jacksonville, NC. The Premises is leased to Strickland Brothers for a 15 year initial term, with four (4) - five (5) year options. The Asset is well positioned directly off of Lejeune Parkway and is across the street from Camp Lejeune's primary living facility.



**LOCATED ALONG
LEJEUNE BLVD
(36,600 VPD)**



**15 YEARS
REMAINING ON
ABS. NNN LEASE**



**CLOSE PROXIMITY
TO THE ENTRANCE
OF CAMP LEJEUNE**

RENT SCHEDULE	TERM	ANNUAL RENT
Current Term	Years 1-5	\$138,142
Rent Escalation	Years 6-10	\$151,956
Rent Escalation	Years 11-15	\$167,152
1st Extension	Years 16-20	\$183,867
2nd Extension	Years 21-25	\$202,254
3rd Extension	Years 26-30	\$222,479
4th Extension	Years 31-35	\$244,727

NOI	\$138,142
CAP	6.75%
Price	\$2,047,000



ASSET SNAPSHOT

Tenant Name	Strickland Brothers
Address	2227 Lejeune Blvd, Jacksonville, NC 28546
Building Size (GLA)	1,621 SF
Land Size	0.9 Acres
Year Built	2024
Signator/Guarantor	Strickland Brothers Corporate
Rent Type	Abs. NNN
Landlord Responsibilities	None
Rent Commencement Date	10/1/2024
Remaining Term	15 Years
Rental Increases	10% Every 5 Years
Current Annual Rent	\$138,142

Actual Location



66,427
PEOPLE IN
5 MILE RADIUS



\$79,513
AHHI
1 MILE RADIUS



36,500
VPD ON
LEJEUNE BLVD

STRICKLAND BROTHERS

INVESTMENT HIGHLIGHTS



CORPORATE GUARANTY FROM RAPIDLY GROWING TENANT

Strickland Brothers is one of the fastest growing companies in the United States, with over 170 Locations in 22 states | Ranked number 504 in prestigious 5000 listing for 2022



ATTRACTIVE LEASE FUNDAMENTALS

15 Year Abs. NNN Lease | 10% rental increases every 5 years including options | Four (4) - five (5) year options | Zero LL responsibilities



NEW CONSTRUCTION

New build-to-suit Strickland Brothers prototype | Warranties will be transferred to the new owner



GOOD VISIBILITY ON MAJOR MILITARY ROUTE

More than 36.5K cars travel on Lejeune Blvd | Over 850 apartments from across the street Tarawa Terrace, the living corridors for Camp Lejeune Military Base | Less than 3 miles to Camp Lejeune Military Base Entrance



SYNERGY WITH SURROUNDING AUTO BUSINESSES

Nearby national auto users include: NTB, O'Reilly Auto Parts, and Caliber Collisions | Over 267K SF of retail retail space in a 1-mile radius

STRICKLAND BROTHERS

LEJEUNE BLVD (36,500 VPD)

LIBERTY DR



Camp Lejeune
33,000+ Population

2227 Lejeune Blvd
JACKSONVILLE, NC

5

Tarawa Terrace
7,000+ Population

Tarawa Terrace II
Elementary
450 Students

Olympus
ATHLETIC CLUB

JIMMY JOHN'S

LEJEUNE BLVD (36,500 VPD)

NTB
TIRE & SERVICE CENTERS



Stevenson
Trucks Plus

CALIBER COLLISION
RESTORING THE RHYTHM OF YOUR LIFE™

STRICKLAND BROTHERS

JACKSONVILLE, NC

Jacksonville, North Carolina, is a vibrant city located in Onslow County, known for its rich military heritage and thriving community spirit. Home to the Marine Corps Base Camp Lejeune, Jacksonville has a strong connection to the armed forces, which influences much of its local culture and economy. The city boasts a range of recreational opportunities, including nearby beaches, parks, and nature reserves, making it a great spot for outdoor enthusiasts. With a growing population, Jacksonville combines small-town charm with modern amenities, offering a diverse range of dining, shopping, and entertainment options. Its community-focused atmosphere and commitment to supporting military families contribute to its unique character and appeal.



STRICKLAND BROTHERS**TENANT SUMMARY****Representative Photos**

Strickland Brothers Oil Change is a reputable automotive service provider specializing in oil changes and related maintenance services. With over 170 locations across the United States, Strickland Brothers aims to deliver efficient and reliable automotive care to its customers.

The company prides itself on offering quick and convenient oil changes that prioritize the longevity and performance of vehicles. Their skilled technicians are trained to provide thorough inspections, ensuring that each vehicle receives the appropriate oil type and filter. Strickland Brothers understands the importance of regular oil changes in maintaining engine health and overall vehicle efficiency.

Aside from oil changes, Strickland Brothers offers additional services such as tire rotations, air filter replacements, and fluid top-ups. Their commitment to customer satisfaction extends beyond basic maintenance, as they strive to educate customers about proper vehicle care and offer personalized recommendations.

STRICKLAND BROTHERS QUICK FACTS

Founded	2016
Ownership	Private
Number of Locations	170+
Headquarters	Winston Salem, NC
Guaranty	Corporate



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Jacksonville, NC



PRIMARY DEAL CONTACTS

DAVID HOPPE

Head of Net Lease Sales
980.498.3293
dhoppe@atlanticretail.com

NATIONAL TEAM

SAM YOUNG

Executive Vice President
980.498.3292
syoun@atlanticretail.com

MIKE LUCIER

Executive Vice President
980.337.4469
mlucier@atlanticretail.com

PATRICK WAGOR

Executive Vice President
561.427.6151
pwagor@atlanticretail.com

ERIC SUFFOLETTO

Managing Director & Partner
508.272.0585
esuffoletto@atlanticretail.com

DANNY GRIFFIN

Vice President
781.635.2449
dgriffin@atlanticretail.com

BEN OLMSTEAD

Analyst
980.498.3296
bolmstead@atlanticretail.com

Exclusively Offered By



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