



**OFFERED
FOR SALE**
\$2,117,000 | 6.40% CAP



130 NC-801, Advance, NC
(Winston-Salem MSA)



EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of a Caribou Coffee in Advance, NC. The Premises is leased to Caribou for a 10 year initial term. The Asset is Caribou's new "Cabin Coffee" drive thru and walk up only concept that maximizes operational efficiency. Well positioned on a major roadway, the site enjoys close proximity to a major interstate, I-40.



**INTERSECTION
WITH FOOD
LION AND
WALGREENS**



**10 YEARS
REMAINING ON
NN LEASE**



**LOCATED DIRECTLY
OFF INTERSTATE 40
(51,500 VPD)**

RENT SCHEDULE	TERM	ANNUAL RENT
Current Term	Years 1-5	\$135,500
Rent Escalation	Years 6-10	\$149,050
1st Extension	Years 11-15	\$163,955
2nd Extension	Years 16-20	\$180,351
3rd Extension	Years 21-25	\$198,386

NOI	\$135,500
CAP	6.40%
Price	\$2,117,000

ASSET SNAPSHOT

Tenant Name	Caribou Coffee "Cabin Concept"
Address	130 NC-801, Advance, NC 27006
Building Size (GLA)	534 SF
Land Size	0.67 Acres
Year Built	2024
Signator/Guarantor	Caribou Coffee (Corporate)
Rent Type	NN
Landlord Responsibilities	Roof & Structure (New Roof 2024)
Rent Commencement Date	6/1/2024
Remaining Term	10 Years
Current Annual Rent	\$135,500

Actual Subject Property



41,446
 PEOPLE IN
 5 MILE RADIUS



\$133,787
 AHHI
 3 MILE RADIUS



51,500
 VPD ON
 INTERSTATE 40



INVESTMENT HIGHLIGHTS



ATTRACTIVE LEASE FUNDAMENTALS

10 year lease provides next owner with stable cash flow for the next decade | 10% rental increases in primary term and in option periods | 3x5 year option periods



NAME BRAND TENANT

Caribou Coffee has over 700 locations worldwide | Caribou Coffee is a subsidiary of Panera Brands (parent company of Panera Bread and Einstein Bagels)



HIGH EARNING DEMOGRAPHICS

Average household income exceeds \$116K in a 3-mile radius | Over 17K people live within a 3-mile radius



EASILY ACCESSIBLE TO MAJOR INTERSTATE

Subject Site is located at a full access interchange on Hwy 801 (14.5K VPD) with access to Hwy 158 (13K VPD) | Half mile from an I-40 (51.5K VPD) exit, which is a major logistics and commuter interstate



NEAR MARKET DRIVERS

Atrium Health Wake Forest Baptist Davie Hospital (~0.8 miles) a 50 bed hospital | Approximately 2 miles to Bermuda Run Country Club, an 18 hole golf course, tennis and fitness center



NEW CONSTRUCTION OF "COFFEE CABIN" PROTOTYPE

New Building with Caribou's new Coffee Cabin Concept, which maximizes service efficiency, reduces cost, and increase profitability | New roof and structure with transferable warranties in place

NC-801 (14,500 VPD)

PEACHTREE LN

WELLS FARGO



HAIT STALL

DO NOT ENTER
ENTER ENTER

DRIVE THRU ONLY

WHEEL STALL
WHEEL STALL
WHEEL STALL





TRUIST

Bojangles
Famous Chicken & Biscuits



WELLS
FARGO

Venezia

Dave's
HOT CHICKEN

FOOD LION

40

51,500 VPD

Wendy's

McDonald's

17

13,000 VPD

SHEETZ

Chick-fil-A

Atrium Health

Lowe's

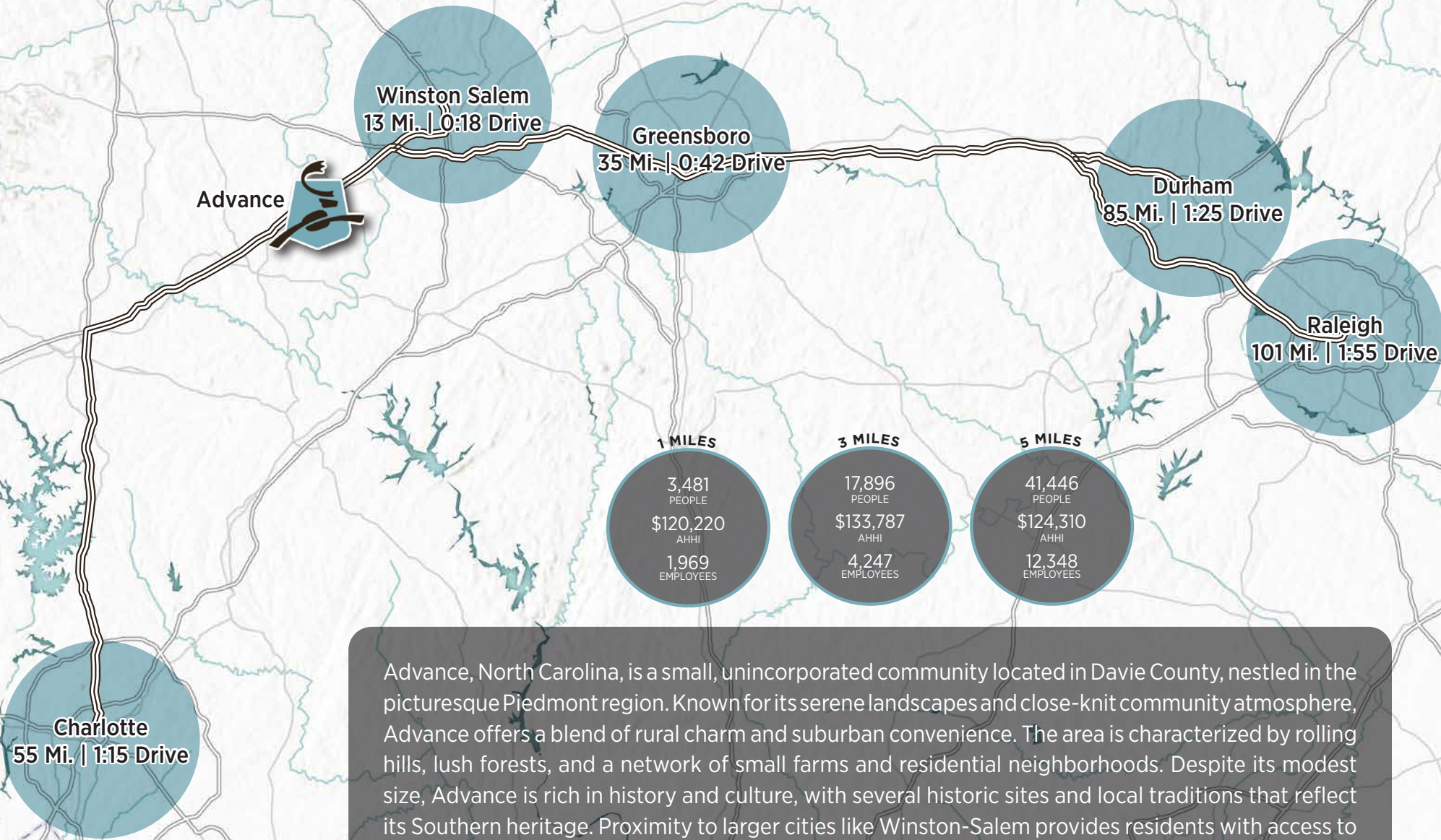
Hampton Inn

TACO BELL

CVS pharmacy

NC-801 114,500 VPD

Walgreens



Advance, North Carolina, is a small, unincorporated community located in Davie County, nestled in the picturesque Piedmont region. Known for its serene landscapes and close-knit community atmosphere, Advance offers a blend of rural charm and suburban convenience. The area is characterized by rolling hills, lush forests, and a network of small farms and residential neighborhoods. Despite its modest size, Advance is rich in history and culture, with several historic sites and local traditions that reflect its Southern heritage. Proximity to larger cities like Winston-Salem provides residents with access to urban amenities while maintaining a peaceful, countryside lifestyle. The community is also home to several parks and recreational facilities, making it an ideal place for outdoor enthusiasts and families alike.

CARIBOU COFFEE

Founded in 1992, Caribou Coffee is the second largest company-operated premium coffeehouse in the United States with nearly 400 company-owned locations nationwide. Caribou Coffee also has over 120 domestic license locations in 22 states, and over 200 international franchise stores in 11 countries. Caribou Coffee provides high quality, handcrafted beverages and food options to fuel life's adventures, both big and small. Known for a commitment to sustainability, the Company was the first major U.S. coffeehouse to serve 100% Rainforest Alliance Certified™ coffees and espresso. Caribou Coffee products can also be found in grocery stores, mass retailers, club stores, foodservice providers, hotels, entertainment venues and online.

In the fall of 2021, Caribou Coffee merged with Panera Bread and Einstein Bagels to form Panera Brands. Panera Brands consist of 4,000 units in total and over a 100,000+ employees globally

The business boasts over 700 owned and franchised locations in 23 states, Washington, D.C., and 12 countries. Its beans sell in grocery stores in all 50 states, and the retail chain has bragging rights as the No. 1 coffee shop in Kuwait.

CARIBOU COFFEE QUICK FACTS

Founded	1992
Ownership	Private
# of Locations	600
Headquarters	Brooklyn Center, MN
Guaranty	Corporate



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*CERTAIN PRINCIPALS OF THE SELLER, INCLUDING JEWETT FERGUSON & JOHN R. DAVIS JR. ARE LICENSED REAL ESTATE AGENTS AND/OR BROKERS IN THE STATE OF MISSOURI.

Exclusively Offered By



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