



190 LEXIE LANE CAMERON, NC



CONFIDENTIAL
OFFERING MEMORANDUM



**OFFERED
FOR SALE**
\$1,953,000 | 6.00% CAP

EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of a MainStreet Urgent Care in Spout Springs, NC. The Premises is leased to MainStreet Urgent Care for 15 year initial term with four (4) - five (5) year options. The Asset is well positioned on the main commuter corridor in Cameron, NC and is nearby Fort Liberty, the largest military base in the world, providing a built-in customer base in the community.



**15-YR
LEASE**



**POSITIONED IN
RETAIL NODE**



**HIGH GROWTH
MARKET**

LEASE YEARS	TERM	ANNUAL RENT
Current Term	1-5	\$117,188
Rental Increase	6-10	\$128,907
Rental Increase	11-15	\$141,797
1st Extension	16-20	\$155,977
2nd Extension	20-25	\$171,575
3rd Extension	26-30	\$188,732
4th Extension	30-35	\$207,606

NOI \$117,188

CAP 6.00%

PRICE \$1,953,000

ASSET SNAPSHOT

Tenant Name	MainStreet Urgent Care
Address	190 Lexie Lane, Cameron, NC 28326
Building Size (GLA)	3,200 SF
Land Size	0.92 Acres
Year Built/Renovated	2024
Signator/Guarantor	Rural Urgent Care (Corporate)
Rent Type	NN
Landlord Responsibilities	Roof & Structure
Rent Commencement Date	1/14/2025
Lease Expiration	1/30/2040
Remaining Term	15 Years
Rental Increases	10% Every 5 Years
Current Annual Rent	\$117,188



41,702 PEOPLE
IN 5 MILE RADIUS

\$117,095 AHHI
IN 3 MILE RADIUS

42,500 VPD
ON NC HWY 24 87



STRONG LEASE FUNDAMENTALS

New 15 year lease | 10% rent increases every 5 years | Minimum Landlord Responsibilities | Long term passive investment opportunity



NEARBY TO MAJOR ECONOMIC DRIVER

Approximately 11 miles to Fort Liberty, a 251 square mile military base | The largest military base in the entire world with over 52K military personnel | Fort Liberty has an economic impact of \$8.1 billion to the local economy



HIGHLY VISIBLE AND SURROUNDED BY HUNDREDS OF NEW HOMES

Fronting NC Hwy 24-87 (41,000 VPD) | Over a 7.0% annual population growth over the past 13 years in a 1-mile radius | Total number of homes in a one mile radius has nearly doubled in last 13 years (7.3% annual growth)



POSITIONED ON A RETAIL CORRIDOR

Over 350KSF of retail space located in a 1-mile radius of the site | Nearby retailers include: Walmart Supercenter, Food Lion, Dollar Tree, Bojangles, Zaxbys, and More



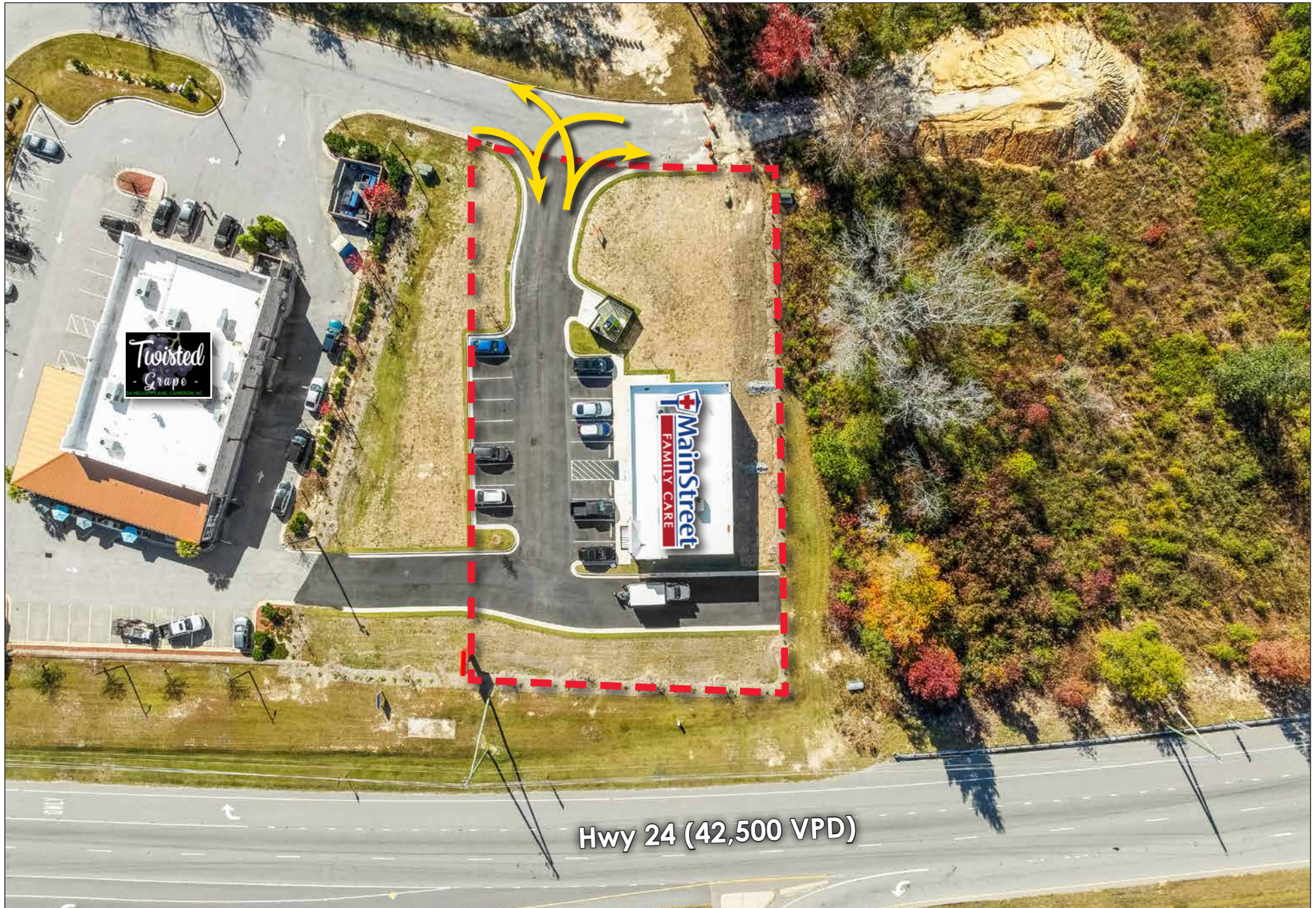
NEW CONSTRUCTION

New build-to-suit with transferable roof and mechanical warranties



HIGH GROWTH MARKET

According to the World Population Review, the city of Spout Springs is growing at a rate of 7.7% annually | The national average growth rate for a city in southern United States is 1.0%



*Property is currently in the process of being subdivided by Property Owner. Closing Date will be conditioned upon Seller finalizing and recording the Subdivision Plat

Bojangles Wendy's DUNKIN'
Tropical CAFE biscuitville Jersey Mike's Subs

FOOD LION McDonald's KFC

Poole Elementary
625 Students

USA STORAGE
CENTERS

POPEYES
LOUISIANA KITCHEN



KinderCare
LEARNING CENTERS



AutoZone

MainStreet
FAMILY CARE

SHEETZ

Hwy 24 (42,500 VPD)

Lexie Ln

Melody Ln

Twisted
Grape
34 MELLOW LANE, CAMERON, NC





Phycinity

SHEETZ

BURGER KING

verizon

Starbucks

Walmart
Supercenter

MURPHY USA

DOLLAR TREE

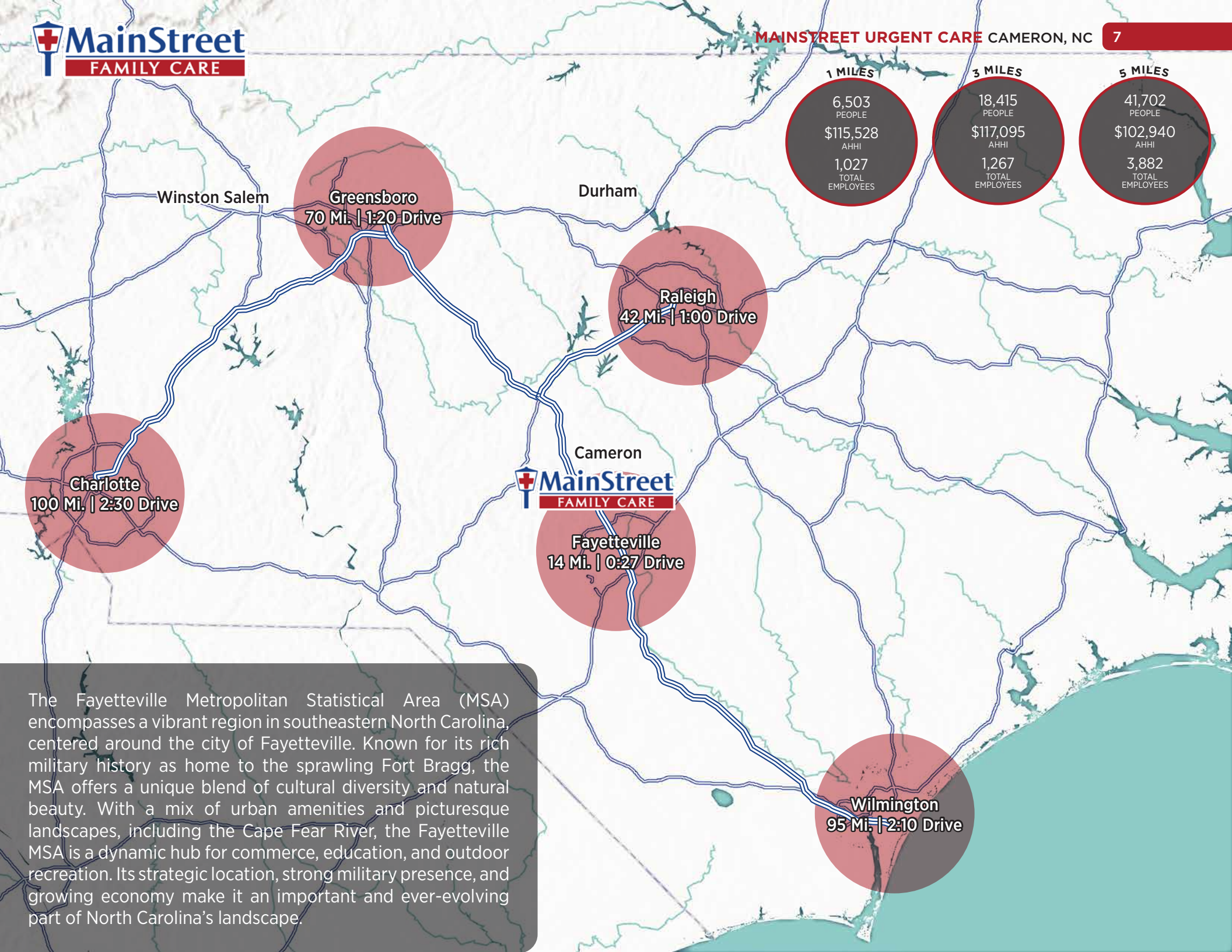
Melody Ln

Twisted
Grape

MainStreet
FAMILY CARE

Hwy 24 (42,500 VPD)





The Fayetteville Metropolitan Statistical Area (MSA) encompasses a vibrant region in southeastern North Carolina, centered around the city of Fayetteville. Known for its rich military history as home to the sprawling Fort Bragg, the MSA offers a unique blend of cultural diversity and natural beauty. With a mix of urban amenities and picturesque landscapes, including the Cape Fear River, the Fayetteville MSA is a dynamic hub for commerce, education, and outdoor recreation. Its strategic location, strong military presence, and growing economy make it an important and ever-evolving part of North Carolina's landscape.

TENANT SUMMARY

MainStreet Family Care provides accessible, high-quality healthcare close to home, offering services ranging from urgent care to preventative and primary care. The company prioritizes fast, efficient care, helping patients heal and feel better quickly without the need for long waits or expensive emergency room visits. Their mission is to ensure every customer feels better, fast, with a commitment to treating patients like family and providing compassionate, respectful care. MainStreet's core values emphasize healing both the illness and symptoms, while delivering exceptional service that exceeds expectations. With a focus on convenience and comprehensive care, MainStreet Family Care is dedicated to supporting the health and well-being of local families.

MAINSTREET QUICK FACTS

Founded:	2015
Ownership:	Private
Parent:	Rural Urgent Care
# of Locations:	60+
Headquarters:	Birmingham, AL
Guaranty:	Corporate

190 LEXIE LANE CAMERON, NC

**OFFERED
FOR SALE**

\$1,953,000 | 6.00% CAP



Exclusively Offered By



PRIMARY DEAL CONTACTS

DAVID HOPPE

Head of Net Lease Sales

980.498.3293

dhoppe@atlanticretail.com

BEN OLMSTEAD

Senior Analyst

980.498.3296

bolmstead@atlanticretail.com

This Offering Memorandum has been prepared by Atlantic Capital Partners ("ACP") for use by a limited number of prospective investors of MainStreet Urgent Care - Cameron, NC (the "Property") and is not to be used for any other purpose or made available to any other person without the express written consent of the owner of the Property and ACP. All information contained herein has been obtained from sources other than ACP, and neither Owner nor ACP, nor their respective equity holders, officers, employees and agents makes any representations or warranties, expressed or implied, as to the accuracy or completeness of the information contained herein. Further, the Offering Memorandum does not constitute a representation that no change in the business or affairs of the Property or the Owner has occurred since the date of the preparation of the Offering Memorandum. This Offering Memorandum is the property of Owner and Atlantic Capital Partners and may be used only by prospective investors approved by Owner and Atlantic Capital Partners. All analysis and verification of the information contained in the Offering Memorandum is solely the responsibility of the recipient. ACP and Owner and their respective officers, directors, employees, equity holders and agents expressly disclaim any and all liability that may be based upon or relate to the use of the information contained in this offering Memorandum.