



4507 W WENDOVER AVE  
Greensboro NC

OFFERED FOR SALE  
\$3,986,000 | 5.75% CAP



CONFIDENTIAL  
OFFERING MEMORANDUM





## EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of a Biscuitville in Greensboro, NC. The premises will be a leased for a 15 year initial term, with four (4) - five (5) year options. The Asset is well positioned directly off of Wendover Ave and is surrounded by neighboring retailers like Home Depot, Gabe's and Target.



**15-YR  
LEASE**



**LOCATED IN  
RETAIL NODE**



**HIGH GROWTH  
TRIAD REGION**

LEASE YEARS	TERM	ANNUAL RENT
Current Term	1-5	\$229,212
Current Term	6-10	\$252,133
Current Term	11-15	\$277,347
1st Extension	16-20	\$305,081
2nd Extension	21-25	\$335,589
3rd Extension	26-30	\$369,148
4th Extension	31-35	\$406,063
5th Extension	36-40	\$446,669
6th Extension	41-45	\$491,336
7th Extension	46-50	\$540,470
8th Extension	51-55	\$594,517

NOI	\$229,212
CAP	5.75%
PRICE	\$3,986,000

## ASSET SNAPSHOT

Tenant Name	Biscuitville
Address	4507 W Wendover Ave, Greensboro NC, 27407
Building Size (GLA)	3,711 SF
Land Size	0.68 Acres
Year Built/Renovated	2006/2018
Signatory/Guarantor	Corporate
Rent Type	Abs. NNN
Landlord Responsibilities	None
Rent Commencement Date	1/1/26
Lease Expiration	12/31/40
ROFO	Yes
Rental Increases	10% Every 5 Years and in Options
Remaining Term	15 Years
Current Annual Rent	\$229,212



**143,119** PEOPLE  
IN 5 MILE RADIUS



**\$100,144** AHHI  
IN 5 MILE RADIUS



**37,000** VPD  
ON WENDOVER AVE





## STRONG LEASE FUNDAMENTALS

New 15 year Abs NNN lease with eight (8) 5-year renewals | 10% rent increases every 5 years during current term & option periods | No LL responsibility



## LOCAL CORPORATE TENANT

Biscuitville Fresh Southern is headquartered in Greensboro where they have been able to stage the launch of 85+ locations | Regional leader in QSR breakfast category



## RETAIL TRADE AREA

Outparcel to Landmark Station mall | Within a 1-mile radius there is a dense 3.1M SF retail corridor that asset is situated in | National credit tenants drive consistent customer traffic | Nearby national tenants include Lowes, Home Depot, Walmart, Costco, Sam's Cub



## HIGHLY ACCESSIBLE & VISIBLE LOCATION

Cross access through the shopping center providing access to the light | Strategically positioned with immediate access to I-40, W Wendover Ave and I-73 | Collectively these interstates handle 250,000+ VPD



## HIGH QUALITY REAL ESTATE

~2K SF QSR Prototype with a drive through | Commitment to local market while they expand in the Carolinas and outpace overall QSR growth



## HIGH GROWTH GREENSBORO

Located in the Triad MSA, one of North Carolina's three largest metropolitan areas | In 2023, Greensboro witnessed construction values surpassing \$1 billion, marking a 37% increase from the previous year | Projections estimate that Greensboro will welcome an additional 60,000 residents over the next two decades







Walmart

sam's club

Starbucks  
Cracker Barrel  
golden corral  
TRIPPS RESTAURANT  
Applebee's GRILL & BAR

COSTCO WHOLESALE  
TJ-maxx  
petco

LOWE'S  
BEST BUY

THE HOME DEPOT

meineke car care center

CHIPOTLE MEXICAN GRILL

McDonald's

TACO BELL

RED LOBSTER  
Cane's  
Chick-fil-A  
Bojangles  
IHOP  
WHATABURGER

Logan's ROADHOUSE

PANDA EXPRESS CHINESE KITCHEN

MAVIS TIRES, BRAKES & DISCOUNT PRICES

Biscuitville FRESH SOUTHERN

FLOOR DECOR

Bridford Pkwy

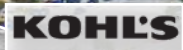
W Wendover Ave (37,000 VPD)







105,000 VPD



W Wendover Ave (37,000 VPD)











64,500 VPD

HAVERTYS

CAVA

Academy  
SPORTS+OUTDOORS

BLAZE PIZZA

Viva Chicken

FIRST WATCH

WORLD MARKET

Bad Daddy's  
BURGER BAROUTBACK  
STEAKHOUSETIMMY JOHN'S  
Since 1983  
COUNTRY HANDBREADS

BOOT BARN

MATTRESS  
WarehouseBiscuitville  
FRESH SOUTHERNFLOOR  
DECOR &

W Wendover Ave (37,000 VPD)



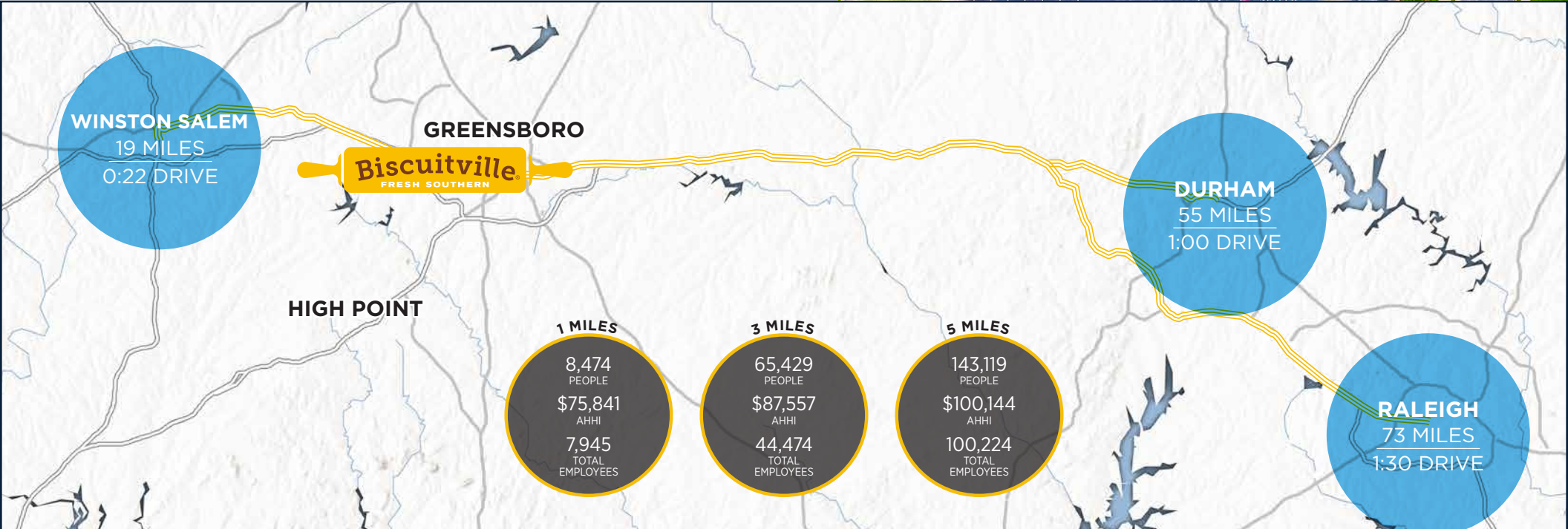


## TRIAD OF NC

The Triad, also known as the Piedmont Triad, is a region in central North Carolina that includes the cities of Greensboro, Winston-Salem, and High Point. This area is a major hub for commerce, education, and culture in the state, historically rooted in industries like tobacco, textiles, and furniture manufacturing. Today, the Triad has diversified its economy, with growing sectors in logistics, healthcare, biotechnology, and higher education, supported by institutions such as Wake Forest University, UNC Greensboro, and North Carolina A&T State University. The region offers a mix of urban amenities and suburban charm, with a central location that provides easy access to both the mountains and the coast.

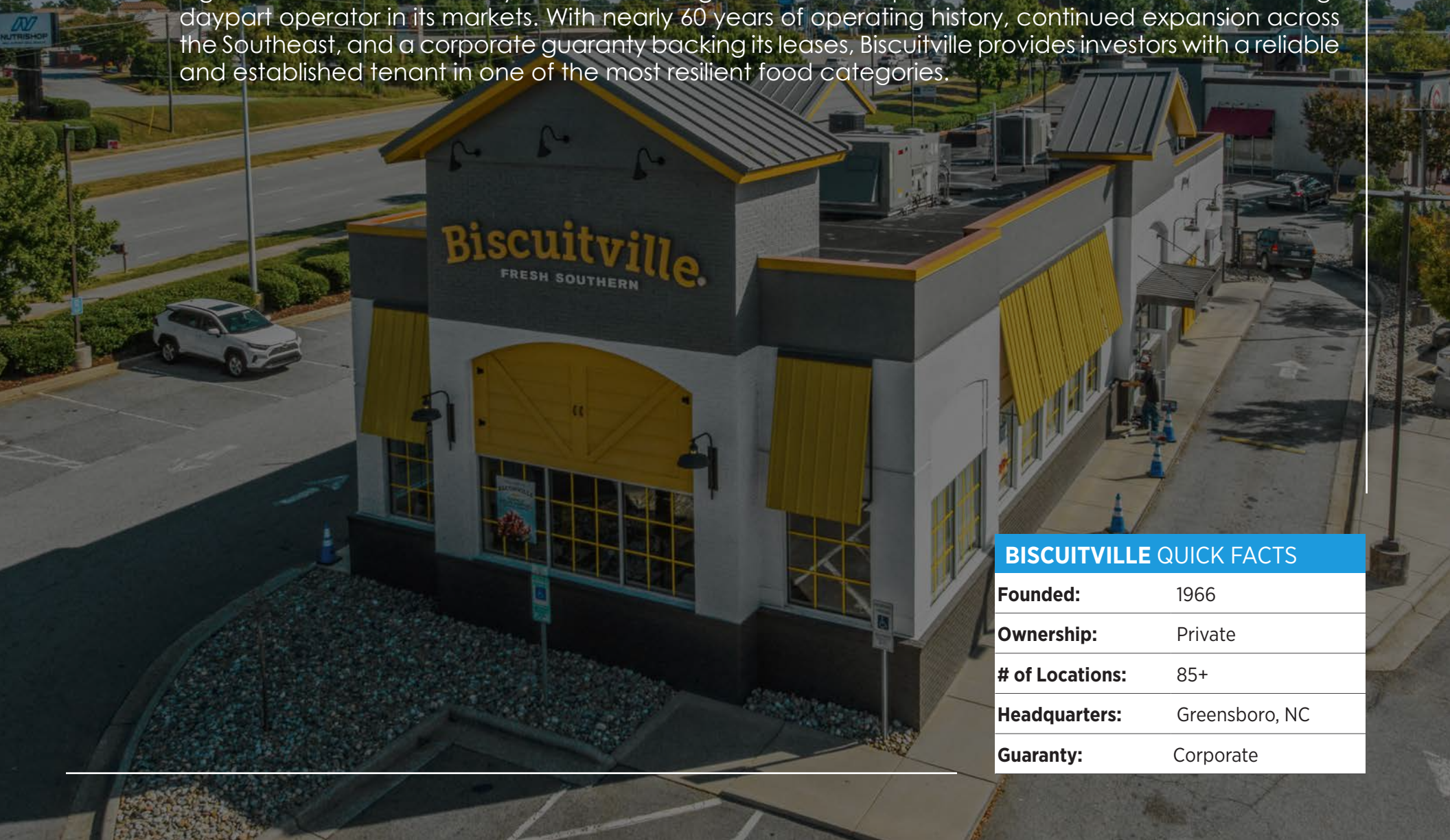


Downtown Greensboro





Biscuitville Fresh Southern is a privately held, family-owned quick-service restaurant (QSR) chain founded in 1966 and headquartered in Greensboro, North Carolina. The brand specializes in scratch-made breakfast items and is a regional leader in the fast-growing QSR breakfast segment, which has outpaced overall QSR growth nationwide. Biscuitville operates more than 85 locations across North Carolina, Virginia, and South Carolina, with a steady pipeline of new development supported by strong customer loyalty and brand recognition. The company emphasizes high-quality, locally sourced ingredients and Southern-style menu offerings, which have positioned it as a dominant morning-daypart operator in its markets. With nearly 60 years of operating history, continued expansion across the Southeast, and a corporate guaranty backing its leases, Biscuitville provides investors with a reliable and established tenant in one of the most resilient food categories.



## BISCUITVILLE QUICK FACTS

<b>Founded:</b>	1966
<b>Ownership:</b>	Private
<b># of Locations:</b>	85+
<b>Headquarters:</b>	Greensboro, NC
<b>Guaranty:</b>	Corporate





**Biscuitville®**  
FRESH SOUTHERN

**4507 W WENDOVER AVE**  
Greensboro NC

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**\$3,986,000 | 5.75% CAP**

Exclusively Offered By



## PRIMARY DEAL CONTACTS

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