LUCKY DOG™
BARK AND BREW!

13835 SOUTH LAKES DR CHARLOTTE, NC

OFFERED FOR SALE

$3,100,000 | 6.29% CAP

Atlantic CAPITAL PARTNERS™

CONFIDENTIAL OFFERING MEMORANDUM

EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to offer for sale Lucky Dog Bark & Brew located at 13835 South Lakes Drive, Charlotte, NC, a single-tenant NNN investment in one of Charlotte's fastest-growing retail submarkets. The property totals 12,699 square feet on 3.5 acres, leased to Lucky Dog Bark & Brew under a 10-year NNN lease featuring 2% annual rent escalations. The investment generates a current NOI of $194,837 at a 6.29% cap rate, priced at $3,100,000.

The property is positioned in Steele Creek at the intersection of NC-49 (39,000 VPD) and Carowinds Boulevard (15,500 VPD), adjacent to Carowinds and surrounded by a dense concentration of national retailers and entertainment destinations including Charlotte Premium Outlets (398,000 SF, 100+ stores) and TopGolf. The Steele Creek corridor ranks among Charlotte's strongest retail nodes by consumer traffic volume and household income concentration, reflecting the submarket's evolution into an established retail destination.

The Charlotte MSA is one of the fastest-growing major metropolitan areas in the United States, home to the global headquarters of Bank of America, Truist Financial, Duke Energy, and Lowe's, and supported by sustained corporate in-migration and net population growth. The subject trade area totals 161,557 residents within 5 miles with an average household income of $139,772. Combined with a long-term NNN lease, contractual annual rent growth, and exceptional underlying real estate fundamentals, the offering presents an opportunity to acquire a long-term passive investment in one of Charlotte's strongest retail corridors.

YEAR	PERIOD	RENT
Year 5	12/1/2026 - 11/30/2027	$194,837
Year 6	12/1/2027 - 11/30/2028	$198,734
Year 7	12/1/2028 - 11/30/2029	$202,709
Year 8	12/1/2029 - 11/30/2030	$206,763
Year 9	12/1/2030 - 11/30/2031	$210,898
Year 10	12/1/2031 - 11/30/2032	$215,116
1st Extension Term		FMV then 2% Annually

NOI	$194,837
CAP RATE	6.29%
LISTING PRICE	$3,100,000

ASSET SNAPSHOT

Tenant Name	Lucky Dog Bark & Brew
Address	13835 South Lakes Dr, Charlotte, NC 28273
Building Size (GLA)	12,699 SF
Land Size	3.5 Acres
Year Built	1997
Tenant	Village Pet Care, LLC, a Delaware LLC (40+ Locations); DBA Lucky Dog Bark & Brew
Rent Type	NNN
Landlord Responsibilities	Foundation, Structure, Load-Bearing Walls, Roof Replacement
Rent Commencement Date	11/15/2022
Lease Expiration Date	11/30/2032
Remaining Term	6 Years
ROFR	Yes - 15 Days
Rent Escalations	2% Annually
Annual Rent	$194,837

161,557
PEOPLE
IN 5 MILE RADIUS

$139,772
AHHI IN
5 MILE RADIUS

39,000
VPD ON
NC-49

INVESTMENT HIGHLIGHTS

10-YEAR NNN LEASE | 2% ANNUAL ESCALATIONS

The property is leased under a 10-year NNN lease commencing November 2022, providing passive income with limited landlord responsibilities and 2% annual rent escalations.

ESTABLISHED LOCAL OPERATOR

Lucky Dog Bark & Brew is backed by over a decade of operating history and three established Charlotte-area locations with a loyal recurring customer base.

HIGH-GROWTH STEELE CREEK SUBMARKET

The property is positioned in Steele Creek, one of Charlotte's fastest-growing submarkets, near Charlotte Premium Outlets (398,000 SF, 100+ stores) and TopGolf, supporting strong regional consumer traffic.

HIGH-TRAFFIC LOCATION | CAROWINDS PROXIMITY

Located near NC-49 (39,000 VPD) and Carowinds Boulevard (15,500 VPD), the property benefits from strong visibility and proximity to Carowinds, which attracts more than 1.5 million annual visitors.

STRONG DEMOGRAPHICS | AFFLUENT TRADE AREA

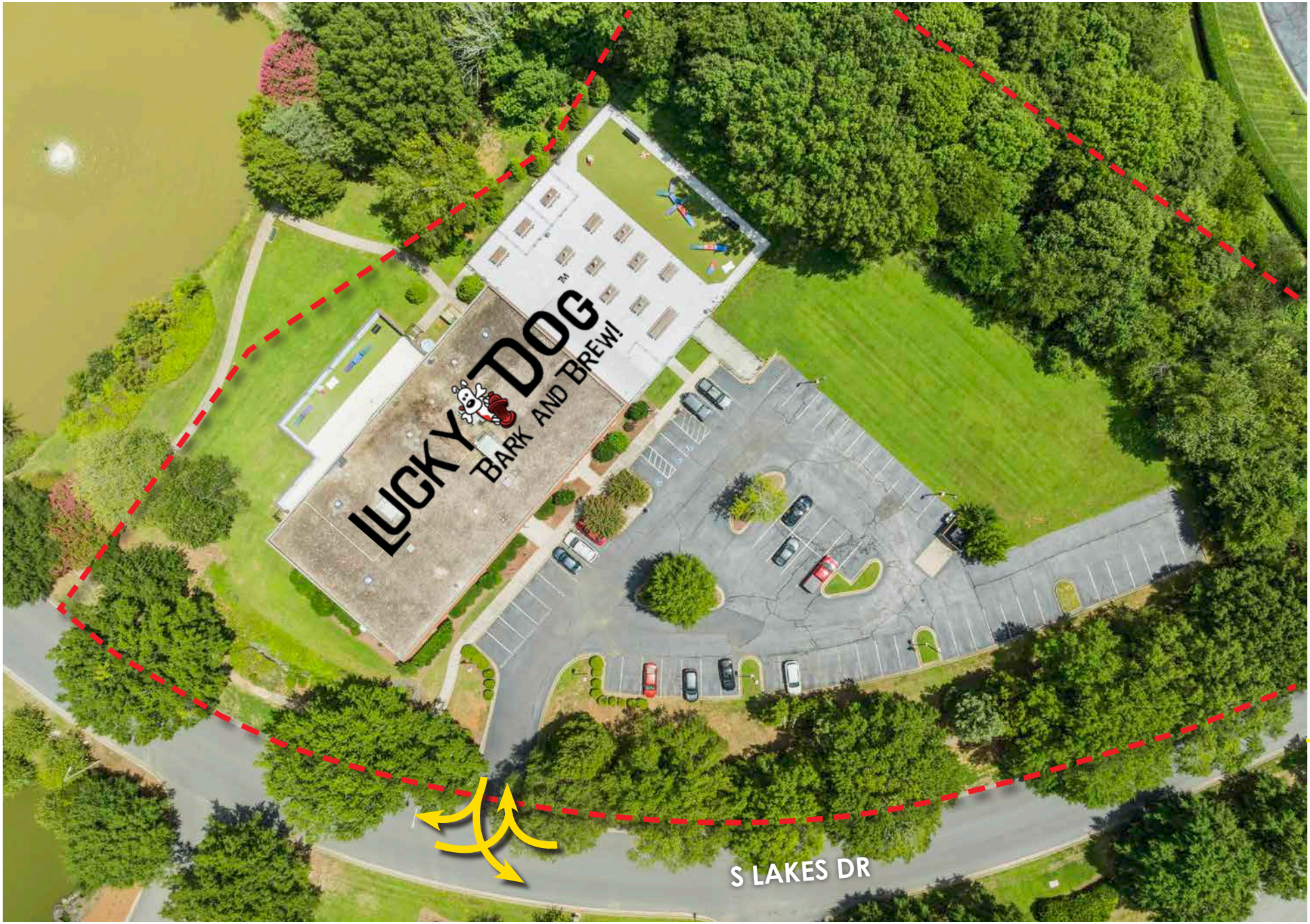
More than 160,000 residents with an average household income of $139,772 live within five miles, while the three-mile trade area includes 59,362 residents with an AHHI of $137,178.

SUPPLY-CONSTRAINED SOUTHWEST CHARLOTTE LOCATION

The property occupies an established Steele Creek retail corridor benefiting from sustained population growth, rising incomes, limited retail supply, and direct access to I-485 and I-77 (167,000 VPD).

Atlantic
CAPITAL PARTNERS™

SITE PLAN



ADDITIONAL PHOTOS

SOUTHEAST AERIAL

20M+ SF INDUSTRIAL & EMPLOYMENT HUB

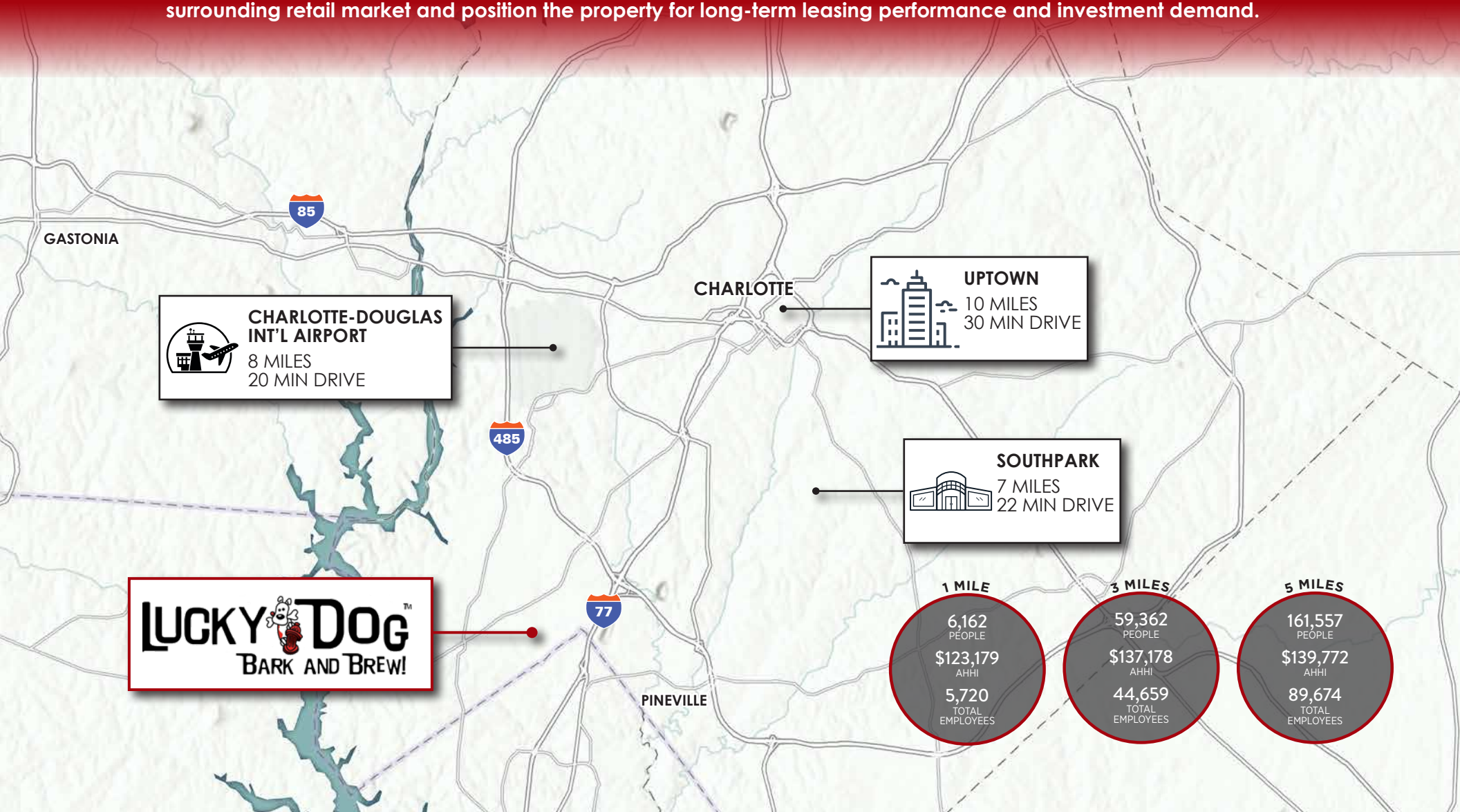
- Largest industrial core in the Carolinas
- 20M+ SF of industrial development
- Major logistics, distribution & manufacturing presence
- Immediate access to I-77 & I-485
- Significant surrounding daytime employment base

LOCATION OVERVIEW

Charlotte is one of the Southeast's fastest-growing metropolitan areas, supported by sustained population growth, a diverse employment base, and continued corporate investment. As a major financial and business hub, the region benefits from strong employment across banking, healthcare, technology, manufacturing, and logistics.

The property is strategically positioned within the Charlotte MSA, providing convenient access to Uptown Charlotte and the region's major employment, retail, and entertainment destinations. Continued residential development and investment from national retailers, restaurants, and service-oriented businesses support strong and durable consumer demand.

Charlotte's favorable demographics, robust economic growth, and expanding population reinforce the strength of the surrounding retail market and position the property for long-term leasing performance and investment demand.

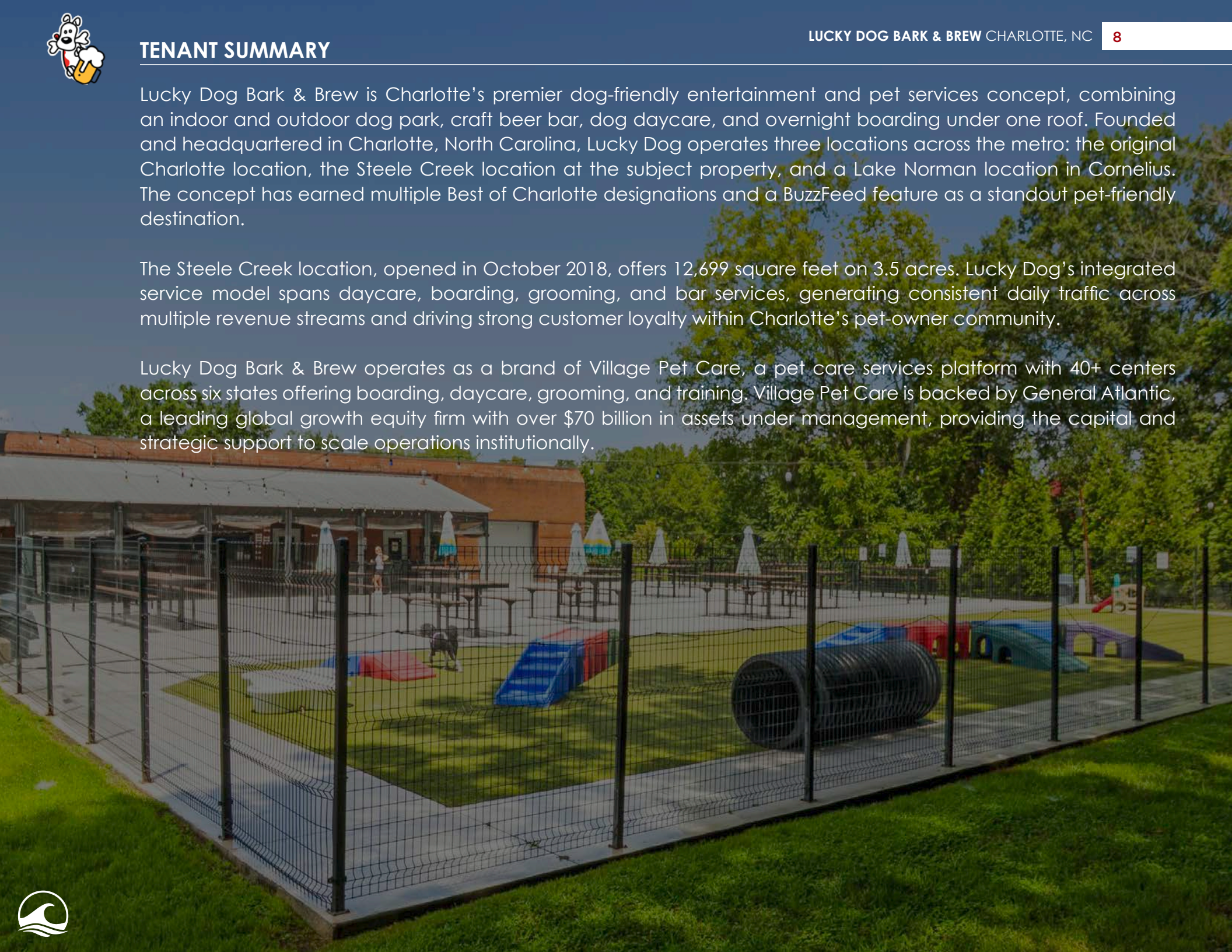


TENANT SUMMARY

Lucky Dog Bark & Brew is Charlotte's premier dog-friendly entertainment and pet services concept, combining an indoor and outdoor dog park, craft beer bar, dog daycare, and overnight boarding under one roof. Founded and headquartered in Charlotte, North Carolina, Lucky Dog operates three locations across the metro: the original Charlotte location, the Steele Creek location at the subject property, and a Lake Norman location in Cornelius. The concept has earned multiple Best of Charlotte designations and a BuzzFeed feature as a standout pet-friendly destination.

The Steele Creek location, opened in October 2018, offers 12,699 square feet on 3.5 acres. Lucky Dog's integrated service model spans daycare, boarding, grooming, and bar services, generating consistent daily traffic across multiple revenue streams and driving strong customer loyalty within Charlotte's pet-owner community.

Lucky Dog Bark & Brew operates as a brand of Village Pet Care, a pet care services platform with 40+ centers across six states offering boarding, daycare, grooming, and training. Village Pet Care is backed by General Atlantic, a leading global growth equity firm with over $70 billion in assets under management, providing the capital and strategic support to scale operations institutionally.



LUCKY DOG™ BARK AND BREW!

13835 SOUTH LAKES DR CHARLOTTE, NC

OFFERED FOR SALE

$3,100,000 | 6.29% CAP

Exclusively Offered By

Atlantic CAPITAL PARTNERS™

PRIMARY DEAL CONTACTS

DAVID HOPPE
Head of Net Lease Sales
980.498.3293
dhoppe@atlanticretail.com

MIKE LUCIER
Executive Vice President
980.337.4469
mlucier@atlanticretail.com

ERIC SUFFOLETTO
Managing Director & Partner
508.272.0585
esuffoletto@atlanticretail.com

BEN OLMSTEAD
Senior Associate
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 Lucky Dog Bark & Brew - Charlotte, 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.