5637 ALBEMARLE RD | CHARLOTTE, NC

OFFERED FOR SALE

$5,086,000

5.50% CAP

CONFIDENTIAL OFFERING MEMORANDUM

Atlantic CAPITAL PARTNERS™

EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to offer for sale a dual-tenant NNN lease investment located at 5637 Albemarle Rd in Charlotte, North Carolina. Dutch Bros Coffee (986 SF) and Valvoline Instant Oil Change (1,300 SF) occupy two freestanding buildings totaling 2,286 square feet on the site, both operating under new 15-year absolute NNN ground leases as two nationally recognized, publicly traded brands. The offering generates $279,750 of annual NOI and provides investors with passive, management-free ownership.

Constructed in 2026, the property delivers immediate long-term income certainty. Dutch Bros Coffee (NYSE: BROS) is one of the nation's fastest-growing drive-thru beverage concepts, operating more than 1,200 locations across 25 states with a market capitalization exceeding $10 billion and plans to open 181 new shops in 2026 alone. Valvoline Instant Oil Change (NYSE: VVV) is guaranteed by QAS Holdings, LLC — the second largest Valvoline franchisee in the country with 200+ operating locations — providing significant credit strength.

Strategically positioned at a lighted intersection of Albemarle Rd & Reddman Rd, the property benefits from more than 67,500 combined vehicles per day along one of east Charlotte's primary commercial corridors. Located in the Charlotte-Concord-Gastonia MSA, one of the five fastest-growing metropolitan areas in the nation, the offering combines new construction, long-term leases, and a top-ranked Sunbelt growth market in a passive ground lease investment well suited for private capital and 1031 exchange investors.

NOI	$279,750
CAP	5.50%
PRICE	$5,086,000

ASSET SNAPSHOT

Address	5637 Albemarle Rd, Charlotte, NC 28212
Combined Leasable Area	2,286 SF
Land Size	0.96 Acres
Year Built/Renovated	2026
Tenants	Dutch Bros. & Valvoline
Lease Type(s)	NNN Lease
WALT	15
Occupancy	100%
NOI	$279,750

CONSTRUCTION AS OF JULY 2026

271,020 PEOPLE IN 5 MILE RADIUS

$131,204 AHHI IN 5 MILE RADIUS

48,500 VPD ALBEMARLE RD

INVESTMENT HIGHLIGHTS

NNN LEASE
NNN lease providing passive ownership while the investor retains fee simple ownership of the underlying land.

BRAND-NEW 2026 CONSTRUCTION
Purpose-built in 2026, the property is occupied by both tenants under new 15-year NNN leases, delivering immediate long-term income certainty with no near-term lease rollover risk.

DUTCH BROS COFFEE (NYSE: BROS)
Dutch Bros Coffee is one of the nation's fastest-growing drive-thru beverage brands, operating 1,200+ locations across 25 states with 181 new shops planned in 2026.

SECOND LARGEST VALVOLINE FRANCHISEE — STRONG CREDIT GUARANTY
Guaranteed by QAS Holdings, LLC — the second largest Valvoline franchisee in the United States with 200+ operating locations | Demonstrates significant operational scale and financial strength | Needs-based automotive service category provides recession-resilient cash flow

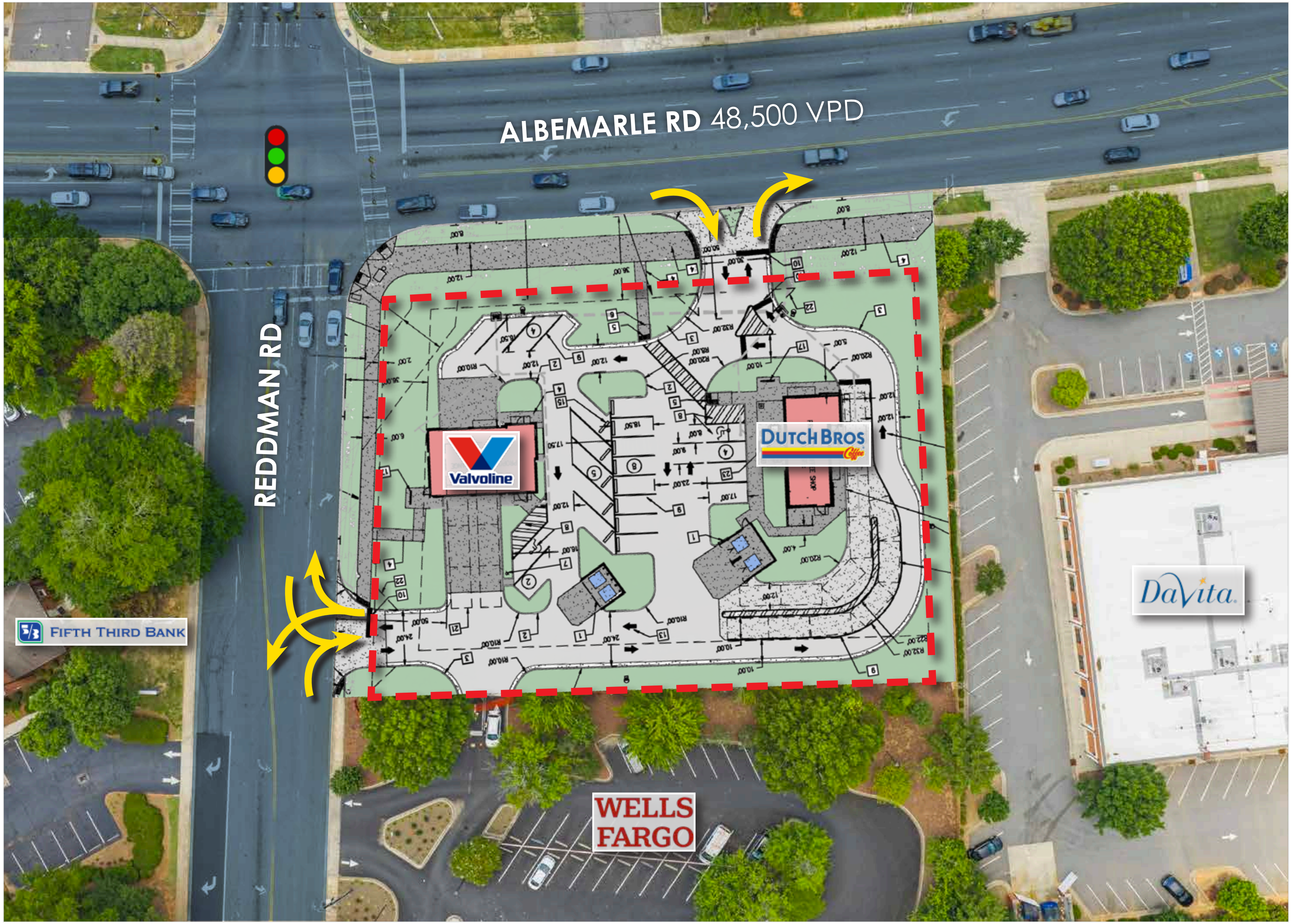
TOP-TIER SUNBELT GROWTH MARKET
Located within the Charlotte MSA, one of the nation's fastest-growing metropolitan areas, serving more than 2.9 million residents and home to numerous Fortune 500 headquarters.

HIGH-TRAFFIC EAST CHARLOTTE CORRIDOR
Positioned at the signalized intersection of Albemarle Rd and Central Ave, the property benefits from 67,500+ combined VPD and co-tenancy with ALDI, McDonald's, Wells Fargo, and Chase Bank.

RENT ROLL

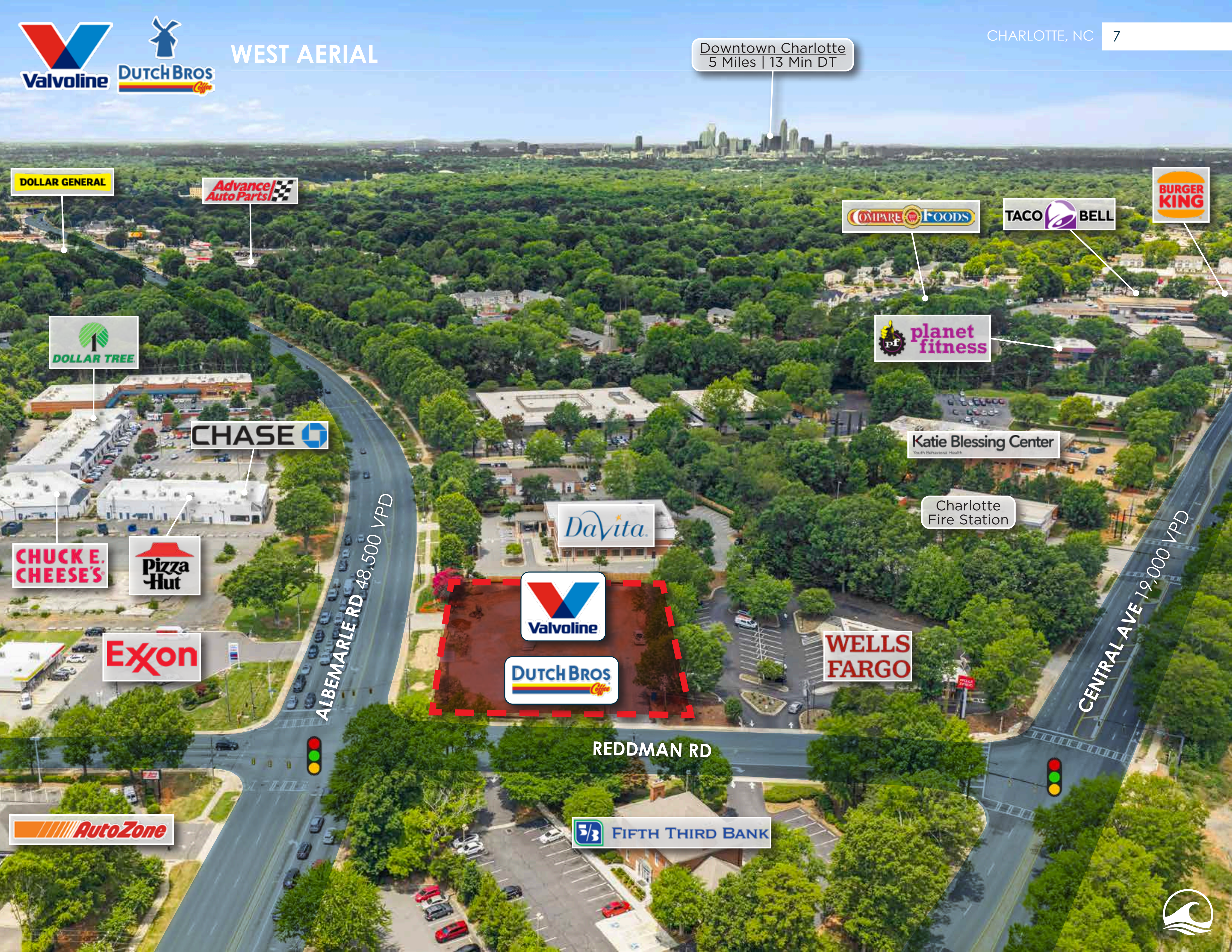
TENANT	SQUARE FEET	LEASE START	LEASE TERM	RENT PSF	ANNUAL RENT	ESCALATIONS	RENEWAL OPTIONS
Dutch Bros (Corporate)	986	9/9/2026	15 Years	$171.40	$180,000	10% Every 5-Years	4 x 5 Year
Valvoline (QAS Holdings, LLC)	1,300	9/9/2026	15 Years	$76.73	$99,750	10% Every 5-Years	4 x 5 Year
TOTAL	**2,286**				**$279,750**		

SITE PLAN


ALBEMARLE RD 48,500 VPD
REDDMAN RD
Valvoline
DUTCH BROS
FIFTH THIRD BANK
DaVita
WELLS FARGO

NORTH AERIAL

WEST AERIAL


Downtown Charlotte
5 Miles | 13 Min DT
DOLLAR GENERAL
Advance Auto Parts
COMPARE FOODS
TACO BELL
BURGER KING
DOLLAR TREE
planet fitness
CHASE
Katie Blessing Center
Charlotte
Fire Station
DaVita
CHUCK E. CHEESE'S
Pizza Hut
ALBEMARLE RD 48,500 VPD
Valvoline
DUTCH BROS
WELLS FARGO
CENTRAL AVE 19,000 VPD
Exxon
REDDMAN RD
AutoZone
FIFTH THIRD BANK

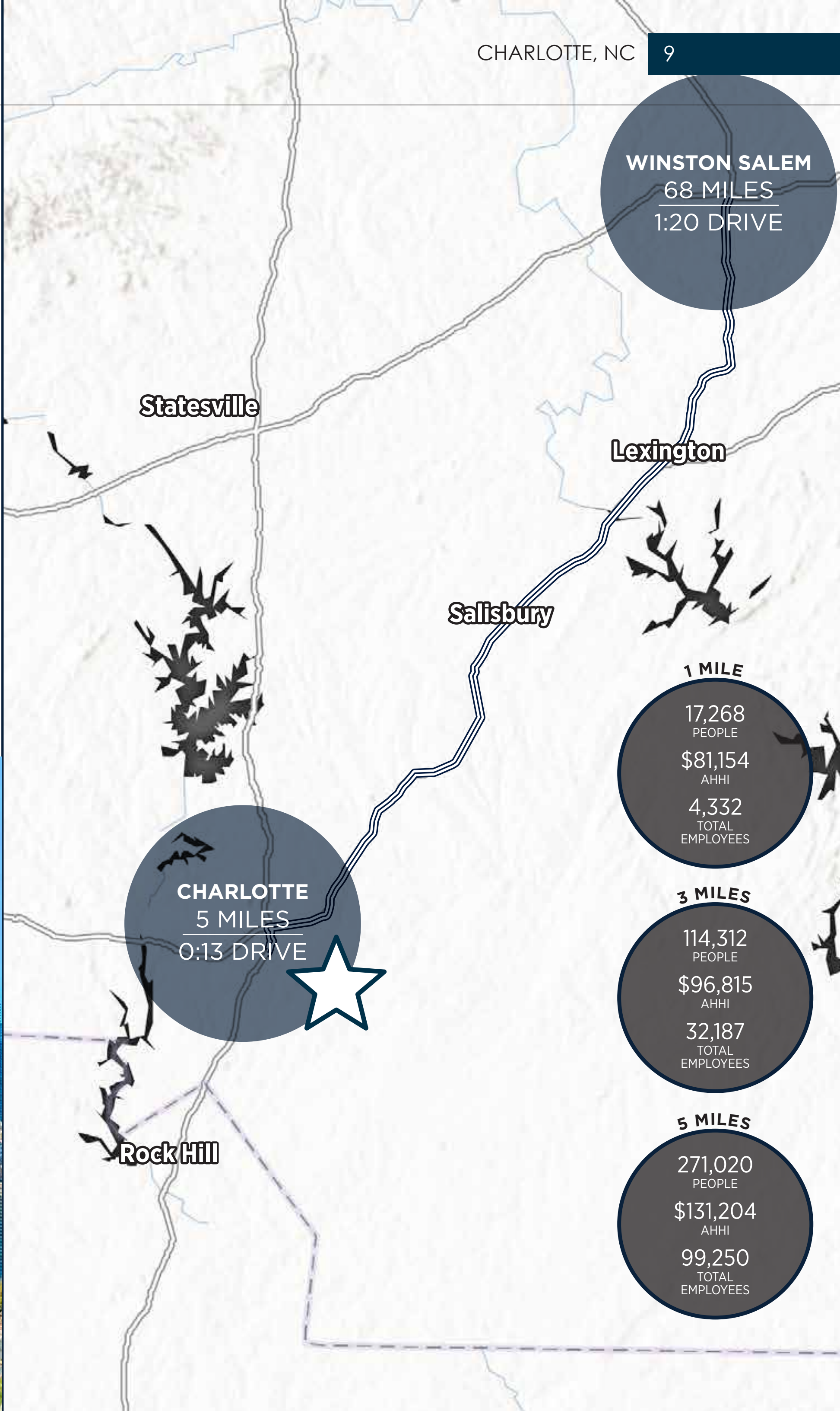
EAST AERIAL


McDonald's
7-ELEVEN
FITNESS CONNECTION
Albemarle Landing
128 Apartments
Popeyes
Firestone
AutoZone
CENTRAL AVE 19,000 VPD
FIFTH THIRD BANK
REDDMAN RD
DUTCH BROS Coffee
Exxon
ALBEMARLE RD 48,500 VPD
WELLS FARGO
Valvoline
DaVita

LOCATION OVERVIEW

CHARLOTTE, NC

The Charlotte Metropolitan Statistical Area (MSA), located in North Carolina, encompasses a vibrant and rapidly growing region that serves as a major economic and cultural hub in the southeastern United States. Centered around the city of Charlotte, with a population exceeding 2.9 million residents, the MSA boasts a diverse economy, with a strong presence in finance, technology, healthcare, and manufacturing sectors. With a substantial GDP surpassing $207 billion, the area is known for its impressive skyline, offering a blend of modern amenities, historic charm, and a thriving arts scene. The Charlotte MSA's dynamic growth, bustling urban atmosphere, and proximity to natural attractions make it an attractive destination for both businesses and residents seeking a blend of opportunities and quality of life.



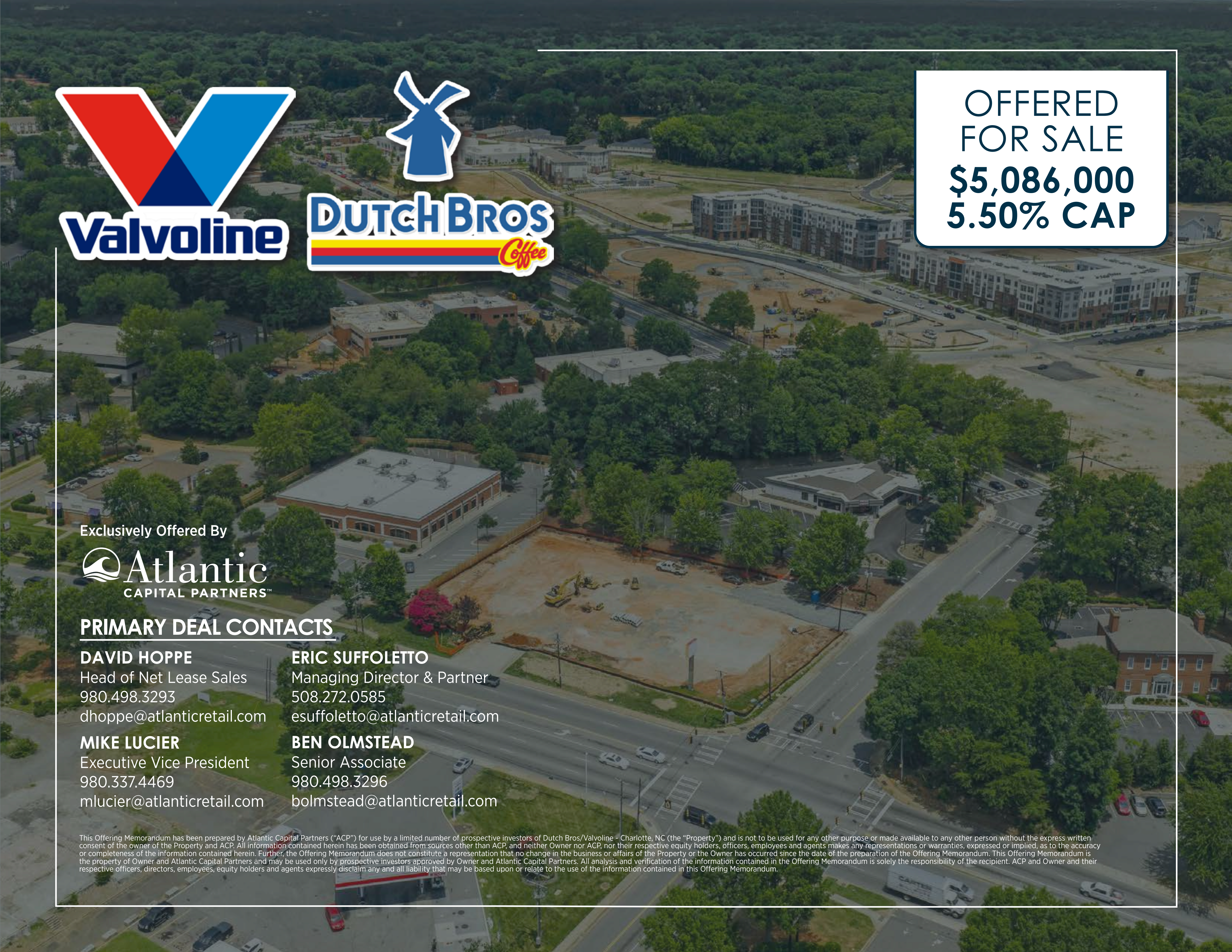
TENANT OVERVIEWS

Dutch Bros, founded in 1992 by brothers Dane and Travis Boersma, began as a single espresso cart in Grants Pass, Oregon and has grown into one of the fastest-growing drive-thru coffee brands in the country. Now headquartered in Tempe, Arizona, the company operates and franchises more than 1,200 locations across 25 states. Dutch Bros built its brand around energetic, community-driven service, with “broistas” delivering hand-crafted coffee, cold brew, and its signature Rebel energy drinks with speed and personality. The company’s small-footprint, drive-thru-focused real estate model supports efficient unit economics and rapid, disciplined expansion into new and existing markets. Dutch Bros went public on the New York Stock Exchange (NYSE: BROS) in September 2021, giving investors visibility into its consistent same-shop sales growth and unit-level profitability. With a loyal customer following and an expanding national footprint, Dutch Bros remains one of the most closely watched growth concepts in the quick-service beverage industry.

KEY TENANT STATISTICS
- One of the fastest-growing drive-thru coffee brands in the United States
- Operates 1,200+ locations across 25+ states
- Serves millions of customers annually through a drive-thru focused format
- Employs more than 30,000 team members nationwide
- Founded in 1992 and headquartered in Tempe, AZ
- NYSE-listed (BROS) with approximately $1.5+ billion in annual sales

Valvoline, founded in 1866, is one of the most recognized and trusted brands in automotive maintenance, with a history spanning nearly 160 years. Headquartered in Lexington, Kentucky, the company operates and franchises approximately 2,400 Valvoline Instant Oil Change and Valvoline Great Canadian Oil Change service centers across the United States and Canada. Valvoline’s retail model centers on fast, approximately 15-minute stay-in-your-car oil changes along with battery, bulb, wiper, and tire rotation services, positioning the brand as a convenient alternative to traditional dealership service. More than half of Valvoline’s service centers are operated by franchisees, reflecting a durable, capital-efficient growth model. Valvoline trades on the New York Stock Exchange under the ticker VVV and has consistently posted system-wide same-store sales growth, underscoring the resilience of routine vehicle maintenance demand. With a well-established national brand and a track record spanning over a century and a half, Valvoline continues to be a leading name in the preventive automotive maintenance space.

KEY TENANT STATISTICS
- One of the largest automotive preventive maintenance providers in North America
- Operates 2,400+ company-owned and franchised service centers
- Serves approximately 28 million customers annually
- QAS Holdings, LLC is the second-largest Valvoline franchisee, operating more than 200 locations
- Founded in 1866 and headquartered in Lexington, KY
- NYSE-listed (VVV) with approximately $2+ billion in annual revenue



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Exclusively Offered By

Atlantic CAPITAL PARTNERS™

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