CHIPOTLE

Representative Photo

725 S MAIN ST | ROLESVILLE, NC
(RALEIGH MSA)

OFFERED FOR SALE
$4,042,000
4.75% CAP

CONFIDENTIAL OFFERING MEMORANDUM

Atlantic
CAPITAL PARTNERS™

EXECUTIVE SUMMARY

Atlantic Capital Partners is pleased to exclusively offer for sale a brand-new, single-tenant Absolute NNN investment located at 725 S Main St in Rolesville, North Carolina. The offering is 100% leased to Chipotle Mexican Grill under a corporate-guaranteed 15-year lease generating $192,000 in annual NOI at a 4.75% cap rate. With zero landlord responsibilities, the lease structure creates a truly passive, credit-backed income stream anchored by a newly constructed 2026 building.

The investment is secured by a direct corporate lease with Chipotle Mexican Grill, Inc. (NYSE: CMG), one of the largest and fastest-growing restaurant companies in the country. The lease features 10% rent increases every five years throughout the initial term and at each of four remaining five-year renewal options, growing NOI from $192,000 in year one to more than $340,140 by the final option period. Rent commencement and lease expiration dates are to be finalized upon delivery of the newly constructed building, with total lease potential of up to 35 years across the initial term and all four renewal options should they be exercised.

Positioned along S Main St (23,000 VPD), the property sits within the Raleigh-Cary MSA, part of North Carolina's Research Triangle and one of the fastest-growing, most highly educated metro areas in the country. The Property is supported by strong connectivity to downtown Raleigh, just 12 miles away, and Research Triangle Park, underpinning strong long-term fundamentals in one of the Southeast's most attractive retail markets.

RENT SCHEDULE	TERM	RENT	PSF RENT
Current Term	1-5	$192,000	$82.58
Rent Escalation	6-10	$211,200	$90.84
Rent Escalation	11-15	$232,320	$99.92
1st Extension Term	16-20	$255,552	$109.91
2nd Extension Term	21-25	$281,107	$120.91
3rd Extension Term	26-30	$309,218	$133.00
4th Extension Term	31-35	$340,140	$146.30

NOI	$192,000
CAP RATE	4.75%
LISTING PRICE	$4,042,000

ASSET SNAPSHOT

Tenant Name	Chipotle
Address	725 S Main St, Rolesville, NC 27571
Building Size (GLA)	2,325 SF
Land Size	0.73 Acres
Year Built	2026
Signatory/Guarantor	Corporate
Rent Type	ABS NNN
Landlord Responsibilities	None
Rent Commencement Date	10/14/26
Lease Expiration Date	9/30/41
Remaining Term	15 Years
Renewal Options	4 x 5 Years
Rent Escalations	10% Every 5 Years and in Options
Current Annual Rent	$192,000

108,926
PEOPLE
IN 5 MILE RADIUS

$163,263
AHHI IN
3 MILE RADIUS

23,000
VPD ON
S MAIN ST

INVESTMENT HIGHLIGHTS

$53.8M WAKE MED HEALTHPLEX | 32,000 SF | 77 FTE JOBS | FALL 2027 OPENING

New 24/7 emergency department with 12 treatment rooms, imaging, laboratory and pharmacy services, projected to support approximately 77 full-time-equivalent jobs and serve nearly 8,000 patients in its first year. in addition, WakeMed recently filed a separate request with the state to build a full 45-bed hospital in Rolesville.

BRAND NEW CONSTRUCTION AND LEASE

Brand new building developed in 2026 | New lease with a 15-year base term with additional extensions periods that lead to possible 35 years of term.

CORPORATE GUARANTY FROM INVESTMENT GRADE TENANT

Chipotle has a Market Cap of $47B (NYSE: CMG) with over 4,050 locations across the country | Chipotle plans to open nearly 400 new restaurants in 2026 | 2025 Revenue reached $11.9B | S&P credit rating of BBB-.

PLACER-VALIDATED CONSUMER TRAFFIC

Positioned within a Publix-anchored retail corridor, the nearby Publix ranks among the top 30% of locations nationwide by Placer.ai.

DENSE & AFFLUENT RALEIGH TRADE AREA

The property serves more than 108,926 residents within five miles, with average household incomes of $163,263 within three miles and $138,588 within one mile.

IRREPLACEABLE INFILL LOCATION IN NORTH CAROLINA'S FASTEST-GROWING CITY

Located in Rolesville, North Carolina's fastest-growing city, the property fronts South Main Street (23,000 VPD) amid significant mixed-use development and limited future retail land supply.

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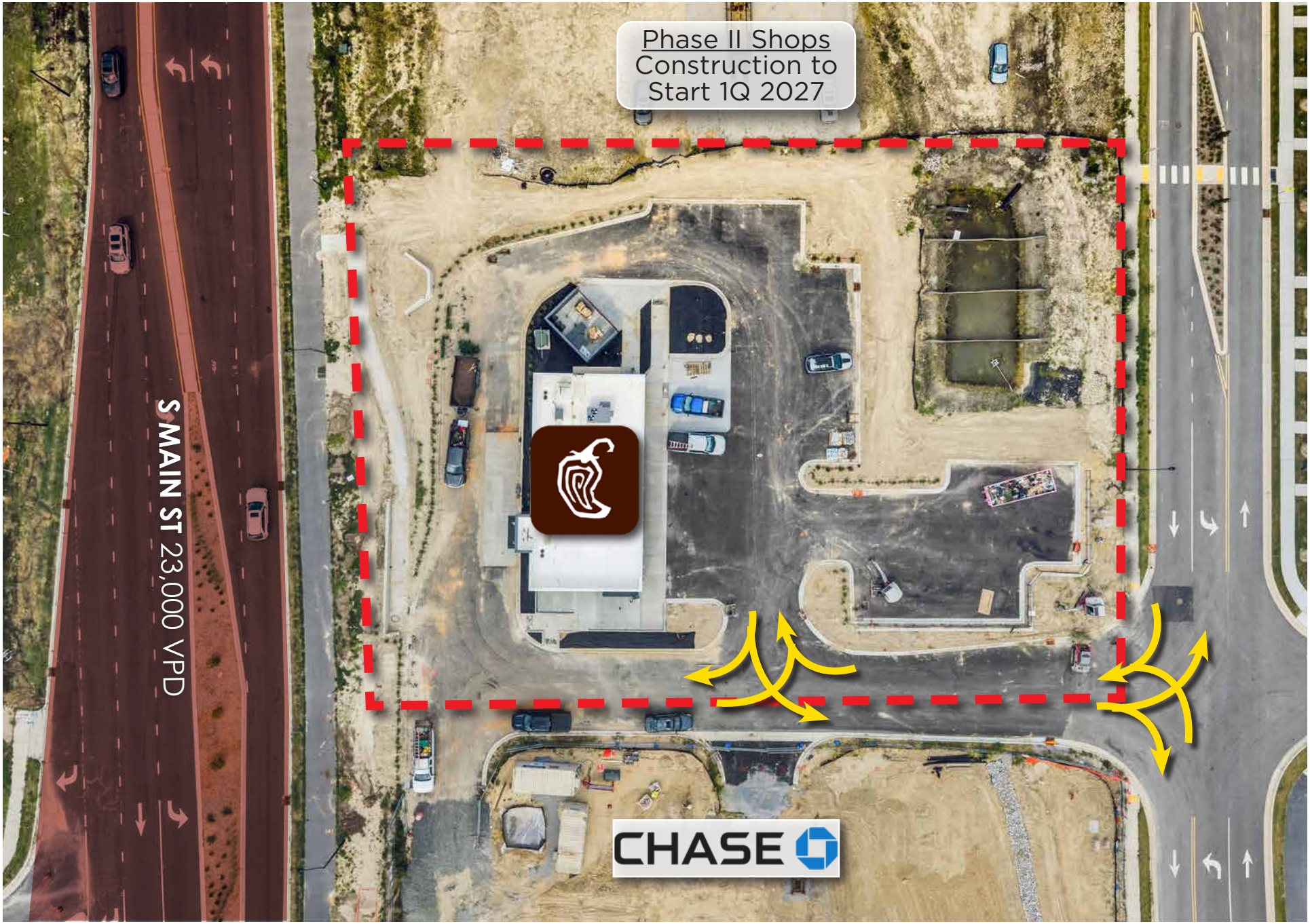
SURROUNDING MASTER DEVELOPMENT

SITE PLAN

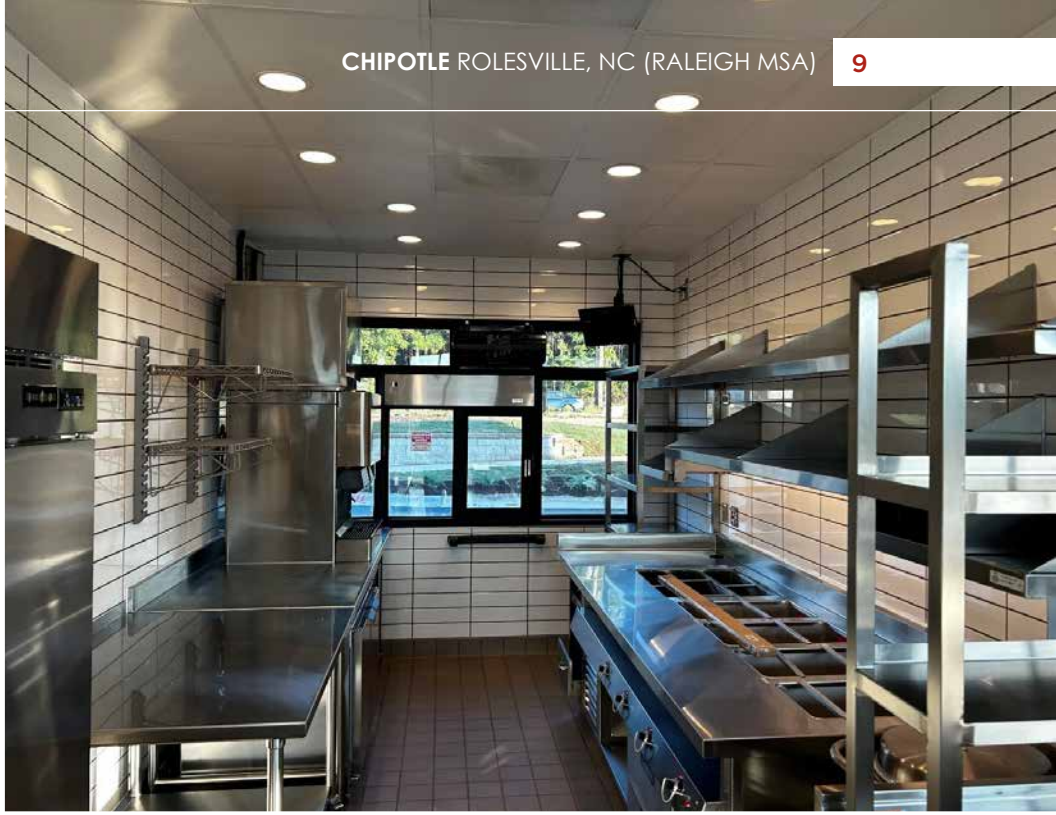

Phase II Shops
Construction to
Start 1Q 2027
S MAIN ST 23,000 VPD
CHASE

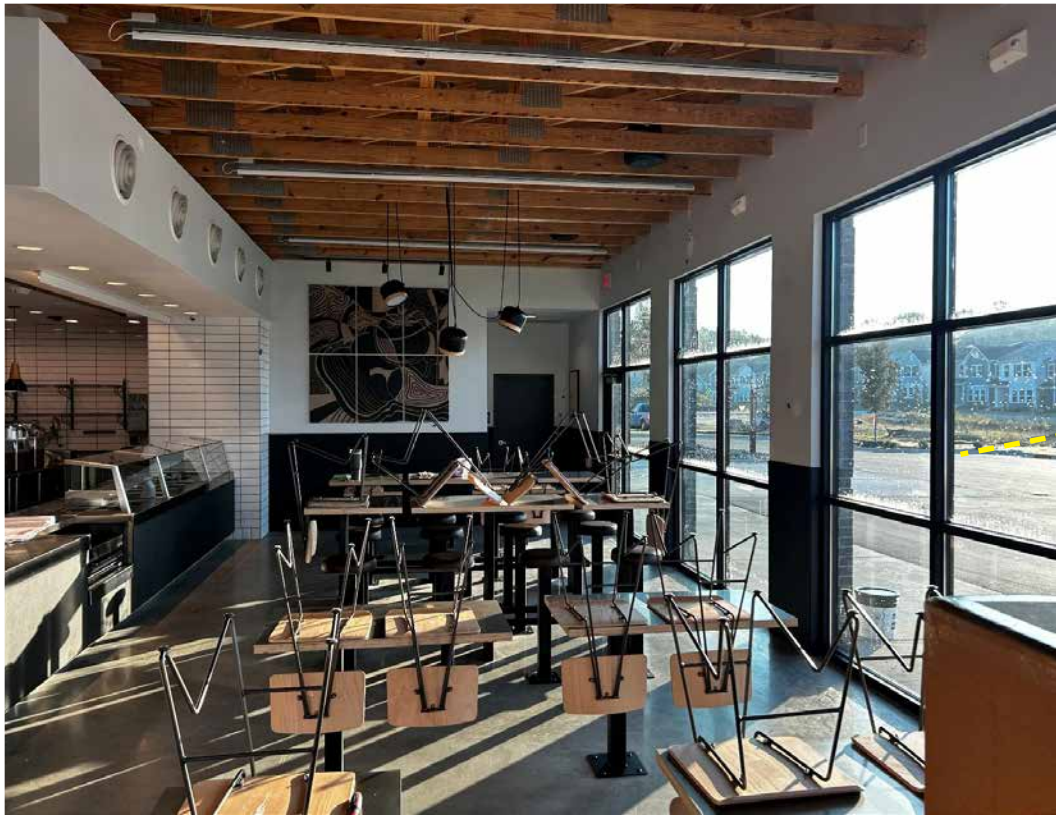
SOUTHWEST AERIAL

NORTHEAST AERIAL

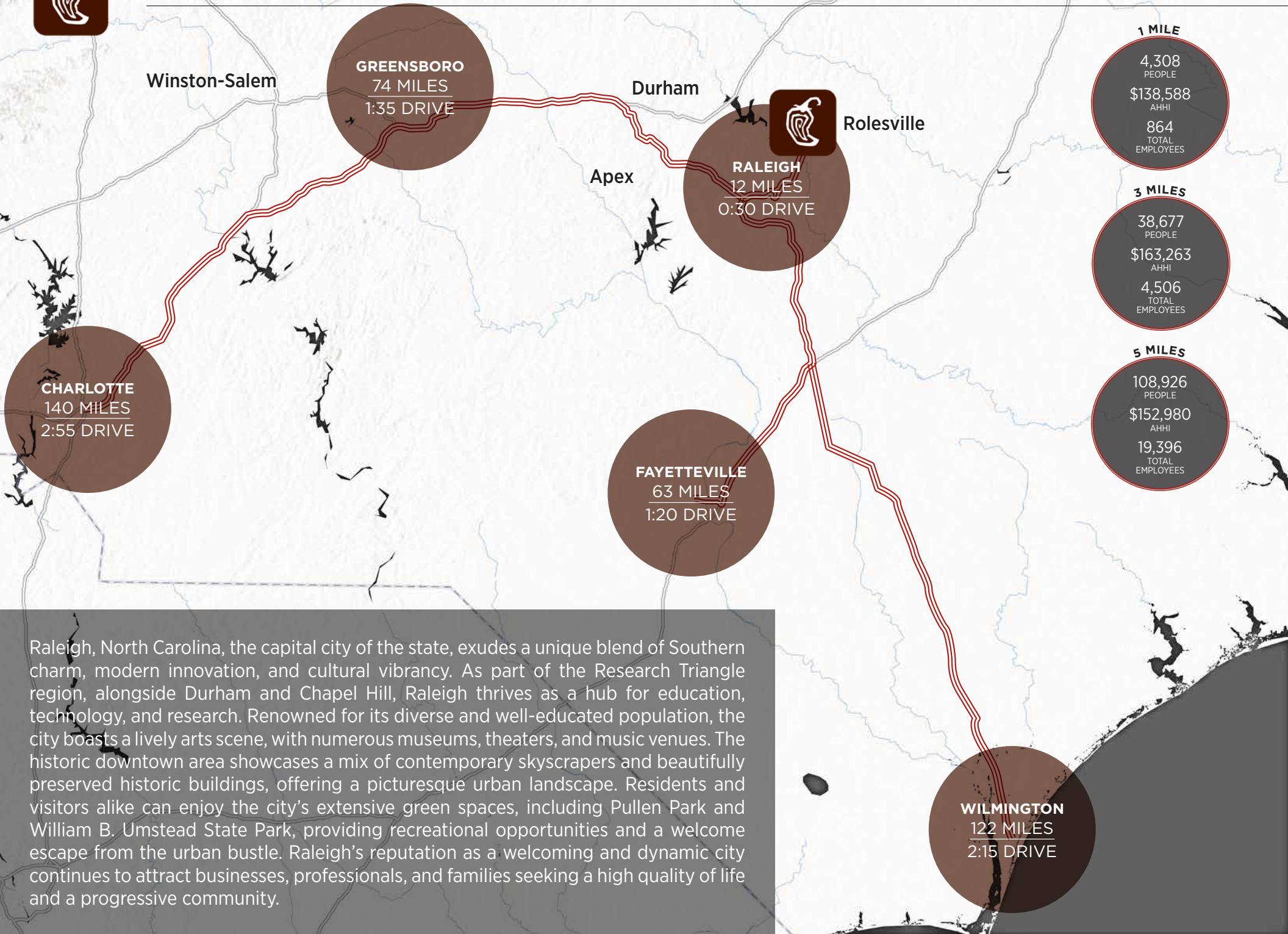
ADDITIONAL PHOTOS

INTERIOR PHOTOS





LOCATION OVERVIEW



1 MILE
4,308 PEOPLE
$138,588 AHHI
864 TOTAL EMPLOYEES

3 MILES
38,677 PEOPLE
$163,263 AHHI
4,506 TOTAL EMPLOYEES

5 MILES
108,926 PEOPLE
$152,980 AHHI
19,396 TOTAL EMPLOYEES

Raleigh, North Carolina, the capital city of the state, exudes a unique blend of Southern charm, modern innovation, and cultural vibrancy. As part of the Research Triangle region, alongside Durham and Chapel Hill, Raleigh thrives as a hub for education, technology, and research. Renowned for its diverse and well-educated population, the city boasts a lively arts scene, with numerous museums, theaters, and music venues. The historic downtown area showcases a mix of contemporary skyscrapers and beautifully preserved historic buildings, offering a picturesque urban landscape. Residents and visitors alike can enjoy the city's extensive green spaces, including Pullen Park and William B. Umstead State Park, providing recreational opportunities and a welcome escape from the urban bustle. Raleigh's reputation as a welcoming and dynamic city continues to attract businesses, professionals, and families seeking a high quality of life and a progressive community.

TENANT SUMMARY

When Chipotle opened its first store in 1993, the idea was simple: demonstrate that food served fast didn't have to be a "fast-food" experience. Chipotle uses high-quality raw ingredients, classic cooking methods and distinctive interior design--features that are more frequently found in the world of fine dining. When the company was founded in 1993, there wasn't an industry category to describe their philosophy. Some 30 years and more than 4,050 restaurants later, Chipotle competes in a category of dining now called "fast-casual," the fastest growing segment of the restaurant industry, where customers expect food quality that's more in line with full-service restaurants, coupled with the speed and convenience of fast food.

CHIPOTLE QUICK FACTS	
Founded:	1993
Ownership:	Public (NYSE: CMG)
# of Locations:	4,050+
Headquarters:	Newport Beach, CA
Guaranty:	Corporate

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Exclusively Offered By

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