



1035 JULIAN RD  
SALISBURY, NC



**OFFERED  
FOR SALE**

**\$3,043,000 | 4.60% CAP**

CONFIDENTIAL  
OFFERING MEMORANDUM

 **Atlantic**  
CAPITAL PARTNERS™



## EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of a Circle K in Salisbury, NC. The Premises is leased to Circle K for a 15 year initial term, with six (6) - five (5) year options. The Asset is well positioned off of busy I-85 (90K VPD) and Rowan Summit Shopping Center.



**15-YR  
LEASE**



**ADJACENT  
TO MAJOR  
INTERSTATE**



**HIGH GROWTH  
CHARLOTTE MSA**

RENT SCHEDULE	TERM	ANNUAL RENT
Current Term	Years 1-5	\$140,000
Rent Escalation	Years 6-10	\$147,000
Rent Escalation	Years 11-15	\$158,025
1st Option Term	Years 16-20	\$169,877
2nd Option Term	Years 21-25	\$182,618
3rd Option Term	Years 26-30	\$196,314
4th Option Term	Years 31-35	\$211,038
5th Option Term	Years 36-40	\$226,865
6th Option Term	Years 41-45	\$243,880

**NOI** \$140,000

**CAP** 4.60%

**PRICE** \$3,043,000

## ASSET SNAPSHOT

Tenant Name	Circle K
Address	1035 Julian Rd, Salisbury, NC 28146
Building Size (GLA)	3,963 SF
Land Size	1.97 Acres
Year Built/Renovated	2025
Signator/Guarantor	Circle K Stores Inc (Corporate)
Rent Type	Abs. NNN Ground Lease
Landlord Responsibilities	None
Rent Commencement Date	3/5/2025
Lease Expiration Date	3/31/2040
ROFR	Yes - 15 Business Days
Rent Increases	5% Increase in year 5 and 7.5% Increase in year 10   7.5% Increases in extension periods
Remaining Term	15 Years
Current Annual Rent	\$140,000



**60,032** PEOPLE  
IN 5 MILE RADIUS



**\$94,029** AHHI  
IN 1 MILE RADIUS



**15,000** VPD  
ON JULIAN RD





## STRONG LEASE FUNDAMENTALS

15 Year Ground Lease | Six (6) x five (5) year extension periods | 5% rental increase in year 5 and a 7.5% increase in year 10 | 7.5% increases in extension periods | Zero Landlord Responsibilities



## CORPORATE GUARANTEE FROM STRONG CREDIT TENANT

Circle K is a subsidiary of Alimentation Couche-Tard (2024 Revenue: \$74.17B; Market Cap: \$47.17B), one of the world's largest convenience store operators, with a presence in over 25 countries and territories | It owns and operates more than 14,400 stores globally, including the well-known Circle K, Couche-Tard, and Ingo brands



## GREAT VISIBILITY OFF OF I-85

Site is positioned on a hard corner of the Rowan Summit Shopping Center | Just two tenths of a mile from the busy interstate I-85 (90K VPD) | The first C-Store located off of exit 75 from the commuter interstate



## LOCATED IN A DENSE RETAIL NODE

Within a 1-mile radius of the site is more than 709K SF of retail space | Nearby national retail tenants include: Dick's Sporting Goods, Belk, Kohl's, Five Below, Hobby Lobby, Burlington, HomeGoods, and more



## NEARBY ECONOMIC DRIVERS

Just 1.5 miles from the site is Rowan-Cabarrus Community College with just under 7,000 students and more than 300 full time employees | Located 3.5 miles from the site is the Mid-Carolina Regional Airport which supports more than 850 jobs and sees more than 50,000 flights a year



## NEW CONSTRUCTION

The Building has recently been built to suit the tenant's specifications | Tenant has paid to add specific capital improvements to enhance operational performance









85

90,000 VPD

Burlington

TEXAS  
RANGERS

HOBBY LOBBY  
Super Savings. Super Selection!

DICK'S  
SPORTING GOODS

five  
BELOW

KIRKLAND'S

SALSARITA'S  
FRESH MEXICAN GRILL

HONEYBAKED HAM

Rowan Summit Dr

Tingle Dr

CIRCLE K

Michaels  
Where Creativity Happens

belk

ULTA

SHOE  
CARNIVAL

KOHL'S

DOLLAR TREE

Olive  
Garden

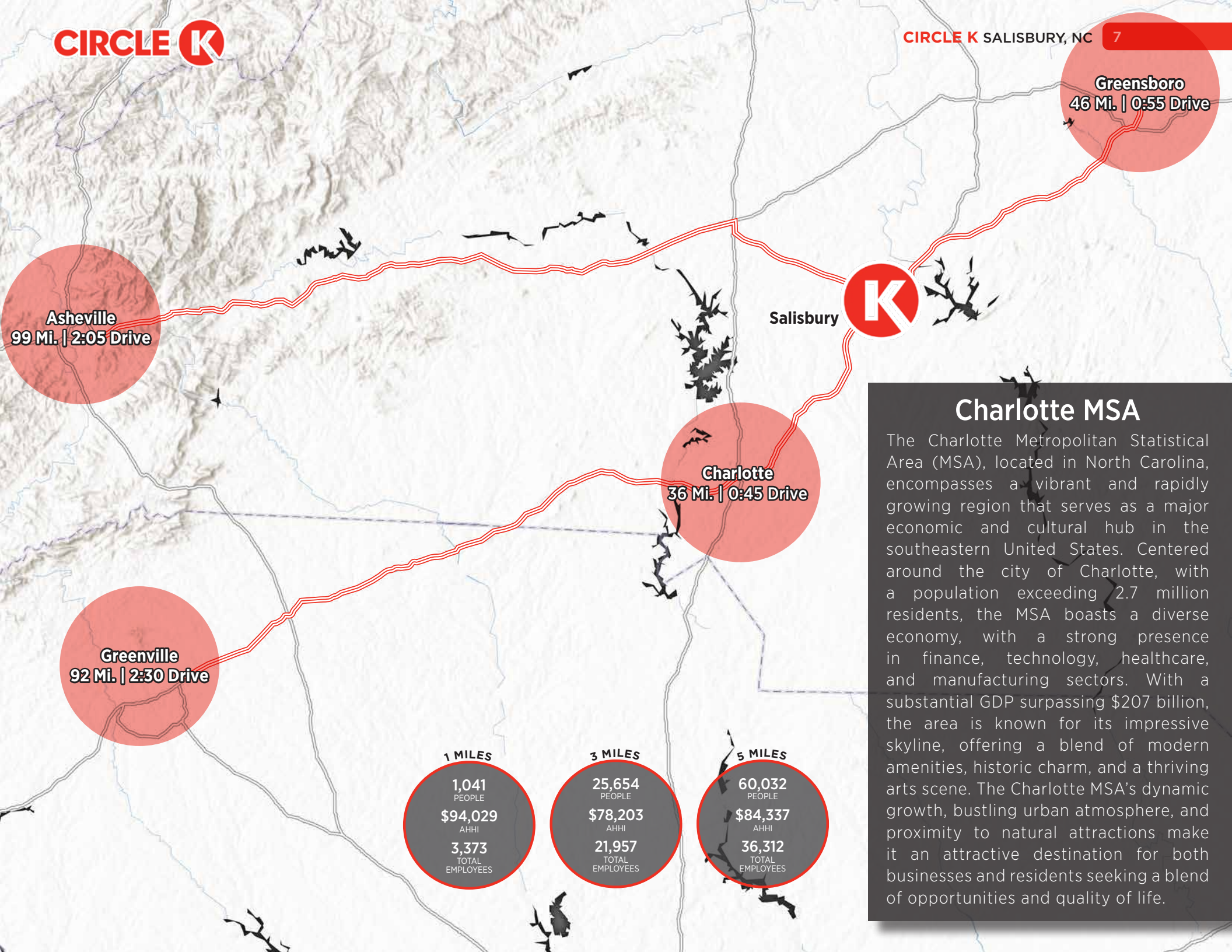
LONGHORN  
STEAKHOUSE

Julian Rd (15,000 VPD)









## Charlotte MSA

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 2.7 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.

### 1 MILES

1,041  
PEOPLE  
\$94,029  
AHHI  
3,373  
TOTAL  
EMPLOYEES

### 3 MILES

25,654  
PEOPLE  
\$78,203  
AHHI  
21,957  
TOTAL  
EMPLOYEES

### 5 MILES

60,032  
PEOPLE  
\$84,337  
AHHI  
36,312  
TOTAL  
EMPLOYEES

Circle K is a global convenience store chain known for its fuel stations, snacks, beverages, and quick-service items. Founded in 1951 in El Paso, Texas, the company has grown into one of the largest convenience store brands, with more than 14,800 locations across North America, Europe, and Asia. It is headquartered in Laval, Quebec, Canada, and operates as a subsidiary of Alimentation Couche-Tard, a multinational retail company. Circle K stores typically offer grab-and-go food options, coffee, soft drinks, and fuel, with many locations featuring partnerships with major fuel brands like Shell and BP. The company has expanded its private-label products, including snacks, beverages, and energy drinks, to compete in the growing convenience retail sector. With a focus on technology and customer convenience, Circle K has introduced mobile payment options, loyalty programs, and self-checkout kiosks in select locations. As a dominant player in the convenience store industry, Circle K continues to expand and innovate to meet the evolving needs of consumers worldwide.

#### CIRCLE K QUICK FACTS

<b>Founded:</b>	1951
<b>Ownership:</b>	Public: NYSE: CRK
<b># of Locations:</b>	14,800+
<b>Headquarters:</b>	Quebec, Canada
<b>Guaranty:</b>	Circle K Stores, Inc.



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\$3,043,000 | 4.60% CAP



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SALISBURY, NC

Exclusively Offered By



## PRIMARY DEAL CONTACTS

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