



dash in

1137 SOUTH MAIN ST
Graham, NC (Greensboro MSA)

OFFERED FOR SALE
\$4,792,000 | 5.50% CAP



REPRESENTATIVE PHOTO

CONFIDENTIAL
OFFERING MEMORANDUM

 **Atlantic**
CAPITAL PARTNERS™



EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of a Dash In Ground Lease in Graham, NC. The Premises is ground leased to Dash In for 20 years and commences on 7/1/2026. The Asset is well positioned along South Main St and less than 25 miles from Greensboro, NC.



20-YR LEASE



LOCATED IN RETAIL CORRIDOR



HIGH GROWTH MARKET

LEASE YEARS	TERM	ANNUAL RENT
Current Term	1-5	\$263,559
Rent Escalation	6-10	\$289,915
Rent Escalation	11-15	\$318,906
Rent Escalation	16-20	\$350,797
1st Option Term	21-25	\$385,877
2nd Option Term	26-30	\$424,464
3rd Option Term	31-35	\$466,911
4th Option Term	36-40	\$513,602
5th Option Term	41-45	\$564,962

NOI	\$263,559
CAP	5.50%
PRICE	\$4,792,000

ASSET SNAPSHOT

Tenant Name	Dash-In
Address	1137 South Main St, Graham, NC 27253
Building Size (GLA)	5,697 SF
Land Size	3.25 Acres
Year Built/Renovated	2026
Signatory/Guarantor	Dash-In Food Stores, Inc. (Corporate)
Rent Type	Abs. NNN - Ground Lease
Credit	Private Company
Landlord Responsibilities	None
Rent Commencement Date	7/18/2026
Lease Expiration Date	6/30/2046
Rental Increases	10% every 5 Years Est
Remaining Term	20 Years
Current Annual Rent	\$263,559



REPRESENTATIVE PHOTO



79,031 PEOPLE
IN 5 MILE RADIUS

\$78,666 AHHI
IN 1 MILE RADIUS

22,500 VPD
ON S MAIN ST



LONG-TERM ABS. NNN GROUND LEASE

Newly executed 20-year lease with five (5) renewal options, providing zero landlord responsibilities | Built in rent escalations of 10% every 5-years



CORPORATE GUARANTEE

Guaranteed by Dash In Food Stores Inc a wholly owned subsidiary of The Wills Group Inc which operates more than 55 Dash Ins and 300 other fueling locations | Reported \$1.1B in annual revenue in 2024



SIGNIFICANT NEW HOUSING DEVELOPMENT IN THE TRADE AREA

City of Graham reported a 34% population growth over the past 20 years | 60-unit senior housing apartment adjacent to site (\$ Main St) on a 3.29-acre parcel proposed | Across Alamance County there are 89 new-home communities under development



GRAHAM RETAIL CORRIDOR

Sits is within rapidly growing Alamance County corridor | 2.3% YoY population growth and rising AHFI for the past 15 years | Retail vacancy below 4% | County retail inventory exceeds 300,000 SF



STRONG CONNECTIVITY AND INFRASTRUCTURE DEVELOPMENT

Site benefits from direct exposure to I-40/I-85 corridor which carry peak traffic volumes of 134,000 VPD near exit 143 in Alamance County | 1-mile from I-40 where traffic counts reach 126,000 VPD | The region is undergoing infrastructure upgrades including I-85 expansion at I-40/I-85 interchange



EXPANDING GREENSBORO MSA DRIVING REGIONAL DEMAND

Greensboro-High Point MSA is home to approx. 780,000 residents | Median HHI in the MSA reached \$63,083 in 2023 up 5.9% YoY | In 2024 the regions real GDP was \$56.2 Bn | Forecasts of the broader Triad region project 2.6% population growth over the next five years



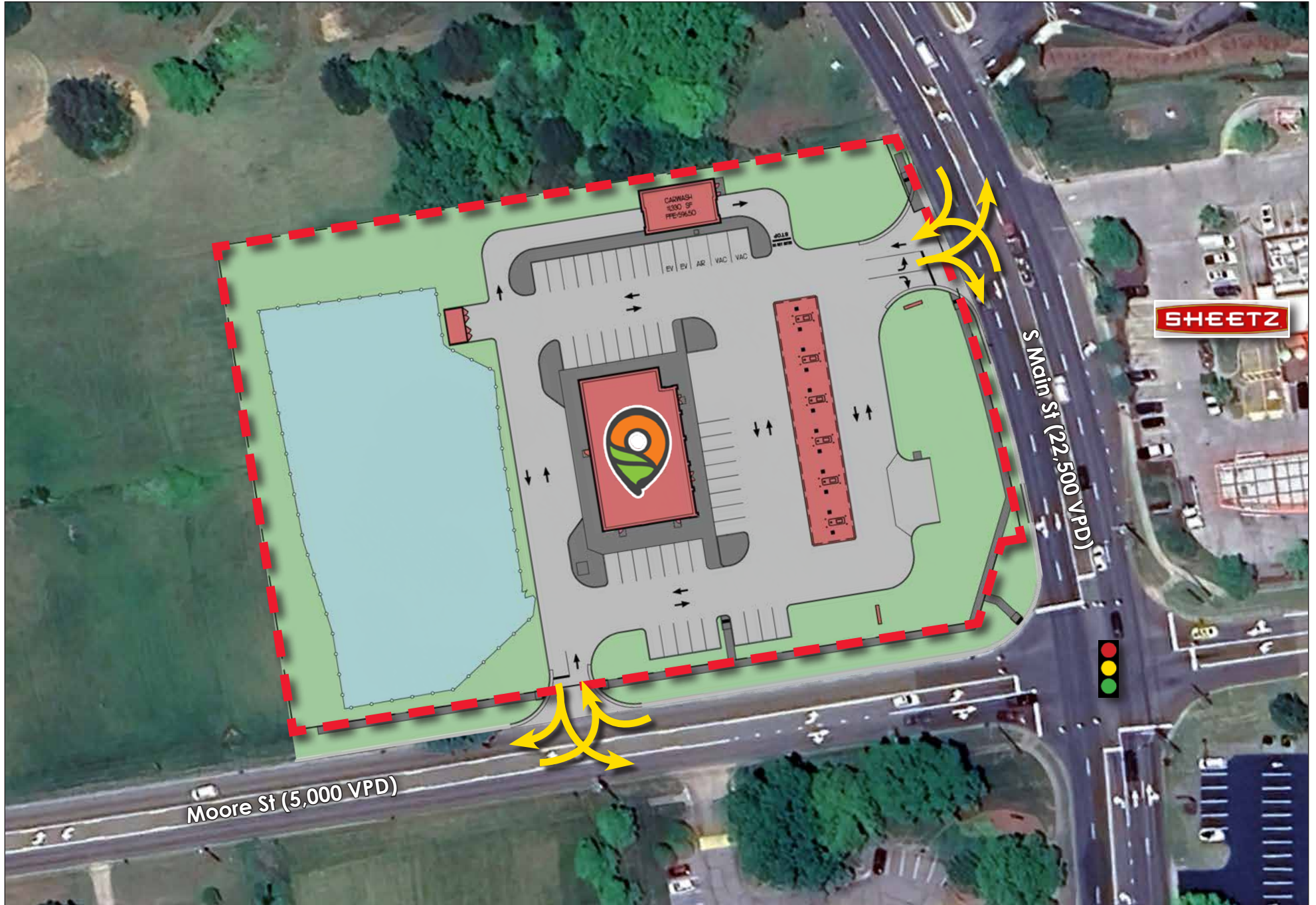
EXTERIOR PHOTOS (REPRESENTATIVE)





INTERIOR PHOTOS (REPRESENTATIVE)





126,000 VPD

S Main St (22,500 VPD)



Walgreens

CVS



TACO BELL

Biscuitville



EXXON

popeyes

Bojangles

Arby's

IGA



Wendy's

Advance Auto Parts

AutoZone



O'Reilly AUTO PARTS



dash in

SHEETZ

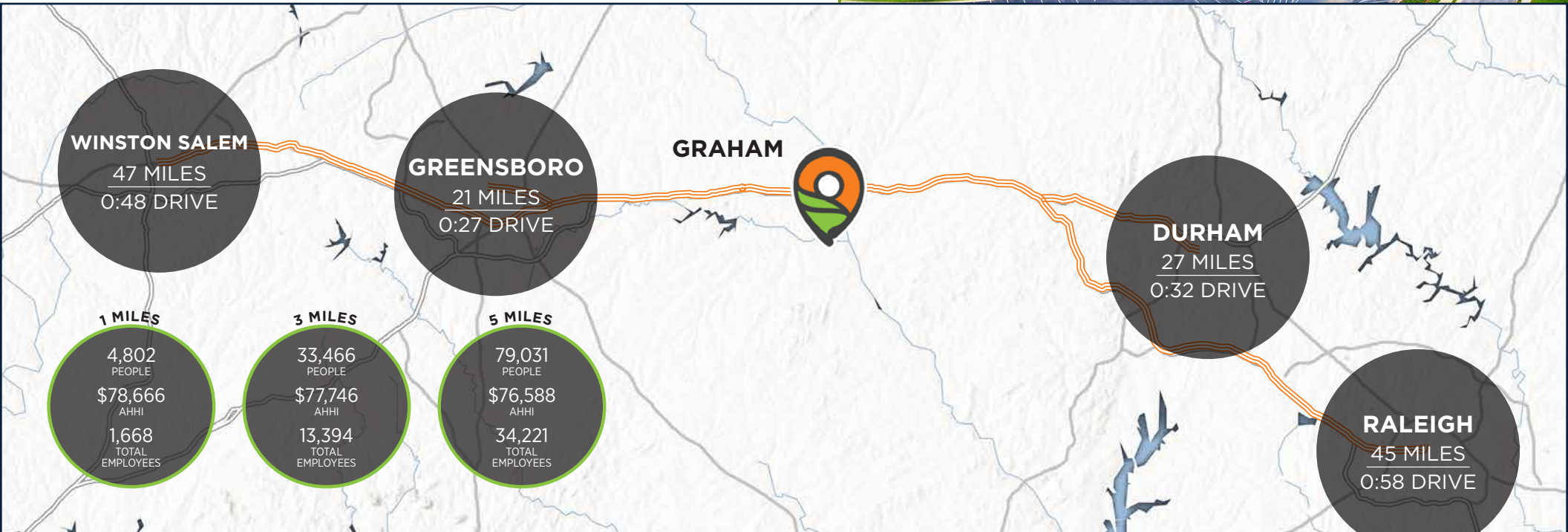
DOLLAR GENERAL

DOLLAR TREE



TRIAD OF NC

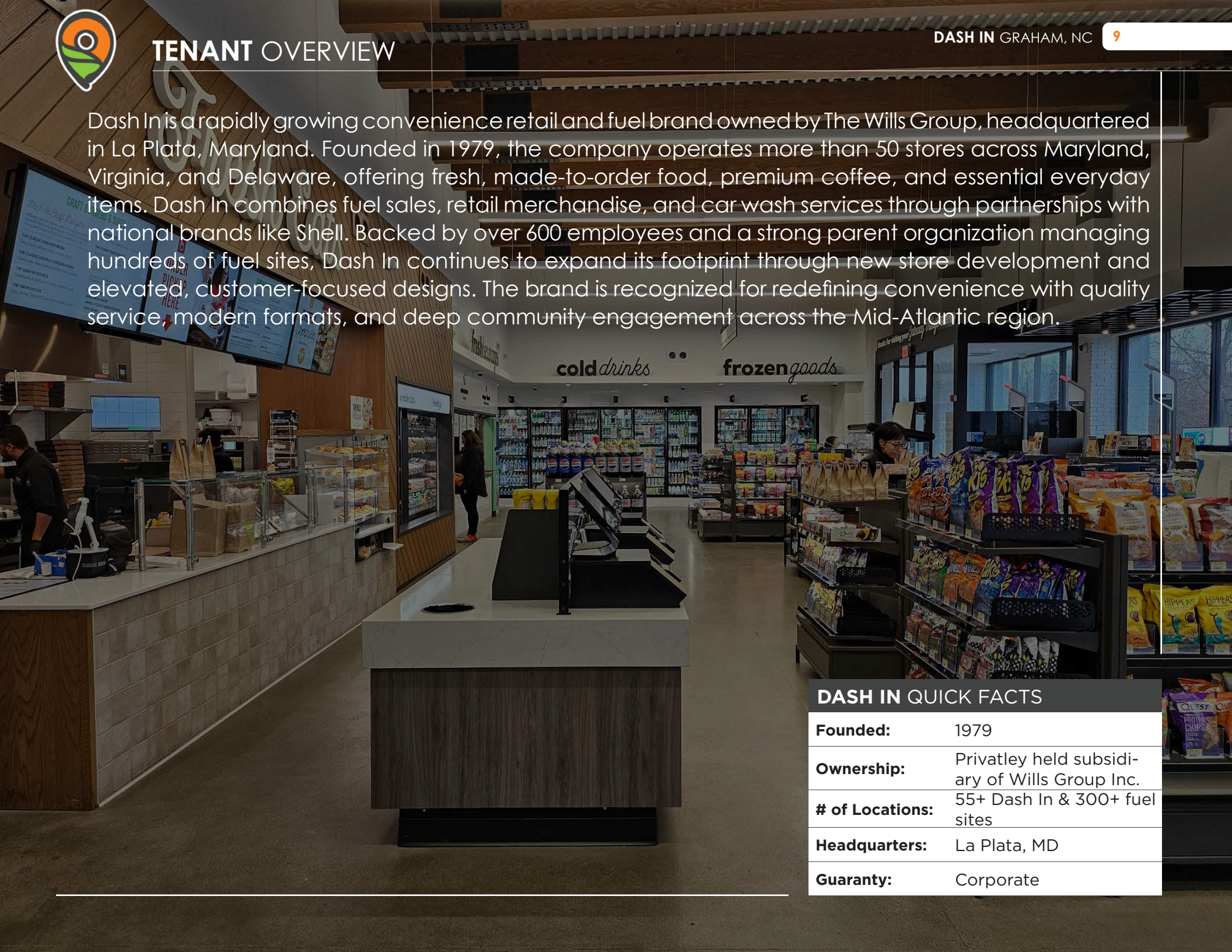
The Triad, also known as the Piedmont Triad, is a region in central North Carolina that includes the cities of Greensboro, Winston-Salem, and High Point. This area is a major hub for commerce, education, and culture in the state, historically rooted in industries like tobacco, textiles, and furniture 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.





TENANT OVERVIEW

Dash In is a rapidly growing convenience retail and fuel brand owned by The Wills Group, headquartered in La Plata, Maryland. Founded in 1979, the company operates more than 50 stores across Maryland, Virginia, and Delaware, offering fresh, made-to-order food, premium coffee, and essential everyday items. Dash In combines fuel sales, retail merchandise, and car wash services through partnerships with national brands like Shell. Backed by over 600 employees and a strong parent organization managing hundreds of fuel sites, Dash In continues to expand its footprint through new store development and elevated, customer-focused designs. The brand is recognized for redefining convenience with quality service, modern formats, and deep community engagement across the Mid-Atlantic region.



DASH IN QUICK FACTS	
Founded:	1979
Ownership:	Privately held subsidiary of Wills Group Inc.
# of Locations:	55+ Dash In & 300+ fuel sites
Headquarters:	La Plata, MD
Guaranty:	Corporate



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Exclusively Offered By



PRIMARY DEAL CONTACTS

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