



3953 VILLAGE CENTER S
Sherrills Ford, NC (Charlotte MSA)

OFFERED FOR SALE
\$2,133,000 | 3.75% CAP



CONFIDENTIAL
OFFERING MEMORANDUM





EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of a McDonald's in Sherrills Ford, NC. The Premises has been leased to McDonalds for a long 20-year term with Eight (8) Five (5) year extensions remaining. The Asset is well positioned in the new Villages at Sherrills Ford in the Charlotte, NC Market.

LEASE YEARS	TERM	ANNUAL RENT
Current Term	1-5	\$80,000
Current Term	6-10	\$88,000
Current Term	11-15	\$96,800
Current Term	16-20	\$106,480
1st Extension	21-25	\$117,128
2nd Extension	26-30	\$128,841
3rd Extension	31-35	\$141,725
4th Extension	36-40	\$155,897
5th Extension	41-45	\$171,487
6th Extension	46-50	\$188,636
7th Extension	51-55	\$207,499
8th Extension	56-60	\$228,249

NOI	\$80,000
CAP	3.75%
PRICE	\$2,133,000



ASSET SNAPSHOT

Tenant Name	McDonalds
Address	3953 Village Center S, Sherrills Ford NC
Building Size (GLA)	4,469 SF
Land Size	1.43 AC
Year Built	2024
Signator/Guarantor	Corporate
Rent Type	Absolute NNN Ground Lease
Landlord Responsibilities	None
Rent Commencement Date	3/27/2024
Lease Expiration Date	3/1/2044
ROFR	Yes - 30 Days
Rental Increases	10% Every 5 Years and in Options
Remaining Term	20 Years
Current Annual Rent	\$80,000



33,272 PEOPLE
IN 5 MILE RADIUS



\$162,537 AHHI
IN 3 MILE RADIUS



13,500 VPD
ON HWY 150



INVESTMENT HIGHLIGHTS

MCDONALD'S SHERRILLS FORD, NC

3



STRONG LEASE FUNDAMENTALS

10% rent increases every 5 years during current term term & options periods | Absolute NNN Ground lease | Eight (8) five (5) year option periods



CORPORATE GUARANTEE FROM STRONG CREDIT TENANT

McDonald's has over 40,000 locations worldwide | S&P Credit Rating of BBB+ and has a market capitalization of \$218B (NYSE: MCD) | Over \$23B 2022 Revenue



AFFLUENT LAKE MARKET

Surrounding the site within a 1-mile radius the AHHI exceeds \$125,000 | In a 5-mile radius there are more than 33K potential customers with an AHHI greater than \$160,000



FRONTING MAJOR RETAIL CORRIDOR

Site fronts NC-150 (13,500 VPD), within a 1-mile radius of the McDonalds there is more than 175K SF of retail space boasting an overall vacancy rate of 0% | Nearby National Retailers Include: Publix Super Market, Jersey Mike's, Starbucks, and more



THE VILLAGES AT SHERRILLS FORD

Site is located within the Villages at Sherrills Ford | This 206-acre development boasts more than 6,000 residential lots and a large mix of retail, residential, and medical space | With over 500k SF of commercial space this community is set to add over \$100 million dollars in economic impact to the surrounding area

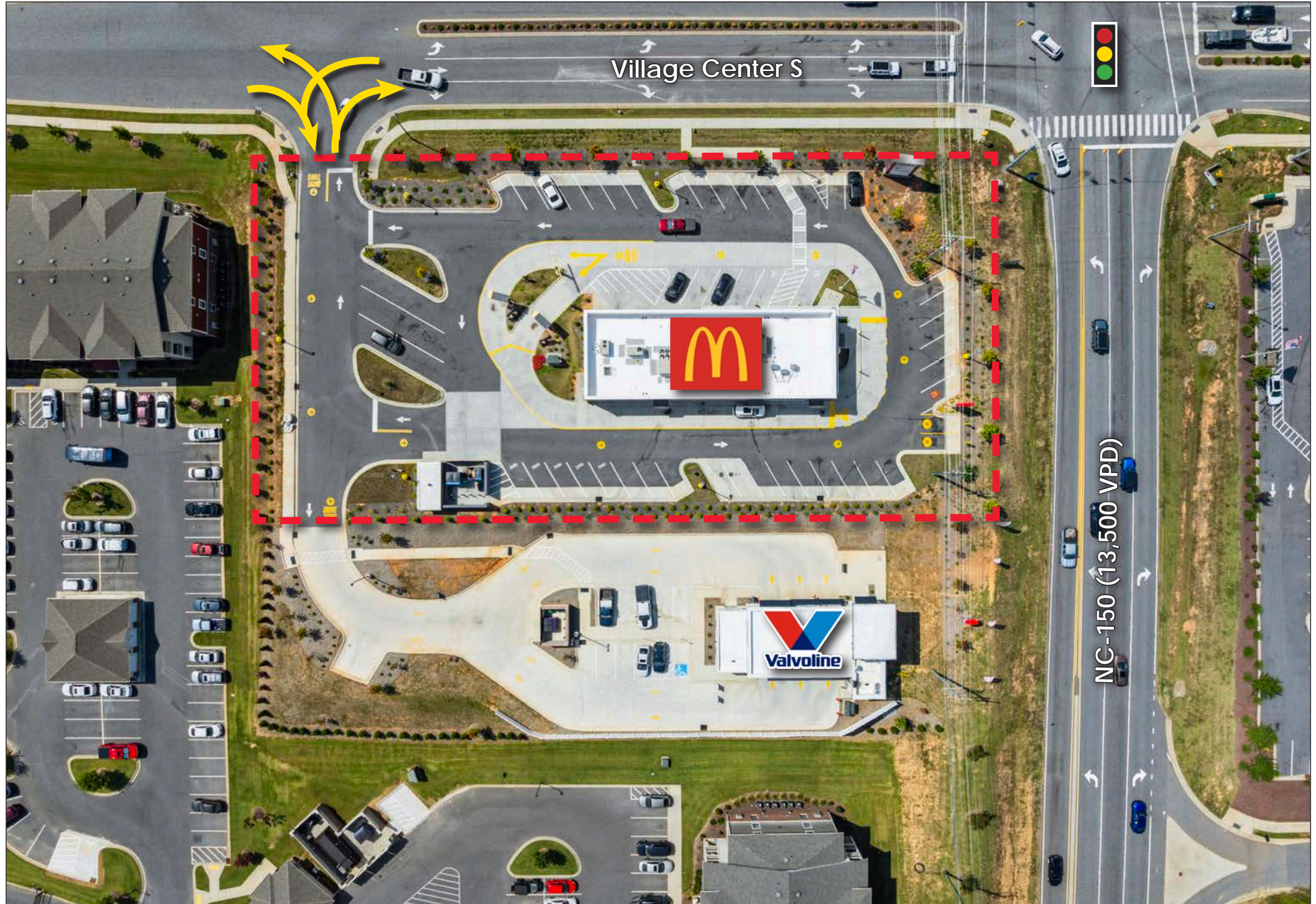


CHARLOTTE, NC - A TOP PERFORMING MARKET NATIONALLY

Charlotte, NC is now the 14th largest city in the U.S., with a population exceeding 943,000. | From 2020 to 2024, Charlotte recorded the 4th largest population increase in the nation, adding more than 69,000 residents. | Ranked among the top 10 hottest housing markets, Charlotte placed 7th nationally. | Over the past decade, the Charlotte region has experienced 24% employment growth, with an additional 8% job expansion projected between 2024 and 2030



SITE PLAN





Village Center S

NC-150 (13,500 VPD)



Amavi
135 Homes

Montera
±100 Homes

Revere
412 MF Units





GREENSBORO
75 MILES
1:40 DRIVE

ASHEVILLE
99 MILES
1:45 DRIVE

CHARLOTTE
25 MILES
0:45 DRIVE

GREENVILLE
94 MILES
2:00 DRIVE

1 MILES

2,055
PEOPLE
\$128,329
AHHI
758
TOTAL
HOUSEHOLDS

3 MILES

9,334
PEOPLE
\$141,301
AHHI
3,886
TOTAL
HOUSEHOLDS

15 MILES

33,272
PEOPLE
\$162,537
AHHI
13,004
TOTAL
HOUSEHOLDS

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.



TENANT OVERVIEW

McDonald's is the largest quick-service restaurant chain in the world, operating more than 40,000 locations across over 100 countries. Founded in 1955, McDonald's has grown into the most recognizable brand in the fast-food industry, serving nearly 70 million customers daily. The company's menu innovation, global supply chain, and industry-leading digital platforms (mobile ordering, delivery, loyalty) continue to drive strong customer engagement and sales growth.

For fiscal year 2023, McDonald's reported \$25.5 billion in revenue and \$8.47 billion in net income, reflecting its robust financial performance. The company maintains investment-grade credit ratings of BBB+ (S&P) and Baa1 (Moody's), underscoring its financial strength and reliability as a tenant. McDonald's continues to prioritize drive-thru modernization, technology integration, and global store expansion, positioning the brand for sustainable long-term growth.



MCDONALD'S QUICK FACTS

Founded:	1955
Ownership:	Public; NYSE: MCD
Market Cap:	\$2.18B
# of Locations:	40,000+
Headquarters:	Chicago, IL
Guaranty:	Corporate





3953 VILLAGE CENTER S
Sherrills Ford, NC (Charlotte MSA)

OFFERED FOR SALE
\$2,133,000 | 3.75% CAP

Exclusively Offered By



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

BEN OLMSTEAD

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 McDonald's - Sherrills Ford, 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.