



**7890 BRADLEY LONG DR**  
Sherrills Ford, NC (Charlotte MSA)

**OFFERED FOR SALE**  
**\$3,875,000 | 4.00% CAP**



CONFIDENTIAL  
OFFERING MEMORANDUM

 **Atlantic**  
CAPITAL PARTNERS™





## EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of a Chick-Fil-A in Sherrills Ford, NC. The Premises is ground leased to Chick-Fil-A for a 15 year initial term. The Asset is well positioned on a major thoroughfare in Sherrills Ford and located next to a Publix Super Store.



**15-YR  
LEASE**



**HIGH GROWTH  
CHARLOTTE MSA**



**LOCATED IN  
RETAIL NODE**

LEASE YEARS	TERM	ANNUAL RENT
Current Term	1-5	\$155,000
Current Term	6-10	\$170,500
Current Term	11-15	\$187,550
1st Extension	16-20	\$206,305
2nd Extension	21-25	\$226,936
3rd Extension	26-30	\$249,629
4th Extension	31-35	\$274,592
5th Extension	36-40	\$302,051
6th Extension	41-45	\$332,256
7th Extension	46-50	\$365,482
8th Extension	51-55	\$402,030
9th Extension	56-60	\$442,233
10th Extension	61-65	\$486,456

<b>NOI</b>	<b>\$155,000</b>
<b>CAP</b>	<b>4.00%</b>
<b>PRICE</b>	<b>\$3,875,000</b>

## ASSET SNAPSHOT

Tenant Name	Chick-Fil-A
Address	7890 Bradley Long Dr, Sherrills Ford, NC 28682
Building Size (GLA)	4,500 SF (Estimated)
Land Size	2.12 Acres
Year Built/Renovated	2025
Signator/Guarantor	Corporate
Rent Type	Absolute NNN - Ground Lease
Landlord Responsibilities	None
Rent Commencement Date	9/4/2025
Lease Expiration Date	8/31/2040
Rental Increases	10% Every 5 Years and in Options
Remaining Term	14.5 Years
Current Annual Rent	\$155,000



**33,272** PEOPLE  
IN 5 MILE RADIUS



**\$162,537** AHHI  
IN 3 MILE RADIUS



**13,500** VPD  
ON HWY 150

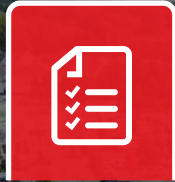




# INVESTMENT HIGHLIGHTS

CHICK-FIL-A SHERRILLS FORD, NC

3



## STRONG LEASE FUNDAMENTALS

15 year ground lease provides next owner with zero landlord responsibilities | 10% rental increases in base term and option periods



## CORPORATE GUARANTEE FROM CREDIT TENANT

Chick-Fil-A currently operates over 2,928 locations | Employs over 200,000 people | 2022 U.S. system sales totaled \$18.8B (up 13% from 2021) | 3rd Largest fast-food chain in the Country by sales volume (QSR Magazine)



## 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 Chick-Fil-A 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











**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.

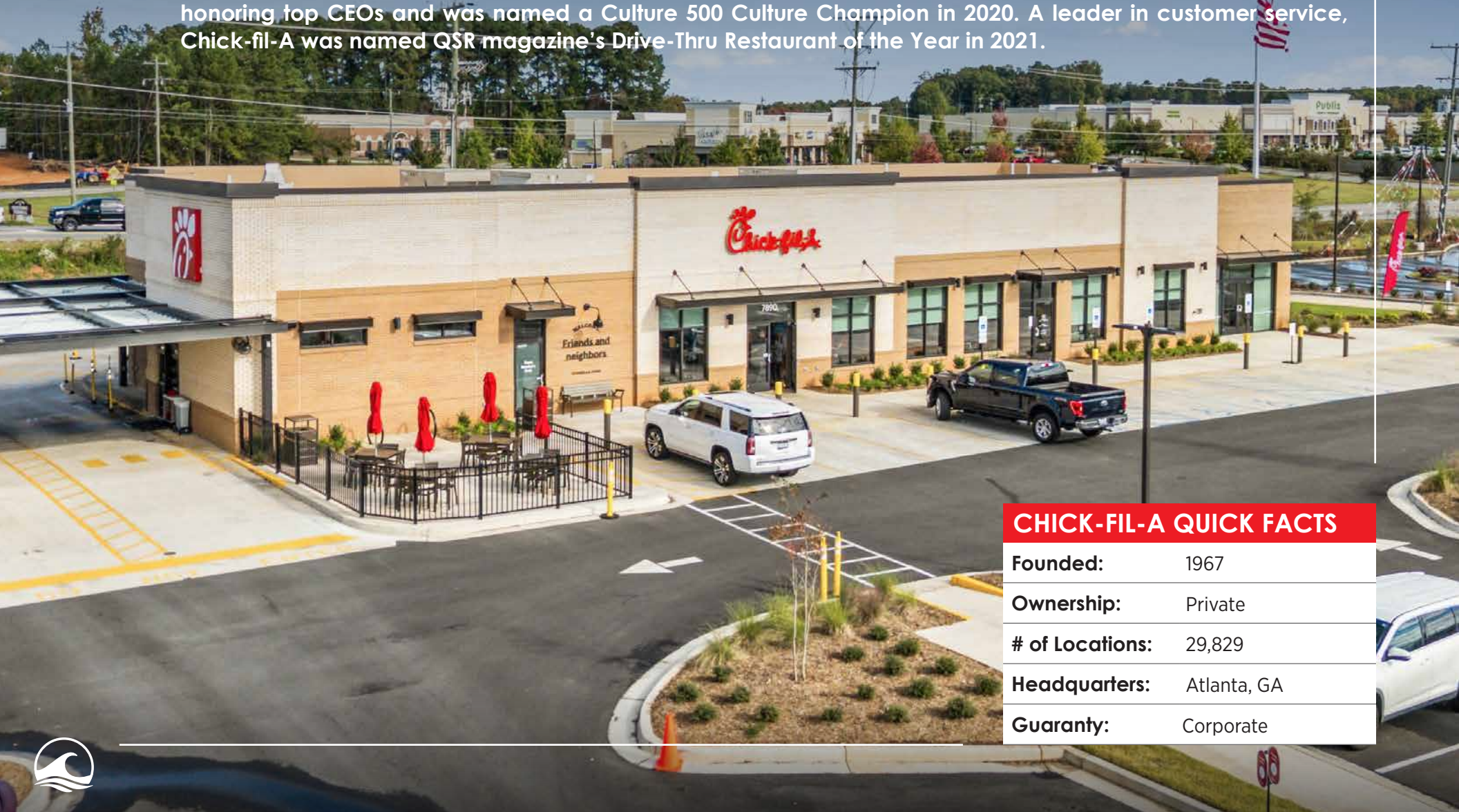




## TENANT OVERVIEW

Atlanta-based Chick-fil-A, Inc. is a restaurant company known for the Original Chick-fil-A® Chicken Sandwich and signature hospitality. Represented by more than 170,000 Team Members, Operators and Staff, Chick-fil-A restaurants serve guests freshly prepared food at more than 2,700 restaurants in 47 states, Washington, D.C., Puerto Rico and Canada. The family-owned and privately held restaurant company was founded in 1967 by S. Truett Cathy and is committed to serving the local communities in which its franchised restaurants operate.

In 2022 Chick-fil-A was named a Best Employer in America by Forbes and a top company for career opportunities for Black employees by Glassdoor. The company was also awarded the Employee's Choice by Glassdoor honoring top CEOs and was named a Culture 500 Culture Champion in 2020. A leader in customer service, Chick-fil-A was named QSR magazine's Drive-Thru Restaurant of the Year in 2021.



### CHICK-FIL-A QUICK FACTS

Founded:	1967
Ownership:	Private
# of Locations:	29,829
Headquarters:	Atlanta, GA
Guaranty:	Corporate







**7890 BRADLEY LONG DR**  
Sherrills Ford, NC (Charlotte MSA)

**OFFERED FOR SALE**  
**\$3,875,000 | 4.00% 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 Chick-fil-A - 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.