



7301 CESSNA DR | GREENSBORO, NC

**OFFERED
FOR SALE**

\$1,136,000 | 6.35% CAP

BONUS DEPRECIATION ELIGIBLE!





Quarles

GREENSBORO
HIGH POINT
MARRIOTT AIRPORT

HARRIS TEETER
DISTRIBUTION
CENTER

SHAMROCK
CORPORATION

MACRO
INTEGRATION
SERVICES

GILBARCO
VEEDER ROOT

U-HAUL

Public Storage



PPG
INDUSTRIES

SHEETZ



72,000 ADT

17,500 ADT

119,000 ADT

26,000 ADT

68

26,500 ADT



W Market St

68

33,000 ADT

LA QUINTA
INNS & SUITES

HOMWOOD SUITES
BY HILTON

E
EMBASSY SUITES

Days Inn
BY HILTON



clarion
pointe

QUALITY
INN

Hampton
Inn
BY HILTON

COURTYARD
Marriott

Residence
Inn
Marriott

HOME2
SUITES BY HILTON

DUNKIN'
DONUTS

RedRoof

H
Holiday Inn
Express

WOODBRINE
SUITES

SPRINGHILL SUITES
MARRIOTT

COMFORT SUITES

Hilton
Garden Inn

Bojangles
Fastest Chicken & Biscuits

Waffle House

NAPA

Biscuitville

TACO BELL

Super
8

SHEETZ

WINGATE
BY WYNDHAM





EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to offer for sale Quarles | Greensboro, NC, a 1.50-acre fleet fueling facility located at 7301 Cessna Drive. The asset is leased on an Absolute NNN basis with zero landlord responsibilities, providing investors with a fully passive income stream backed by corporate credit.

The asset qualifies for bonus depreciation, creating a compelling tax-advantaged investment opportunity for buyers seeking to enhance after-tax returns through accelerated depreciation strategies. The lease features approximately 8 years of remaining term with scheduled 5% rental increases every five years and throughout the option periods, offering both durability of cash flow and embedded growth. The structure provides long-term income visibility with no landlord capital obligations.

The subject property is leased to GPM Empire LLC (d/b/a Quarles), a subsidiary of publicly traded ARKO Corp. (Nasdaq: ARKO). ARKO ranks among the top five convenience store operators in the U.S. by store count, with approximately 3,000 locations and over \$8 billion in annual revenue.

RENT SCHEDULE	TERM	RENT
Current Term	Year 6-10	\$72,153
Rent Increase (03/01/2029)	Year 11-15	\$75,761
First Option	Year 16-20	\$79,549
Second Option	Year 21-25	\$83,526

NOI	\$72,153
CAP RATE	6.35%
LISTING PRICE	\$1,136,000

ASSET SNAPSHOT

Tenant Name	GPM Empire, LLC (d/b/a Quarles)
Address	7301 Cessna Dr, Greensboro, NC 27409
Land Size	1.50 Acres
Year Built/Renovated	1996
Signator/Guarantor	GPM Empire, LLC a Subsidiary of ARKO Corp. (Nasdaq: ARKO)
Rent Type	ABS NNN
Landlord Responsibilities	None
Rent Commencement Date	3/1/2024
Lease Expiration Date	2/28/2034
Rental Increases	5% Every 5 Years and in Options
Remaining Term	7.9 Years
Current Annual Rent	\$72,153




101,465
 PEOPLE
 IN 5 MILE RADIUS


\$106,527
 AHHI IN
 5 MILE RADIUS


7,900
 VPD ON
 S REGIONAL RD





AVAILABLE INDIVIDUALLY OR AS A PORTFOLIO

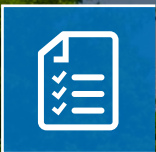
ACTIVE TENANT	ADDRESS	CITY	STATE	LAND SIZE (AC)	YEAR BUILT	RENT (ANNUALIZED)	RENT INCREASES	NEXT RENT BUMP	WALT	LEASE END	CAP RATE	SALE PRICE
GPM Empire LLC	2483 N Church St	Rocky Mount	NC	0.96	1999	\$139,420	5% Every Five	3/1/2029	8.5	2/28/2034	6.35%	\$2,196,000
GPM Empire LLC	2521 Empire Dr	Winston-Salem	NC	1.76	2000	\$96,331	5% Every Five	3/1/2029	8.5	2/28/2034	6.35%	\$1,517,000
GPM Empire LLC	7301 Cessna Dr	Greensboro	NC	1.50	1996	\$72,153	5% Every Five	3/1/2029	8.5	2/28/2034	6.35%	\$1,136,000
GPM Empire LLC	1061 Corporation Pkwy	Raleigh	NC	1.04	1997	\$67,940	5% Every Five	3/1/2029	8.5	2/28/2034	6.20%	\$1,096,000
GPM Empire LLC	765 Indeneer Dr	Kernersville	NC	1.48	1999	\$60,340	5% Every Five	3/1/2029	8.5	2/28/2034	6.35%	\$950,000
GPM Empire LLC	2881 Bridgewood Dr	Fayetteville	NC	1.00	1999	\$42,573	5% Every Five	3/1/2029	8.5	2/28/2034	6.35%	\$670,000
GPM Empire LLC	1210 E Trinity Ave	High Point	NC	1.35	1999	\$40,605	5% Every Five	3/1/2029	8.5	2/28/2034	6.20%	\$655,000
GPM Empire LLC	160 Jeffrey Way	Youngsville	NC	1.37	2006	\$11,025	5% Every Five	3/1/2029	8.5	2/28/2034	6.20%	\$178,000
PORTFOLIO TOTAL/AVERAGE				10.46		\$530,387					6.32%	\$8,398,000





INSTITUTIONAL-GRADE CREDIT BACKING

The subject property is leased to GPM Empire LLC (d/b/a Quarles), a wholly owned subsidiary of ARKO Corp. (Nasdaq: ARKO) — one of the top five convenience store operators in the United States. ARKO operates approximately 3,000 locations across 33 states, generates over \$8 billion in annual revenue, and maintains publicly audited financials.



ABSOLUTE NNN — ZERO LANDLORD RESPONSIBILITIES

The tenant is responsible for all repairs, maintenance, roof, structure, and utilities — delivering a truly passive investment with no management obligations and no capital exposure for the landlord.



RECESSION-RESILIENT, ESSENTIAL-USE ASSET CLASS

Fleet fueling is a non-discretionary expense for commercial operators. Quarles' 150+ site cardlock network serves industries that require diesel regardless of economic conditions.



STRATEGIC LOCATION IN GREENSBORO'S ESTABLISHED COMMERCIAL CORRIDOR

Benefits from proximity to Piedmont Triad International Airport (a FedEx mid-Atlantic hub), Honda Aircraft, and Volvo Trucks. The 5-mile trade area encompasses over 100,831 residents with average household incomes of \$98,100.



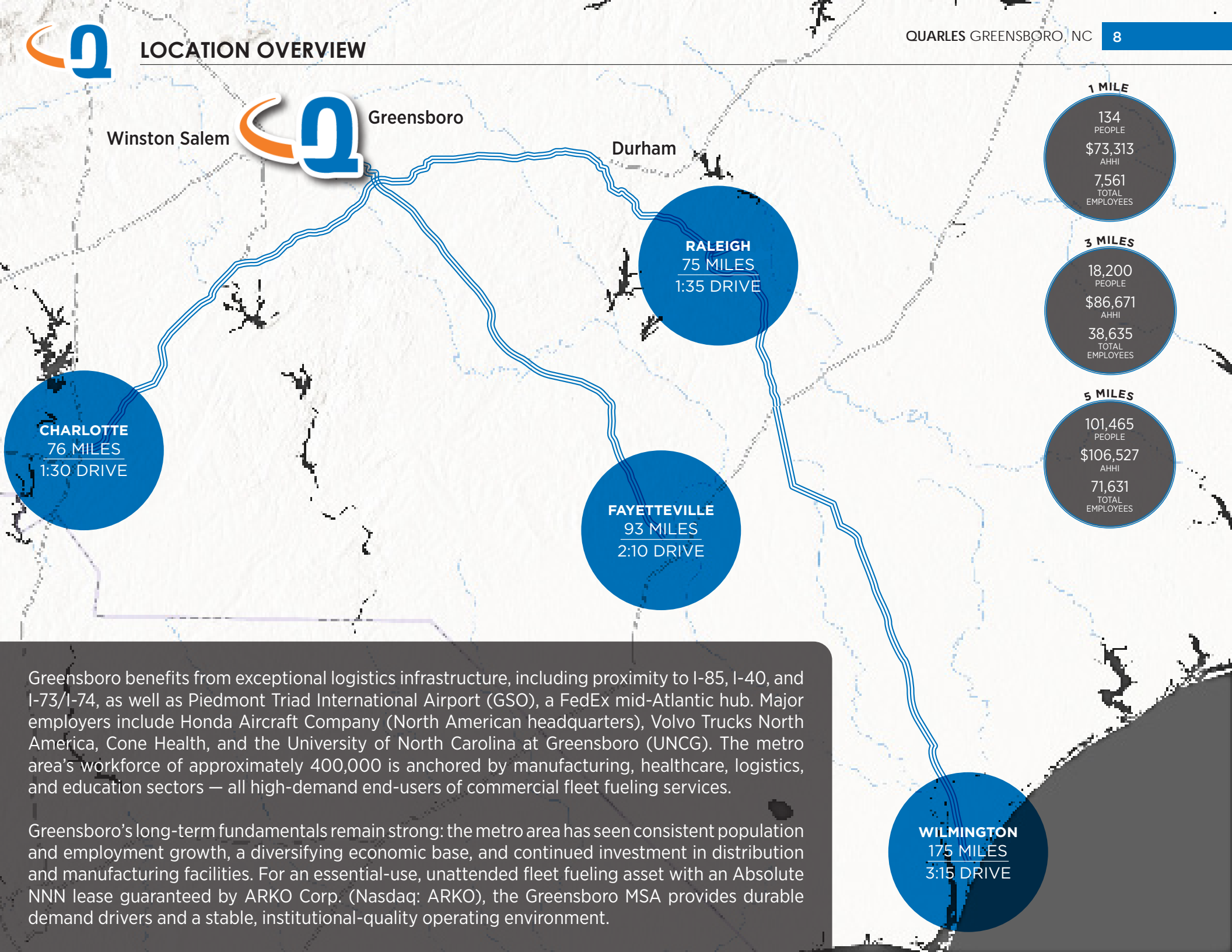
ESSENTIAL-USE WITH 25+ YEAR OPERATING HISTORY

Quarles has operated continuously at this Greensboro location for over 25 years, underscoring deep site-level customer relationships and proven demand.





LOCATION OVERVIEW



Winston Salem

Greensboro

Durham

RALEIGH
 75 MILES
 1:35 DRIVE

CHARLOTTE
 76 MILES
 1:30 DRIVE

FAYETTEVILLE
 93 MILES
 2:10 DRIVE

WILMINGTON
 175 MILES
 3:15 DRIVE

Greensboro benefits from exceptional logistics infrastructure, including proximity to I-85, I-40, and I-73/I-74, as well as Piedmont Triad International Airport (GSO), a FedEx mid-Atlantic hub. Major employers include Honda Aircraft Company (North American headquarters), Volvo Trucks North America, Cone Health, and the University of North Carolina at Greensboro (UNCG). The metro area's workforce of approximately 400,000 is anchored by manufacturing, healthcare, logistics, and education sectors — all high-demand end-users of commercial fleet fueling services.

Greensboro's long-term fundamentals remain strong: the metro area has seen consistent population and employment growth, a diversifying economic base, and continued investment in distribution and manufacturing facilities. For an essential-use, unattended fleet fueling asset with an Absolute NNN lease guaranteed by ARKO Corp. (Nasdaq: ARKO), the Greensboro MSA provides durable demand drivers and a stable, institutional-quality operating environment.



GPM Empire LLC (d/b/a Quarles) is a wholly owned subsidiary of ARKO Corp., one of the largest convenience store operators and fuel wholesalers in the United States. ARKO operates through its primary subsidiary, GPM Investments, LLC, and has built a nationwide platform spanning approximately 3,000 locations across 33 states. The company’s business model is anchored by three complementary revenue streams: retail fuel distribution, convenience store merchandise sales, and fleet fueling services — the segment under which the subject properties operate.

ARKO has grown aggressively through acquisition, assembling a portfolio of regional fuel and convenience brands — including Quarles, fas mart, Scotchman, and Village Pantry — under a single institutional platform. This roll-up strategy has produced meaningful scale advantages in fuel procurement, supply chain logistics, and site-level operating efficiency, positioning ARKO among the top five convenience store operators in the country by location count.

As a publicly traded company, ARKO provides full transparency into its financial performance through SEC-filed quarterly and annual reports. For the nine months ended September 30, 2025, ARKO reported total revenues of approximately \$5.8 billion and Adjusted EBITDA of \$183 million. The company generated positive net income attributable to common shareholders of \$16.6 million over the same period, supported by improving merchandise margins that expanded to 33.5% from 32.7% in the prior-year period.

In July 2022, ARKO Corp. (Nasdaq: ARKO), a prominent convenience store operator and fuel wholesaler, finalized the acquisition of substantially all assets of Quarles Petroleum Inc., a major fleet fueling cardlock operator. This strategic acquisition was executed through ARKO’s subsidiary, GPM Investments, LLC, and marked a significant expansion of ARKO’s fleet fueling presence on the U.S. East Coast.

ARKO’S STRATEGIC RATIONALE FOR QUARLES ACQUISITION

Fleet Growth: Quarles was the largest fleet fueling cardlock operator on the U.S. East Coast at the time of the deal. This allowed ARKO to significantly strengthen its commercial client base.

High-Volume Assets: Arie Kotler, President and CEO of ARKO, described the 24/7/365, unmanned sites as a “high-volume” business in prime locations that would drive long-term growth.

QUARLES QUICK FACTS

Founded:	1940
Ownership:	ARKO Corp. (NASDAQ: ARKO)
# of Locations:	3,000 Locations
Headquarters:	Fredericksburg, VA
Guaranty:	Corporate





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Exclusively Offered By



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