



3218 S Providence Rd, Waxhaw, NC
(Charlotte MSA)



OFFERED FOR SALE
\$4,850,000 | 6.00% CAP



CONFIDENTIAL OFFERING MEMORANDUM

Executive Summary

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of a Multi-Tenant Strip Center in Waxhaw, NC. This 6,000 SF building is a 100% occupied by two tenants: Caribou Coffee & Heartland Dental. The asset is well positioned on a main commuter thoroughfare in the Charlotte, NC MSA.

Situated at 3218 S Providence Rd, Waxhaw, NC, the two tenants each have signed leases for 10 years. Each lease offers minimal landlord responsibilities (NNN Lease) while Heartland Dental has two (2) five (5) year extensions with 10% rental increases, Caribou Coffee has three (3) five (5) year extensions with 10% rental increases.

ASSET SNAPSHOT

Address	3218 S Providence Rd, Waxhaw, NC 28173
Building Size (GLA)	6,000 SF
Land Size	1.07 Acres
Year Built/Renovated	2025
Tenants	Caribou Coffee, Heartland Dental
Lease Type(s)	NNN
WALT:	10 Years
Rental Increases	10% Every 5 Years and In Options
Occupancy	100%
Current NOI	\$291,000





ATTRACTIVE LEASE FUNDAMENTALS

Each Tenant has signed a new 10 years Lease and are corporate guarantees | Both leases have 2+ options remaining | Each lease provides 10% rental increases every 5 years in the base term and option periods providing a strong inflation hedge



STRONG CREDIT TENANTS

Heartland Dental (1,800+ Locations) | Caribou Coffee (over 800 locations globally, part of Panera Brands backed by JAB Holding)—providing strong institutional backing and enhancing investment stability | Together, these tenants deliver a low risk of default and stabilized cash flow



DENSE RETAIL NODE

Located along Providence Rd, a heavily trafficked corridor with strong visibility | Within a 1 mile radius is over 435K SF of retail space and a dense mix of grocery, QSR, and service-oriented retail including Publix, Walgreens, and Harris Teeter | The property benefits from high daily traffic counts and established co-tenancy in the trade area



SURROUNDED BY THOUSANDS OF NEW RESIDENTIAL UNITS

Over 6,500 new housing units are planned or recently delivered within a 3-mile radius | Waxhaw is one of the fastest-growing suburbs in the Charlotte MSA, attracting young families and professionals | Strong residential demand supports steady retail traffic and tenant performance with an AHHI within a 1-mile radius of the site exceeding \$179K



AFFLUENT MARKET OF CHARLOTTE MSA

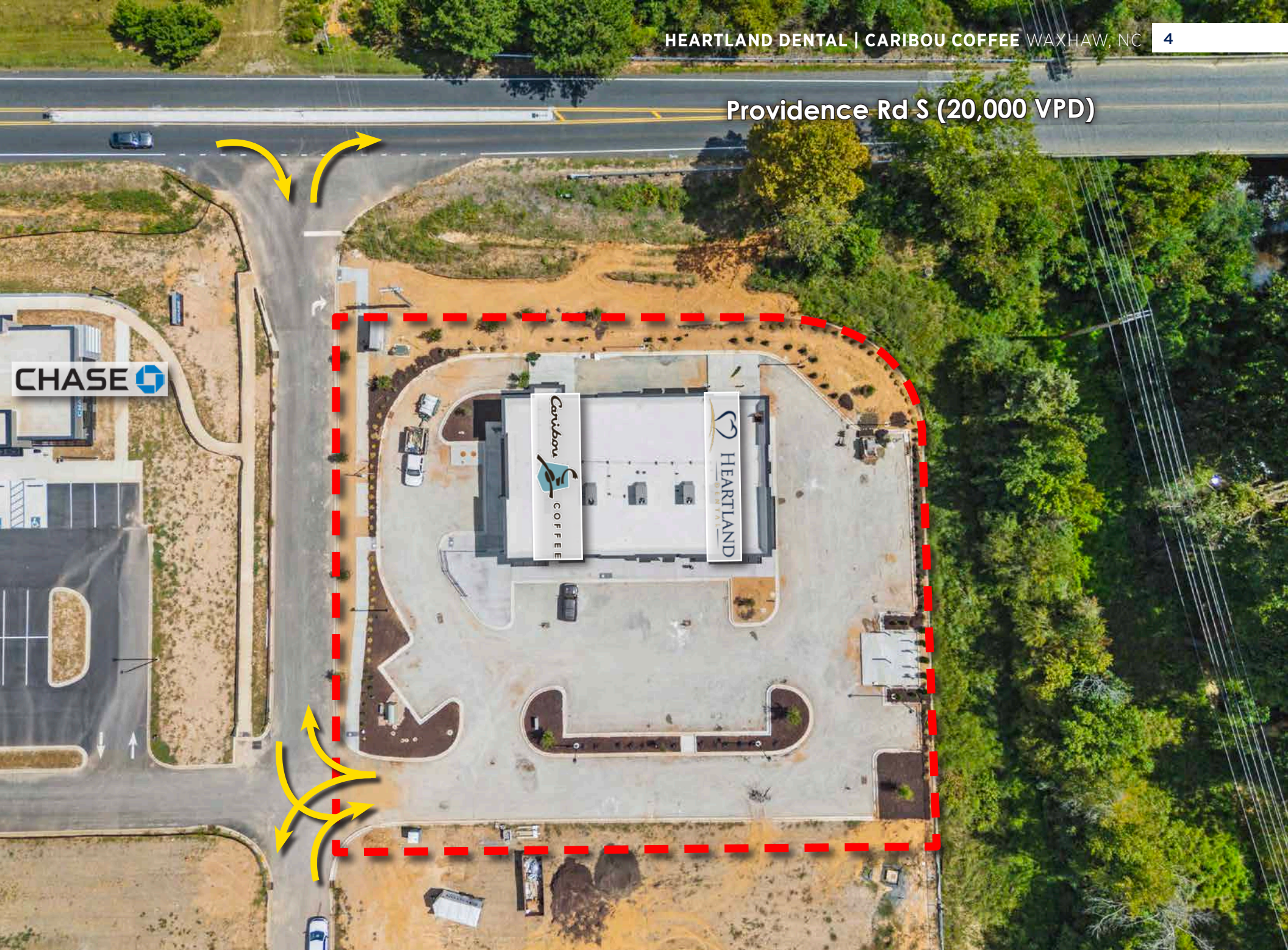
This site resides within the rapidly expanding Charlotte-Concord-Gastonia MSA, one of the fastest-growing metro areas in the U.S. | Rapidly expanding town of Waxhaw, NC | AHHI exceeds \$160K in a 1-mile radius | The Charlotte metro has surged by approximately 8.1 % since 2020, reaching around 2.88 million residents, well above the national growth rate of 2.6 %



NEW CONSTRUCTION

This multi-tenant property is newly constructed with modern formats | Heartland Dental paid for its build-out with warranties in place | Caribou Coffee features a high-traffic drive-thru format designed for efficiency and convenience

Providence Rd S (20,000 VPD)



CHASE





Artisan at Prescott Village
169 Townhomes

Lowe's
FOODS

some xpress
CAR WASH

EXXON

Little
Gym

Bed & Park
EST. 1982

Arby's

Wendy's

HEARTLAND
DENTAL

Caribou **COFFEE**

GOStoreIt
SELF STORAGE

CHASE

Providence Rd S (20,000 VPD)



TENANT	SF	LEASE START	LEASE END	RENT PSF	ANNUAL RENT	ESCALATION DATE	ESCALATIONS	EXPENSE REIMBURSEMENTS	RENEWAL OPTIONS	OPTION RENT
Caribou Coffee	2,200	10/29/2025	10/29/2035	\$54.55	\$120,000	10/29/2030	\$60.00 (10% x 5 Years)	-PRS TICAM -5% Non-Cumulative Controllable CAM Cap -PRS of Mgmt & Admin Fee - 6% of TICAM	(3) 5 Year Options Option 1 Option 2 Option 3	\$145,200 \$159,720 \$175,692
Heartland Dental	3,800	10/29/2025	10/29/2035	\$45.00	\$171,000	10/29/2030	\$49.50 (10% x 5 Years)	-PRS TICAM -5% Non-Cumulative Controllable CAM Cap -PRS of Mgmt & Admin Fee - 7% of TICAM	(2) 5 Year Options Option 1 Option 2	\$206,910 \$227,601





CARIBOU COFFEE DELI QUICK FACTS

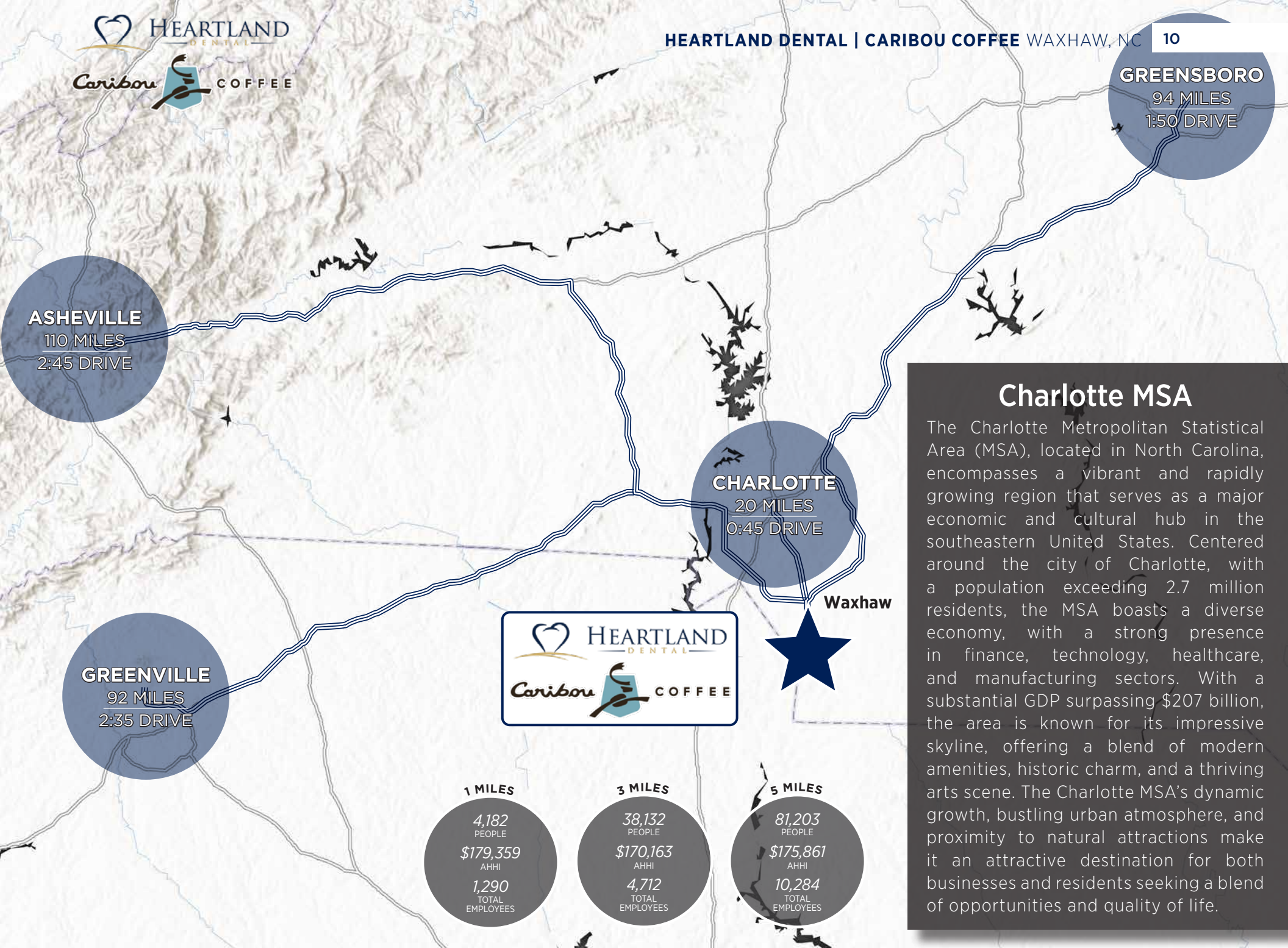
FOUNDED:	1992
OWNERSHIP:	PRIVATE
# OF LOCATIONS:	600+
HEADQUARTERS:	BROOKLYN CENTER, MN
GUARANTY:	CORPORATE

Founded in 1992, Caribou Coffee is the second largest company operated premium coffeehouse in the United States with nearly 400 company-owned locations nationwide. Caribou Coffee also has over 120 domestic license locations in 22 states, and over 200 international franchise stores in 11 countries. Caribou Coffee provides high quality, handcrafted beverages and food options to fuel life's adventures, both big and small. Known for a commitment to sustainability, the Company was the first major U.S. coffeehouse to serve 100% Rainforest Alliance Certified™ coffees and espresso. Caribou Coffee products can also be found in grocery stores, mass retailers, club stores, foodservice providers, hotels, entertainment venues and online.

HEARTLAND DENTAL QUICK FACTS

FOUNDED:	1997
OWNERSHIP:	PRIVATE (KKR)
# OF LOCATIONS:	1,800+
HEADQUARTERS:	EFFINGHAM, IL
GUARANTY:	CORPORATE

Heartland Dental is the largest dental support organization in the United States, with over 1,800 supported dental offices in 38 states. Founded in 1997, Heartland Dental supports over 2,700 dentists and over 10,000 team members nationwide. Based in Effingham, IL, Heartland Dental offers supported dentists and team members continuing education and leadership training, along with a variety of non-clinical administrative services. Heartland Dental partners with its supported dentists to deliver high-quality care across the full spectrum of dental services and is majority owned by KKR, a leading global investment firm.





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Exclusively Offered By
**Atlantic**
CAPITAL PARTNERS™

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