

# CHASE

552 E Plaza Dr, Mooresville, NC  
(Charlotte, NC MSA)

**OFFERED  
FOR SALE**  
\$2,947,000 | 4.75% CAP



CONFIDENTIAL OFFERING MEMORANDUM

 **Atlantic**  
CAPITAL PARTNERS™

Representative Photo

## EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of a Chase Bank in Mooresville, NC. The Premises has a 15 year ground lease which commences in January 2025. The Asset is well positioned in a major retail hub of Mooresville and sits at the corner of E Plaza Dr & N Broad St (combined 35,500 VPD).



**LOCATED ACROSS  
FROM A FOOD  
LION CENTER**



**15 YEARS  
REMAINING ON  
ABS. NNN GL**



**LOCATED AT THE  
CORNER OF E PLAZA  
DR & N BROAD ST  
(35,500 VPD)**

RENT SCHEDULE	TERM	ANNUAL RENT
Current Term	Years 1-5	\$140,000
Rent Escalation	Years 6-10	\$154,000
Rent Escalation	Years 11-15	\$169,400
1st Option Term	Years 16-20	\$186,340
2nd Option Term	Years 21-25	\$204,974
3rd Option Term	Years 26-30	\$225,471
4th Option Term	Years 31-35	\$248,019
5th Option Term	Years 36-40	\$272,820

NOI	\$140,000
CAP	4.75%
Price	\$2,947,000

## ASSET SNAPSHOT

Tenant Name	Chase Bank
Address	552 E Plaza Dr, Mooresville, NC 28115
Building Size (GLA)	2,604 SF
Land Size	0.98 Acres
Year Built/Renovated	1973/2024
Signatory/Guarantor	JPMorgan Chase (Corporate)
Rent Type	Abs. NNN Ground Lease
Landlord Responsibilities	None
Rent Commencement Date	1/12/2025
Lease Expiration	1/31/2040
Remaining Term	15 Years
Current Annual Rent	\$140,000



**77,027**  
PEOPLE IN  
5 MILE RADIUS



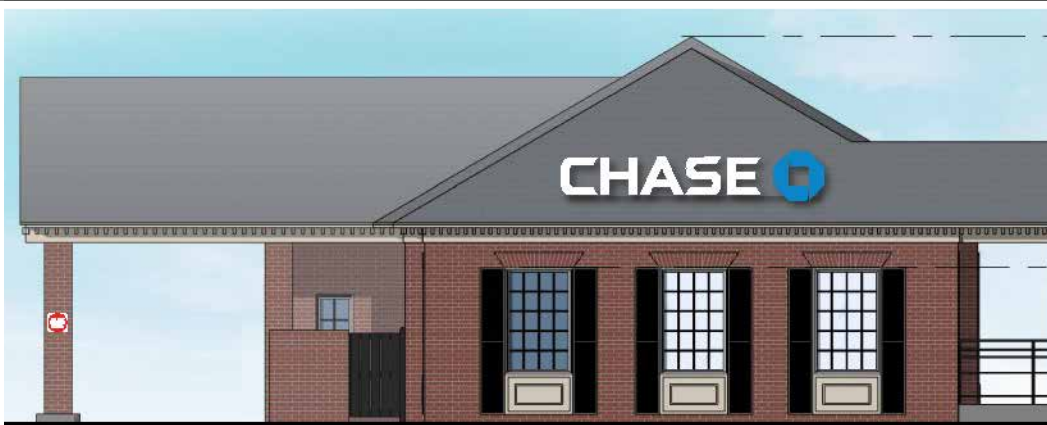
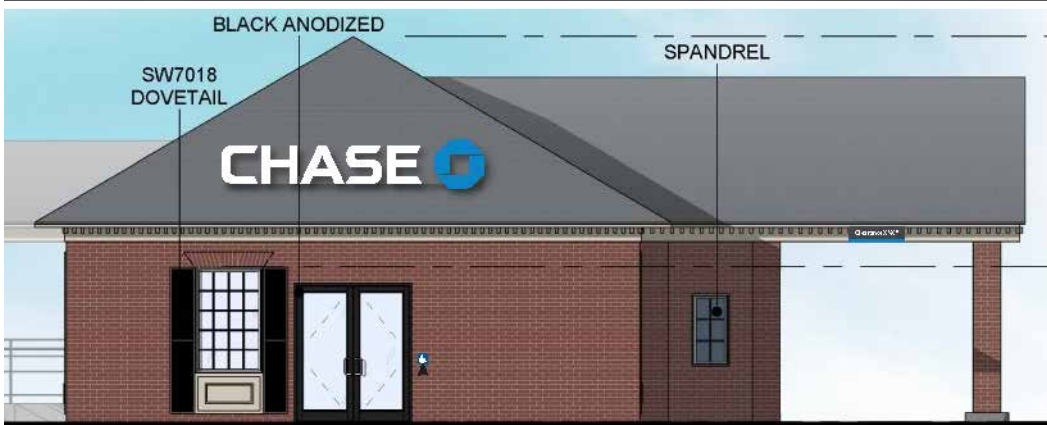
**\$111,017**  
AHHI  
5 MILE RADIUS



**35,500**  
VPD ON CORNER OF  
E PLAZA DR









# INVESTMENT HIGHLIGHTS



## ATTRACTIVE LEASE FUNDAMENTALS

10% rent increase every 5 years and during options periods | Absolute NNN Ground Lease providing no Landlord Responsibilities | Five (5) - Five (5) year option periods



## INVESTMENT GRADE TENANT

Corporate Guaranty from Investment Grade Tenant - JP Morgan has a Market Cap of \$360B (NASDAQ: JPM) with over 5,600 locations across the country | S&P rating of AA1



## CHARLOTTE MSA TAILWINDS

Charlotte MSA has added more than 135K people from 2020 to 2023, making it the 5th fastest growing city in the Country | Charlotte forecasts a 45.2% job growth over the next 10 years



## HIGH PROFILE SITE AT LIGHTED INTERSECTION

Positioned on the hard corner of E. Plaza (25K VPD) and N Broad St (10.5K VPD) | Accessible right turn off of E. Plaza into a wrap around parking lot



## RECENT RENOVATIONS COMPLETED BY TENANT

Tenant is renovating the existing building to their newest building prototype



## LOCATED IN HIGH TRAFFIC RETAIL CORRIDOR

Over 430K SF of Retail Space located in a 1-mile radius, boasting a 0% vacancy rate | Nearby Tenants include: Food Lion, McDonalds, KFC, and Dunkin'



N BROAD ST (10,500 VPD)

E PLAZA DR (25,000 VPD)

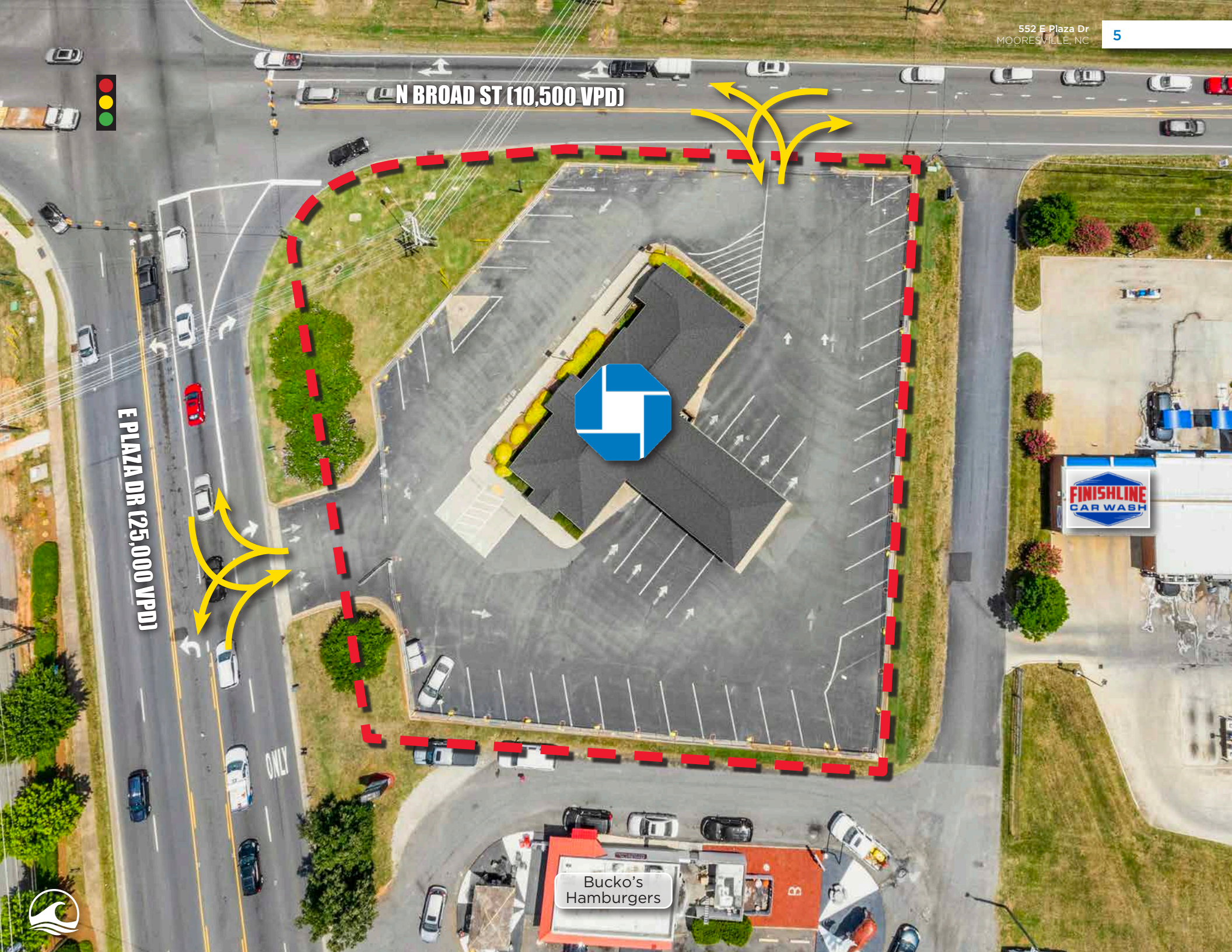


Bucko's  
Hamburgers

FINISHLINE  
CAR WASH



ONLY







Mooresville Recreation Dept.

DUNKIN'

O'Reilly  
AUTO PARTS



TACO BELL



Aaron's FAMILY DOLLAR

Piedmont Pointe  
144 Apartments

Maaco  
AMERICA'S BODYSHOP

Advance  
Auto Parts

PLAY IT AGAIN  
SPORTS

True Value



TOKYO  
JAPANESE SEAFOOD  
& STEAKHOUSE

First National Bank

CANNON PHARMACY



Top 70th Percentile  
in Visits Nationally



SOUTHERN STATES  
A Farmer Owned Cooperative Since 1923.

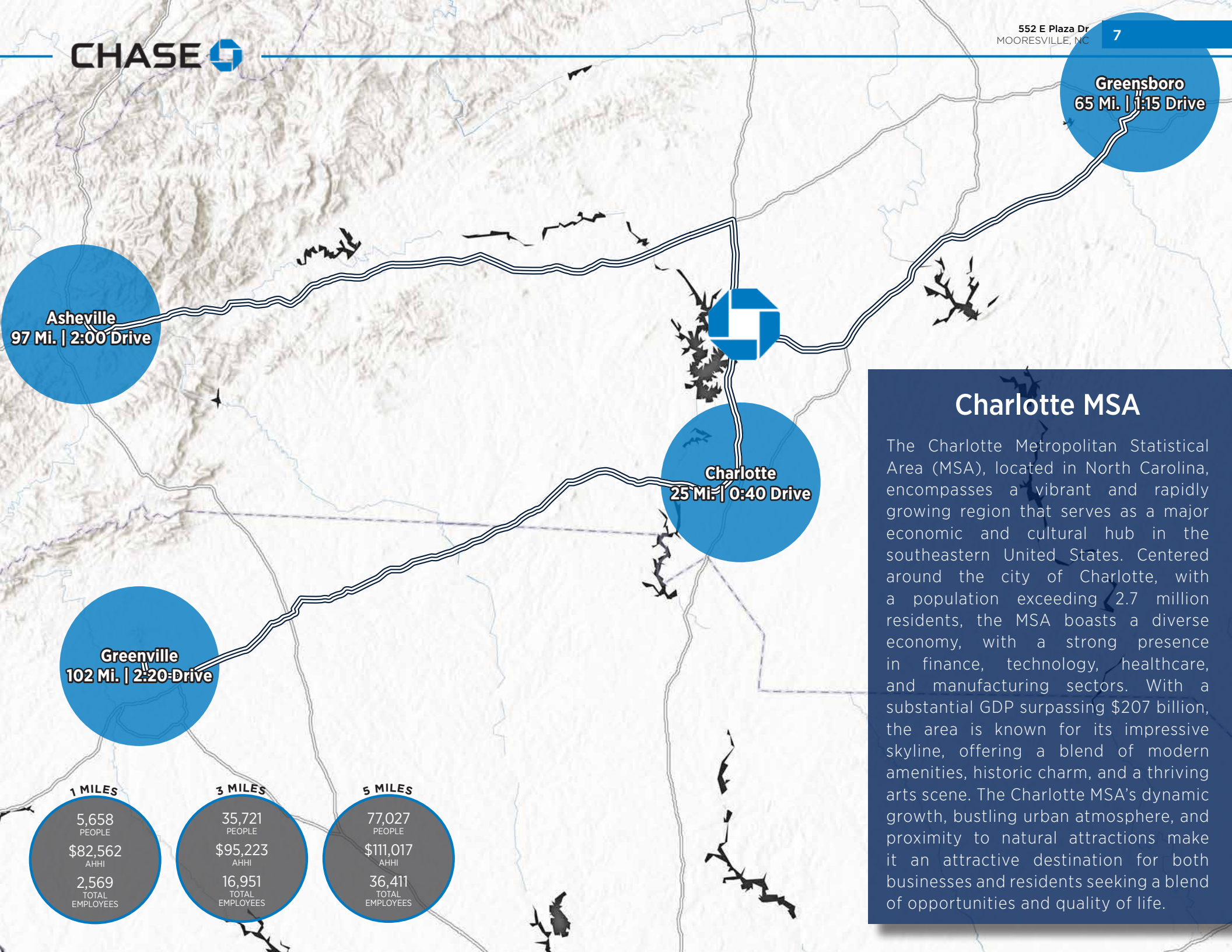
Selma Burke  
Recreation Center

Bucko's  
Hamburgers

FINISHLINE  
CAR WASH







**Greensboro**  
65 Mi. | 1:15 Drive

**Asheville**  
97 Mi. | 2:00 Drive

**Charlotte**  
25 Mi. | 0:40 Drive

**Greenville**  
102 Mi. | 2:20 Drive

**1 MILES**

5,658  
PEOPLE  
\$82,562  
AHHI  
2,569  
TOTAL  
EMPLOYEES

**3 MILES**

35,721  
PEOPLE  
\$95,223  
AHHI  
16,951  
TOTAL  
EMPLOYEES

**5 MILES**

77,027  
PEOPLE  
\$111,017  
AHHI  
36,411  
TOTAL  
EMPLOYEES

## 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 SUMMARY

JPMorgan Chase & Co. (NYSE: JPM) is a multinational banking and financial services holding company. Managing \$2.8 trillion in assets, JPMorgan Chase is the largest bank holding company in the United States. With over 288,000 employees, the Company is engaged in investment banking, financial services for consumers and small businesses, commercial banking, financial transaction processing and asset management. It offers non-interest-bearing deposits; and interest bearing deposits, such as savings accounts, demand deposits, and time deposits. The company also provides consumer loans, such as residential mortgages, home equity loans / lines of credit, auto loans, business banking loans, student loans, home equity loans secured by junior liens, prime mortgage loans, and payment option loans. With more than 5,600 branches in nearly two dozen states and active in more than 100 countries, Chase is among the nation's top mortgage lenders and credit card issuers. It serves millions of consumers, small businesses and many of the world's prominent corporate, institutional, and government clients.

### CHASE BANK QUICK FACTS

Founded	1799
Ownership	Public (NYSE: JPM)
Number of Locations	5,600+
Headquarters	New York, NY
Guaranty	Corporate





# OFFERED FOR SALE

\$2,947,000 | 4.75% CAP



552 E Plaza Dr, Mooresville, NC  
(Charlotte, NC MSA)

## 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

## NATIONAL TEAM

### SAM YOUNG

Executive Vice President

980.498.3292

syoung@atlanticretail.com

### PATRICK WAGOR

Executive Vice President

561.427.6151

pwagor@atlanticretail.com

### BEN OLMSTEAD

Analyst

980.498.3296

bolmstead@atlanticretail.com

### ERIC SUFFOLETTO

Managing Director & Partner

508.272.0585

esuffoletto@atlanticretail.com

### DANNY GRIFFIN

Vice President

781.635.2449

dgriffin@atlanticretail.com

Exclusively Offered By



This Offering Memorandum has been prepared by Atlantic Capital Partners ("ACP") for use by a limited number of prospective investors of Chase Bank - Mooresville, 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.