



2000 S. Horner Blvd, Sanford, NC
(Raleigh MSA)

**OFFERED
FOR SALE**
\$3,333,000 | 6.15% CAP



CONFIDENTIAL OFFERING MEMORANDUM



EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of an AFC Urgent Care in Sanford, NC (Raleigh, MSA). The Premises is leased to AFC Urgent Care for a 15 year initial term. The Asset is well positioned at a lighted intersection on a major retail and commuter corridor in Sanford, NC.



**EXCELLENT
VISIBILITY AND
TRAFFIC COUNTS**



**15-YEAR
ABSOLUTE NNN
LEASE**



**QUICKLY
GROWING
MEDTAIL ASSET
CLASS**

RENT SCHEDULE	TERM	ANNUAL RENT
Current Term	Years 1-5	\$205,000
Rent Escalation	Years 6-10	\$221,400
Rent Escalation	Years 11-15	\$239,112
1st Option	Years 16-20	\$258,241
2nd Option	Years 21-25	\$278,900
3rd Option	Years 26-30	\$301,212
4th Option	Years 31-35	\$325,309

NOI	\$205,000
CAP	6.15%
Price	\$3,333,000

ASSET SNAPSHOT

Tenant Name	AFC Urgent Care
Address	2000 S. Horner Blvd, Sanford, NC 27330
Building Size (GLA)	4,000 SF
Land Size	0.76 Acres
Year Built	2024
Signator/Guarantor	Multi-Unit Franchisee & Personal Guarantee
Rent Type	Abs. NNN
Landlord Responsibilities	None
Rent Commencement Date	8/1/2024
Remaining Term	15 years
Current Annual Rent	\$205,000
Rental Increases	8% Every 5 Years



42,952
PEOPLE IN
5 MILE RADIUS



\$72,830
AHHI
5 MILE RADIUS



24,000
VPD ON
S HORNER BLVD



INVESTMENT HIGHLIGHTS



ATTRACTIVE LEASE FUNDAMENTALS

15 year Abs. NNN lease provides next owner with zero landlord responsibilities | 8.0% rental increases every 5 years



HIGHLY ACCESSIBLE & VISIBLE SITE

Subject site is located at the lighted intersection of S. Horner Blvd (24K VPD) & Dalrymple St with ingress and egress provided on both roads | Shared access with the adjacent Circle K



LOCATED IN A MAJOR RETAIL TRADE AREA

Approximately 990K SF of retail space within a 1-mile radius boasting a 1.2% vacancy rate | Nearby retailers include: Planet Fitness, Food Lion, Cookout, Taco Bel, Dollar Tree, and O'Reilly Auto Parts



FULLY RENOVATED BUILDING

Tenant has added major capital improvements to the building to suit their operational needs



MEDTAL ASSET CLASS

According to CoStar Group, the proportion of lease medical space in retail building has grown from 16% in 2010 to 20% today | Nearly 70% of US adults have visited a healthcare provider located in a shopping center as retail medical tenants



A TOP PERFORMING MARKET NATIONALLY

Raleigh, NC ranked #3 in 2023 of best residential markets (Rocket Mortgage) | Raleigh forecasts a 44% job growth over the next 10 years (3.0% growth from 2021 to 2022) | Raleigh ranked #3 in best places to live for 2023-2024 (U.S. News)

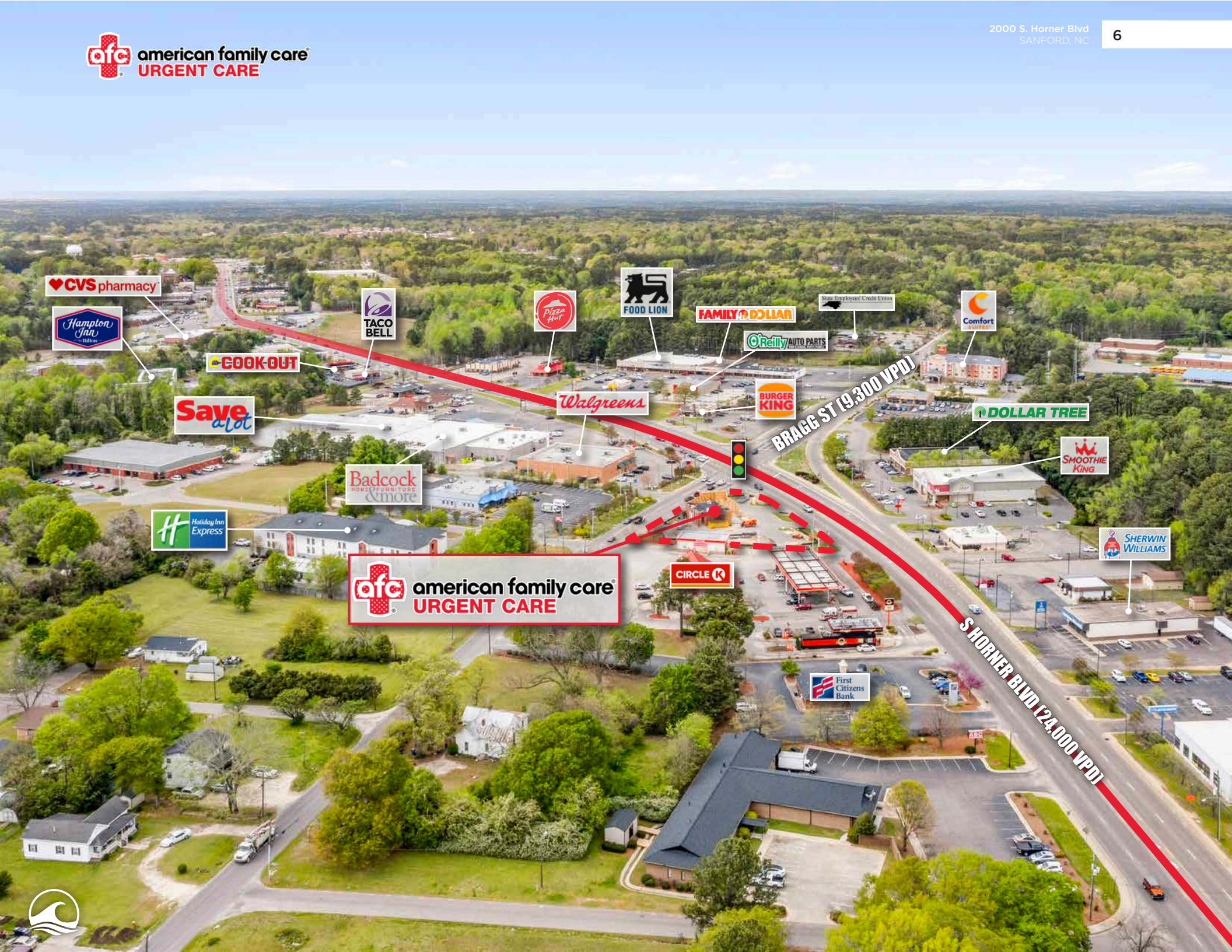


DAIRYPLEST

S HORNER BLVD (24,000 VPD)







CVS pharmacy



COOK-OUT



FAMILY DOLLAR

State Employees' Credit Union



Save a lot

Walgreens



BRAGG ST (19,300 VPD)

DOLLAR TREE



Badcock HOME FURNITURE & more



afc american family care
URGENT CARE

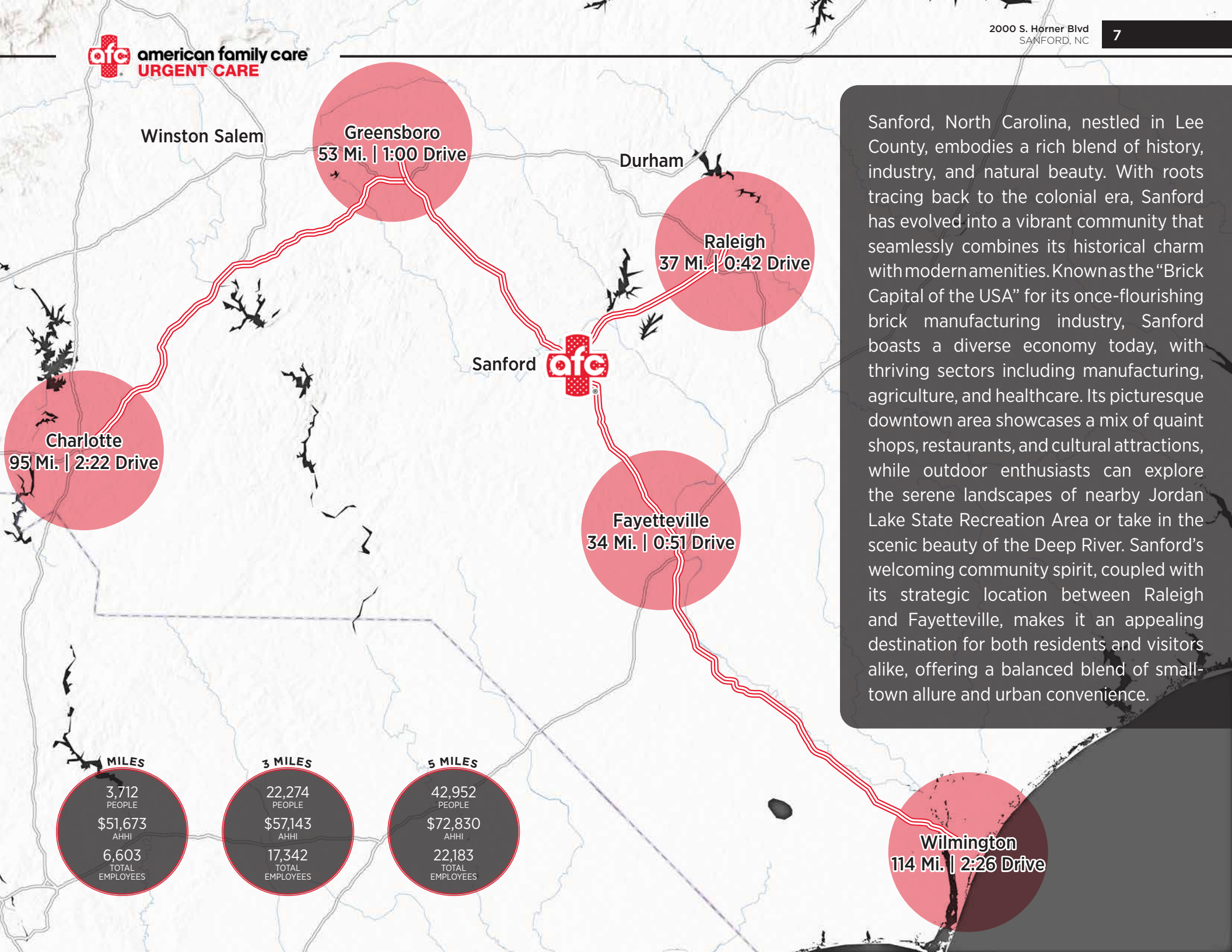
CIRCLE K

SHERWIN WILLIAMS

First Citizens Bank

S HORNER BLVD (24,000 VPD)





Sanford, North Carolina, nestled in Lee County, embodies a rich blend of history, industry, and natural beauty. With roots tracing back to the colonial era, Sanford has evolved into a vibrant community that seamlessly combines its historical charm with modern amenities. Known as the “Brick Capital of the USA” for its once-flourishing brick manufacturing industry, Sanford boasts a diverse economy today, with thriving sectors including manufacturing, agriculture, and healthcare. Its picturesque downtown area showcases a mix of quaint shops, restaurants, and cultural attractions, while outdoor enthusiasts can explore the serene landscapes of nearby Jordan Lake State Recreation Area or take in the scenic beauty of the Deep River. Sanford’s welcoming community spirit, coupled with its strategic location between Raleigh and Fayetteville, makes it an appealing destination for both residents and visitors alike, offering a balanced blend of small-town allure and urban convenience.

TENANT SUMMARY

American Family Care’s mission is “to provide the best healthcare possible, in a kind and caring environment, while respecting the rights of all patients, in an economical manner, at times and locations convenient to the patient.”

Founded in 1982, AFC is now the world’s leading provider of urgent care and family care. Ranked by Inc. Magazine as one of the fastest-growing companies in the U.S. AFC offers extended weekday hours and is open on weekends. In July 2017, AFC partnered with American Development Partners on a \$1 billion contract and plans to open an additional 500 clinics in the next five years.

AFC’s current operations include more than 300 clinics throughout the US and serve more than three million patients each year. AFC has been honored with several awards and distinctions, including recently being named the 2017 winner of Franchise Times’ “Best Franchise to Buy” distinction.

AFC URGENT CARE QUICK FACTS

Founded	1982
Ownership	Private
Number of Locations	300+
Headquarters	Birmingham, AL





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Exclusively Offered By



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