



160 JEFFERY WAY | YOUNGSVILLE, NC

**OFFERED  
FOR SALE**

\$178,000 | 6.20% CAP

**BONUS DEPRECIATION ELIGIBLE!**





Wrenn Farms  
434 Units



SSI Services Inc.

JEFFREY WAY





## EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to offer for sale Quarles | Youngsville, NC, a 1.37-acre fleet fueling facility located at 160 Jeffrey Way. 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 1-5	\$11,025
Rent Increase (03/01/2029)	Year 6-10	\$11,576
First Option	Year 11-15	\$12,155
Second Option	Year 16-20	\$12,763

NOI	\$11,025
CAP RATE	6.20%
LISTING PRICE	\$178,000

## ASSET SNAPSHOT

Tenant Name	GPM Empire, LLC (d/b/a Quarles)
Address	160 Jeffrey Way, Youngsville, NC 27596
Land Size	1.37 Acres
Year Built/Renovated	2006
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	\$11,025



  
**60,250**  
 PEOPLE  
 IN 5 MILE RADIUS

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**\$133,512**  
 AHHI IN  
 5 MILE RADIUS

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**27,000**  
 VPD ON  
 US HWY 1





# 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
<b>PORTFOLIO TOTAL/AVERAGE</b>				<b>10.46</b>		<b>\$530,387</b>					<b>6.32%</b>	<b>\$8,398,000</b>





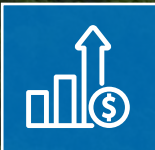
### INSTITUTIONAL-GRADE CREDIT BACKING

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.



### POSITIONED IN ONE OF THE FASTEST-GROWING METROS IN THE U.S.

Youngsville is located within the Raleigh-Durham MSA, ranked the #1 fastest-growing large metro in the U.S. (U.S. Census, 2023), with a population exceeding 1.5 million and projected to reach 2 million by 2030.



### LOGISTICS GATEWAY

Youngsville sits along US Highway 1 — a primary commercial artery carrying 27,000 AADT — and is directly accessible via US-401 and NC-96, forming a key node in the Triangle's northern distribution corridor.

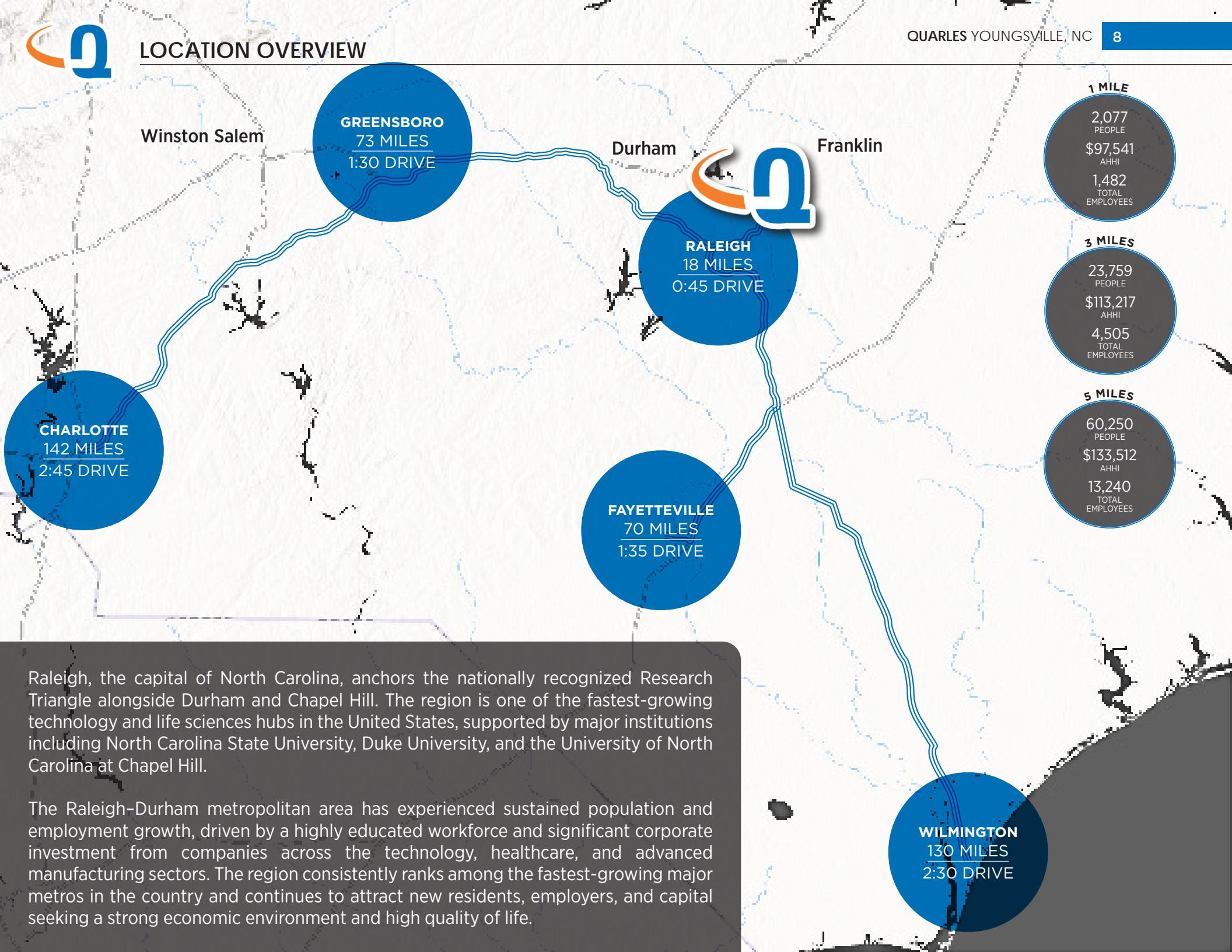


### YOUNGSVILLE — ONE OF NC'S FASTEST-GROWING MUNICIPALITIES

Youngsville's population has grown over 60% in the past decade, from ~1,100 to nearly 2,000+ residents, with hundreds of new single-family permits issued annually.







Winston Salem

Durham

Franklin

**GREENSBORO**  
73 MILES  
1:30 DRIVE

**RALEIGH**  
18 MILES  
0:45 DRIVE

**CHARLOTTE**  
142 MILES  
2:45 DRIVE

**FAYETTEVILLE**  
70 MILES  
1:35 DRIVE

**WILMINGTON**  
130 MILES  
2:30 DRIVE

1 MILE

2,077  
PEOPLE  
\$97,541  
AHHI  
1,482  
TOTAL  
EMPLOYEES

3 MILES

23,759  
PEOPLE  
\$113,217  
AHHI  
4,505  
TOTAL  
EMPLOYEES

5 MILES

60,250  
PEOPLE  
\$133,512  
AHHI  
13,240  
TOTAL  
EMPLOYEES

Raleigh, the capital of North Carolina, anchors the nationally recognized Research Triangle alongside Durham and Chapel Hill. The region is one of the fastest-growing technology and life sciences hubs in the United States, supported by major institutions including North Carolina State University, Duke University, and the University of North Carolina at Chapel Hill.

The Raleigh–Durham metropolitan area has experienced sustained population and employment growth, driven by a highly educated workforce and significant corporate investment from companies across the technology, healthcare, and advanced manufacturing sectors. The region consistently ranks among the fastest-growing major metros in the country and continues to attract new residents, employers, and capital seeking a strong economic environment and high quality of life.



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

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





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FOR SALE**

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Exclusively Offered By



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