

ACTUAL SITE

Atlantic Tire & Service

NNN RETAIL SINGLE TENANT INVESTMENT
ATLANTIC TIRE & SERVICE
360 ASHVILLE AVENUE
CARY, NC 27518



COMMERCIAL REAL ESTATE SERVICES
RALEIGH • DURHAM • WILMINGTON

Investment Overview

5,625 SF ATLANTIC TIRE IN CARY, NORTH CAROLINA

RALEIGH-DURHAM MSA

ADDRESS	360 Ashville Avenue Cary, NC 27518
BUILDING SIZE	5,625 SF
ACREAGE	1.00 acre
YEAR BUILT	1990
NOI	\$141,509
RENTAL RATE	\$25.16/SF
ANNUAL ESCALATION	3%
SALES PRICE	\$2,282,403
CAP RATE	6.2%
TENANT	Atlantic Tire & Service
LEASE TYPE	NNN
TENANT RESPONSIBILITIES	Taxes, Insurance, Parking Lot, HVAC (repair and replacement), Utilities, Other CAM
LANDLORD RESPONSIBILITIES	Roof, Foundation, Structure
LEASE TERM	10 Years (7 years remaining)
OPTIONS	Three (3) additional 5-year terms
LEASE COMMENCEMENT DATE	July 17, 2023
LEASE EXPIRATION DATE	July 31, 2033

\$2,282,403
PRICE

6.2%
CAP RATE

\$141,509
NOI



Property Overview

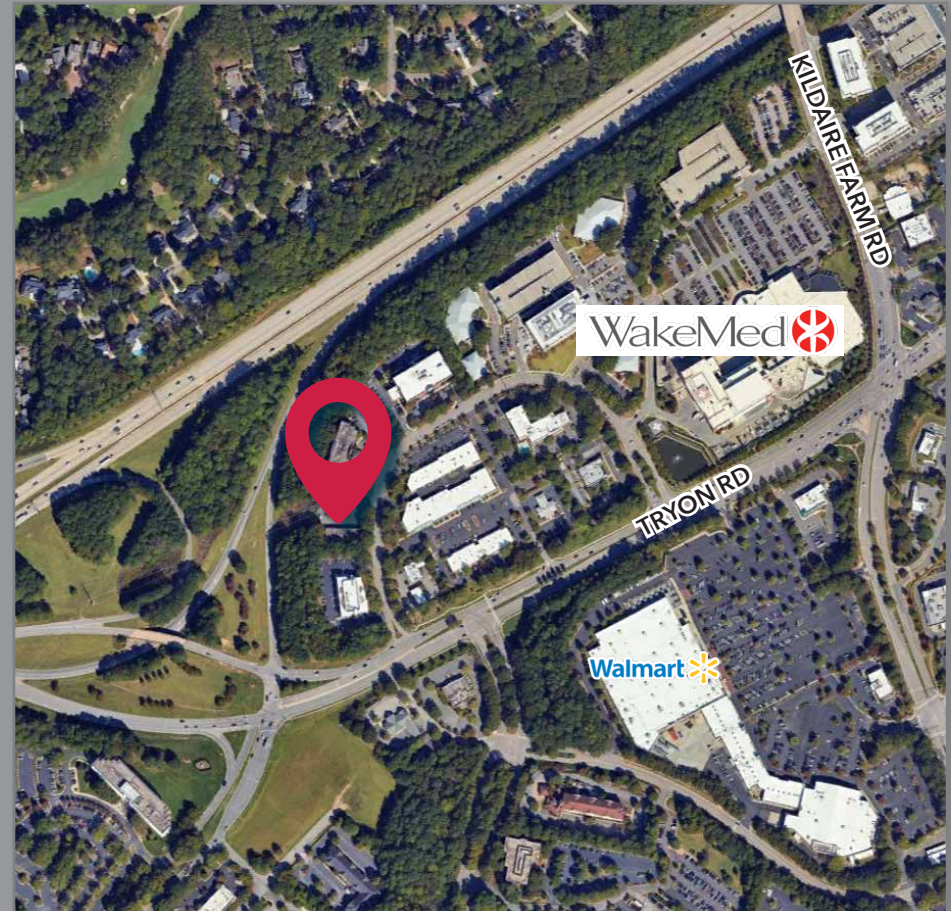
A 5,625 SF Atlantic Tire location on a 1.00-acre parcel, producing \$141,509 in base rent effective July 17, 2026 (\$25.16/SF). Priced at \$2,282,403 at a 6.20% CAP rate, the asset offers contractual 3% annual rent growth and long-term tenancy in one of the Triangle's most sought-after suburban submarkets. The property's compact, efficient footprint supports strong rent coverage and operational performance.

LOCATION DESCRIPTION

Positioned within a densely populated and rapidly expanding pocket of Cary, the property offers strong neighborhood connectivity and commuter access, with $\pm 6,600$ VPD on Regency Parkway and adjacent US-1 carrying approximately 15,500 VPD. The surrounding trade area draws on Cary's deep employment base, top-rated schools, and quality-of-life appeal, all of which sustain consistent demand for convenience-oriented automotive services. The location pairs everyday accessibility with the durability of a mature, built-out market.

HIGHLIGHTS

- » PIN: 0762332751
- » Lot size: 1.00 acre
- » Zoning: GCCU (General Commercial - Conditional Use, Town of Cary)
- » Traffic counts: $\pm 6,600$ VPD on Regency Parkway; $\pm 15,500$ VPD on adjacent US-1
- » Lease in place through July 31, 2033, providing approximately 7 years of remaining term, and 3% annual rent escalations
- » Three additional five-year renewal options
- » PE-backed tenant platform
- » High-income suburban trade area with strong residential density
- » Proven operator with established regional presence



ATLANTIC TIRE & SERVICE – TENANT OVERVIEW

Atlantic Tire & Service is a leading automotive maintenance, repair, and tire service operator serving the Research Triangle region of North Carolina. Founded in Cary in 1998 by industry veteran Anthony Blackman, the company has built a long-standing reputation for customer service, operational excellence, and deep community ties, establishing itself as one of the most recognized independent automotive service brands in the Raleigh-Durham market.

Atlantic Tire operates as part of the Goodturn Tire & Auto platform, a rapidly expanding automotive services consolidator focused on partnering with established regional operators while preserving local brand identity and customer loyalty. Goodturn's platform currently spans approximately 70 locations operating under roughly 35 regional automotive service brands across multiple states, reflecting a deliberate multi-brand strategy that retains the local reputation and customer loyalty each operator has built. The platform has grown through a disciplined acquisition strategy and continues to expand across attractive Southeast and Midwest markets.

Goodturn is backed by Garnett Station Partners, a New York-based private equity firm with deep experience scaling multi-unit consumer and automotive service businesses. Garnett Station's sponsorship provides institutional ownership, operational infrastructure, acquisition expertise, and long-term growth capital to support Goodturn's continued expansion. This well-capitalized private equity ownership structure materially strengthens the credit profile underlying the Atlantic Tire portfolio.

The asset is strategically positioned in the Cary area—one of the strongest and fastest-growing submarkets in the Research Triangle—delivering investors durable, contractual cash flow backed by a well-capitalized operator and supported by favorable long-term market fundamentals.

WEBSITE	ATLANTICTIREONLINE.COM
COMPANY TYPE	Subsidiary
PARENT COMPANY	Goodturn Tire & Auto
PLATFORM SCALE	±70 Locations / ±35 Brands
SPONSOR	Garnett Station Partners (PE)
HEADQUARTERS	Cary, North Carolina
PORTFOLIO LOCATIONS	4 in the Research Triangle
FOUNDED	1998 in Cary, North Carolina



Area Overview

Distances

Downtown Cary	5 miles
I-40	5.9 miles
Downtown Raleigh	13 miles
Research Triangle Park	14.6 miles
RDU Airport	15.1 miles

MacGregor Downs
Country Club

US
64

MacGregor Park

MacGregor
Village

US
1

WakeMed

TRYON RD

360 ASHVILLE AVENUE



Atlantic Tire & Service

KILDARE FARM RD

LIFE TIME

REGENCY PKWY

Waverly Place

WHOLE FOODS MARKET, Chick-fil-A, WELLS FARGO, BURGER KING, GONZA, CHASE, SHAKE SHACK, drybar, BANK OF AMERICA, STRETCH LAB, HAND & STONE, PNC BANK, CINÉBISTRO, tazikis, CYCLEBAR

Walmart, COASTAL, Panera, Saffron, HEROES CAR WASH, tropical SMOOTHIE CAFE, SALLY BEAUTY, pure barre, Harris Teeter

Demographics

	1 MILE	3 MILES	5 MILES
Population (2025)	4,795	60,564	174,277
Daytime Population	20,124	81,383	187,988
Median Age	51.8	43.9	38.8
Average Household Income	\$200,332	\$167,564	\$156,058
Median Home Value	\$686,726	\$573,755	\$545,406
Bachelor's Degree or Higher	51.8%	69.5%	66.3%

Strategically positioned in the heart of North Carolina's Research Triangle, Cary is one of the state's most desirable and fastest-growing communities. Located between Raleigh and Research Triangle Park, Cary benefits from direct access to major transportation corridors including I-40, US-1, and NC-540, providing seamless connectivity throughout the Southeast. Consistently recognized for its exceptional quality of life, highly ranked schools, and business-friendly environment, Cary has evolved into a premier destination for both residents and employers. With a population exceeding 190,000 and continued residential growth, the town attracts a highly educated workforce and maintains one of the highest median household incomes in the region.

Cary's economy is fueled by a strong concentration of technology, life sciences, healthcare, and professional services companies. The town is home to major employers including SAS Institute, Epic Games, and a growing number of firms connected to the Research Triangle's innovation ecosystem. Nearby Research Triangle Park, one of the largest research parks in the world, supports thousands of high-paying jobs and serves as a catalyst for continued investment and economic expansion. Cary also offers abundant recreational amenities, including extensive greenways, premier parks, and cultural attractions that enhance its appeal to businesses and residents alike. Supported by world-class universities such as Duke University, North Carolina State University, and the University of North Carolina at Chapel Hill, Cary remains exceptionally well-positioned for sustained growth, workforce development, and long-term economic vitality.

**#2 BEST
Real Estate Market**


Business Facilities, 2026

**#6 MOST
Educated City in the US**

(Raleigh-Cary) Wallet-Hub, 2026

**#5 BEST
Places to Live in the US**

US News and World Report, 2026



Atlantic Tire & Service

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