



2483 N CHURCH ST | ROCKY MOUNT, NC

**OFFERED  
FOR SALE**

\$2,196,000 | 6.35% CAP

BONUS DEPRECIATION ELIGIBLE!





NASH GENERAL HOSPITAL  
280 BEDS

COBB CORNERS

Walmart Office DEPOT  
burkes OUTLET LANE BRYANT planet fitness

TJ-maxx SHOE CARNIVAL  
PET SMART



GOLDEN EAST CROSSING MALL

ROSS belk  
Dress For Less Dunham's JCPenney  
BAM!



36,000 ADT

ROCKY MOUNT TOWNE CENTER

HOBBY LOBBY CITITRENDS

ROCKY MOUNT SPORTS COMPLEX

Walgreens



TRACTOR SUPPLY CO FARMERS HOME FURNITURE  
Rainbow BIGLOTS!  
JOANN HARBOR FREIGHT TOOLS

Harris Teeter

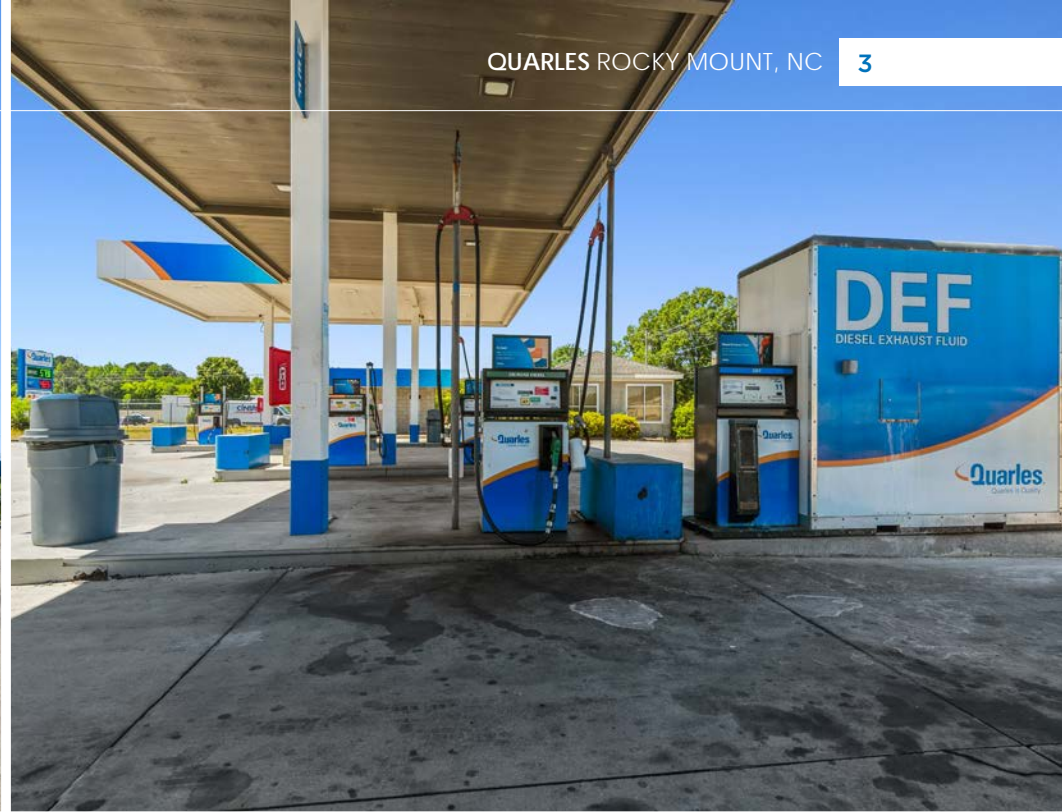
Walgreens



64

DOWNTOWN ROCKY MOUNT





## EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to offer for sale Quarles | Rocky Mount, NC, a 0.96-acre fleet fueling facility located at 2483 North Church Street. 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 scheduled 5% rental increases throughout the option periods, offering near-term cash flow with embedded rental growth and multiple avenues for value creation.

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	\$139,420
Rent Increase	Year 6-10	\$146,391
First Option	Year 11-15	\$153,711
Second Option	Year 16-20	\$161,396

<b>NOI</b>	<b>\$139,420</b>
<b>CAP RATE</b>	<b>6.35%</b>
<b>LISTING PRICE</b>	<b>\$2,196,000</b>

## ASSET SNAPSHOT

<b>Tenant Name</b>	GPM Empire, LLC (d/b/a Quarles)
<b>Address</b>	2483 N Church St, Rocky Mount, NC 27804
<b>Land Size</b>	0.96 Acres
<b>Year Built/Renovated</b>	1999
<b>Signator/Guarantor</b>	GPM Empire, LLC a Subsidiary of ARKO Corp. (Nasdaq: ARKO)
<b>Rent Type</b>	ABS NNN
<b>Landlord Responsibilities</b>	None
<b>Rent Commencement Date</b>	3/1/2024
<b>Lease Expiration Date</b>	2/28/2034
<b>Rental Increases</b>	5% Every 5 Years and in Options
<b>Remaining Term</b>	7.9 Years
<b>Current Annual Rent</b>	\$139,420



  
**51,630**  
 PEOPLE  
 IN 5 MILE RADIUS

  
**\$76,343**  
 AHHI IN  
 5 MILE RADIUS

  
**5,200**  
 VPD ON  
 CHURCH ST





# 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.



### PROVEN 25+ YEAR OPERATING HISTORY AT THIS SITE

Quarles has continuously operated this fleet fueling location since 1999, demonstrating strong site-level performance and customer stickiness in a commercial corridor with 30,000+ vehicles per day on US-301.



### 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.



### STRATEGIC LOCATION WITHIN DENSE INDUSTRIAL & LOGISTICS CORRIDOR

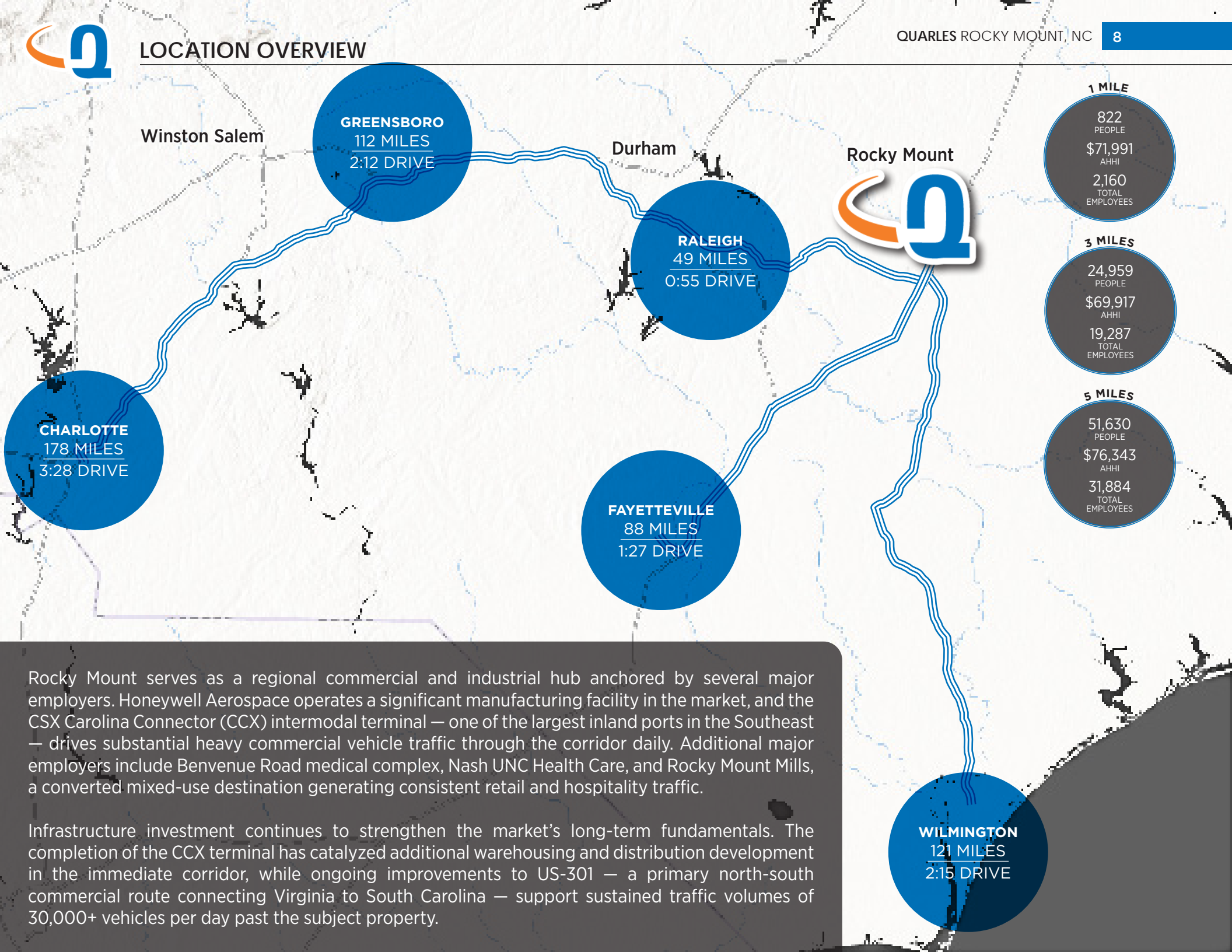
Proximity to major employers including a Honeywell Aerospace facility, the CSX Carolina Connector intermodal terminal, and a 600,000 SF regional mall generating consistent commercial traffic.



### FOUR 5-YEAR RENEWAL OPTIONS PROVIDING UP TO 20 YEARS OF ADDITIONAL TERM

Beyond the current lease expiration in 2034, the tenant holds four consecutive 5-year options.





Rocky Mount serves as a regional commercial and industrial hub anchored by several major employers. Honeywell Aerospace operates a significant manufacturing facility in the market, and the CSX Carolina Connector (CCX) intermodal terminal — one of the largest inland ports in the Southeast — drives substantial heavy commercial vehicle traffic through the corridor daily. Additional major employers include Benvenue Road medical complex, Nash UNC Health Care, and Rocky Mount Mills, a converted mixed-use destination generating consistent retail and hospitality traffic.

Infrastructure investment continues to strengthen the market's long-term fundamentals. The completion of the CCX terminal has catalyzed additional warehousing and distribution development in the immediate corridor, while ongoing improvements to US-301 — a primary north-south commercial route connecting Virginia to South Carolina — support sustained traffic volumes of 30,000+ vehicles per day past the subject property.



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





2483 N CHURCH ST | ROCKY MOUNT, NC

**OFFERED  
FOR SALE**

**\$2,196,000 | 6.35% CAP**

**Quarles**  
Quarles is Quality.

**DIESEL 5.79<sup>9</sup>/<sub>10</sub>**

Exclusively Offered By

**Atlantic**  
COMMITMENT  
CAPITAL PARTNERS™

Primary Deal Contacts

**DAVID HOPPE**

Head of Net Lease Sales  
980.498.3293  
dhoppe@atlanticretail.com

**ERIC SUFFOLETTO**

Managing Director & Partner  
508.272.0585  
esuffoletto@atlanticretail.com

**MIKE LUCIER**

Executive Vice President  
980.377.4469  
mlucier@atlanticretail.com

**BEN OLMSTEAD**

Senior Associate  
980.498.3296  
bolmstead@atlanticretail.com

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