



NNN RETAIL SINGLE TENANT INVESTMENT
ATLANTIC TIRE & SERVICE
1380 NW MAYNARD ROAD
CARY, NC 27513

 **LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES
RALEIGH • DURHAM • WILMINGTON

Investment Overview

7,485 SF ATLANTIC TIRE IN CARY, NORTH CAROLINA
RALEIGH-DURHAM MSA

ADDRESS	1380 NW Maynard Road Cary, NC 27513
BUILDING SIZE	7,485 SF
ACREAGE	1.14 acres
YEAR BUILT	1998
NOI	\$189,230
RENTAL RATE	\$25.28/SF
ANNUAL ESCALATION	3%
SALES PRICE	\$3,052,096
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

\$3,052,096
PRICE

6.2%
CAP RATE

\$189,230
NOI



Property Overview

A 7,485 SF automotive service facility on a 1.14-acre infill parcel, generating \$189,230 in base rent effective July 17, 2026 (\$25.28/SF). The asset is priced at \$3,052,096, reflecting a 6.20% CAP rate, with 3% annual escalations driving consistent income growth across the remaining lease term. The site benefits from an established operating history at a mature, high-visibility location within Cary's inner commercial ring.

LOCATION DESCRIPTION

The property fronts NW Maynard Road, one of Cary's primary semi-circular commercial corridors connecting the town's densest residential and retail nodes, with approximately 21,000 vehicles per day. The immediate trade area is anchored by affluent, well-established neighborhoods and steady daily traffic, and Cary consistently ranks among North Carolina's highest-income and fastest-growing communities. Its central position offers convenient access to US 1/64, Cary Parkway, and the broader Triangle commuter network.

HIGHLIGHTS

- » PIN: 0754615675
- » Lot size: 1.14 acres
- » Zoning: GCCU (General Commercial - Conditional Use, Town of Cary)
- » Traffic count: \pm 21,000 VPD on NW Maynard Road
- » 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
- » Established infill location with high-visibility corridor frontage
- » Affluent surrounding demographics supporting long-term service demand



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



Demographics

	1 MILE	3 MILES	5 MILES
Population (2025)	10,480	94,706	201,991
Daytime Population	11,331	95,844	239,525
2030 Projected Population	10,950	97,356	212,354
Total Businesses	556	4,308	9,834
Bachelor's Degree or Higher	65.7%	69.9%	70.3%
Median Age	39.1	39.7	38.1
Avg. Household Income	\$152,941	\$162,660	\$161,266
Median Home Value	\$477,030	\$549,599	\$568,072

Located in the heart of the Research Triangle, Cary is consistently recognized as one of the nation's best places to live and do business. Situated between Raleigh and Research Triangle Park (RTP), the town offers strategic access to major transportation corridors, a highly educated workforce, and one of the strongest regional economies in the Southeast.

Cary's economy is driven by technology, life sciences, healthcare, and professional services, with major employers including SAS, Epic Games, and MetLife. The town's business-friendly environment, exceptional public services, and highly ranked schools continue to attract both corporate investment and a growing population. As one of North Carolina's fastest-growing communities, Cary benefits from a skilled talent pool and close proximity to leading research institutions throughout the Triangle.

Known for its high quality of life, extensive greenway system, and thoughtfully planned development, Cary offers a unique blend of economic opportunity and community appeal. Its strong fundamentals, affluent demographics, and continued growth make it one of the most desirable markets for businesses, residents, and investment in the region.

#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)

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