



CHIPOTLE

1315 East Dixon Blvd, Shelby, NC
(Charlotte MSA)



McALISTER'S
DELI

Welcome
SHELBY

OFFERED FOR SALE
\$4,624,000 | 6.40% CAP



Atlantic
CAPITAL PARTNERS

CONFIDENTIAL OFFERING MEMORANDUM

Executive Summary

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of a Multi-Tenant building in Shelby, NC. This 6,500 SF building is a 100% occupied by two national tenants: Chipotle Mexican Grill and McAlister's Deli. The asset is well positioned on a main commuter thoroughfare just west of Charlotte, NC.

Situated at 1315 East Dixon Blvd, the two tenants each have signed leases for 10 Yrs (Chipotle) and 15 Yrs (McAlister's) with four (4) five (5) year options. Each lease offers minimal landlord responsibilities (NNN Lease) and both have 10% Increases every 5 years in the initial term and in options.

ASSET SNAPSHOT

Address	1315 East Dixon Blvd, Shelby, NC
Building Size (GLA)	6,500 SF
Land Size	1.99 Acres
Year Built/Renovated	2025
Tenants	Chipotle, McAlister's Deli
Lease Type(s)	NNN
WALT	~13 years
Rental Increases	10% Increases Every 5 Years
Occupancy	100%
Current NOI	\$295,950





ATTRACTIVE LEASE FUNDAMENTALS

Chipotle has signed a new 10 year lease, with a corporate guarantee, and McAlister's signed a new 15 year lease | Both leases include 10% rent increases every 5 years | The two leases are Triple Net (NNN) with minimal LL responsibility



STRONG CREDIT TENANTS

Chipotle is backed by Chipotle Corporate (market cap of over \$74B) | McAlister's is backed by one of the largest Franchisee in the System



DENSE RETAIL NODE

This site is located within a dense retail node just west of Charlotte, NC | Within a 1-mile radius of the site is more than 1.4M SF of retail space | Nearby National Retailers include: Walmart Supercenter, Lowe's Home Improvement, ALDI, Tractor Supply Co, Ingles and more



POSITIONED OFF OF BUSY COMMUTER ROUTE

Site is located off of E Dixon Blvd (36K VPD) and along a dense retail corridor | The site benefits from multiple points of egress and ingress and a designated left turn lane into the site



IMMEDIATE MARKET DRIVERS

Located less than half a mile from the site is Shelby High School which has more than 1,400 students enrolled | The school employs more than 200 people and has a significant impact on the surrounding area



NEW CONSTRUCTION

Constructed to meet tenant needs, the building includes a drive through lane for McAlister's | New construction will provide transferable warranties for the roof & mechanical system to new Owner



E Dixon Blvd (36,000 VPD)

McAlister's Drive-Thru





TENANT	SF	LEASE START	LEASE END	RENT PSF	ANNUAL RENT	INCREASE DATES	ESCALATIONS	EXPENSE REIMBURSEMENTS	RENEWAL OPTIONS	OPTION RENT
McAlister's Deli (Franchisee)	3,300	10/1/2024	9/30/2039	\$41.50	\$136,950	Years 6-10 Years 11-15	\$150,645 \$165,710	-PRS of TICAM -15% MGMT Fee -5% Cam Cap	(4) 5 Year Options Option 1 Option 2 Option 3 Option 4	\$182,280 \$200,509 \$220,559 \$242,615
Chipotle* (Corporate)	3,200	5/1/2026	4/30/2036	\$49.69	\$159,000	Years 6-10	\$174,900	-PRS of TICAM -15% MGMT Fee -5% Cam Cap	(4) 5 Year Options Option 1 Option 2 Option 3 Option 4	\$192,390 \$211,629 \$232,792 \$256,071

*The annual rent for Chipotle is \$119,250/year for Years 1 & 2 of the lease only. The rent increases to \$159,000/year for years 3-5 of the lease. The seller will credit the buyer the difference in rent (\$79,500) for Years 1 & 2 on the closing statement in order to make the cap rate return equivalent to our marketing package.





MCALISTER'S DELI QUICK FACTS

FOUNDED:	1989
OWNERSHIP:	PRIVATE (ROARK CAPITAL GROUP)
# OF LOCATIONS:	550+
HEADQUARTERS:	ATLANTA, GA
GUARANTY:	FRANCHISEE

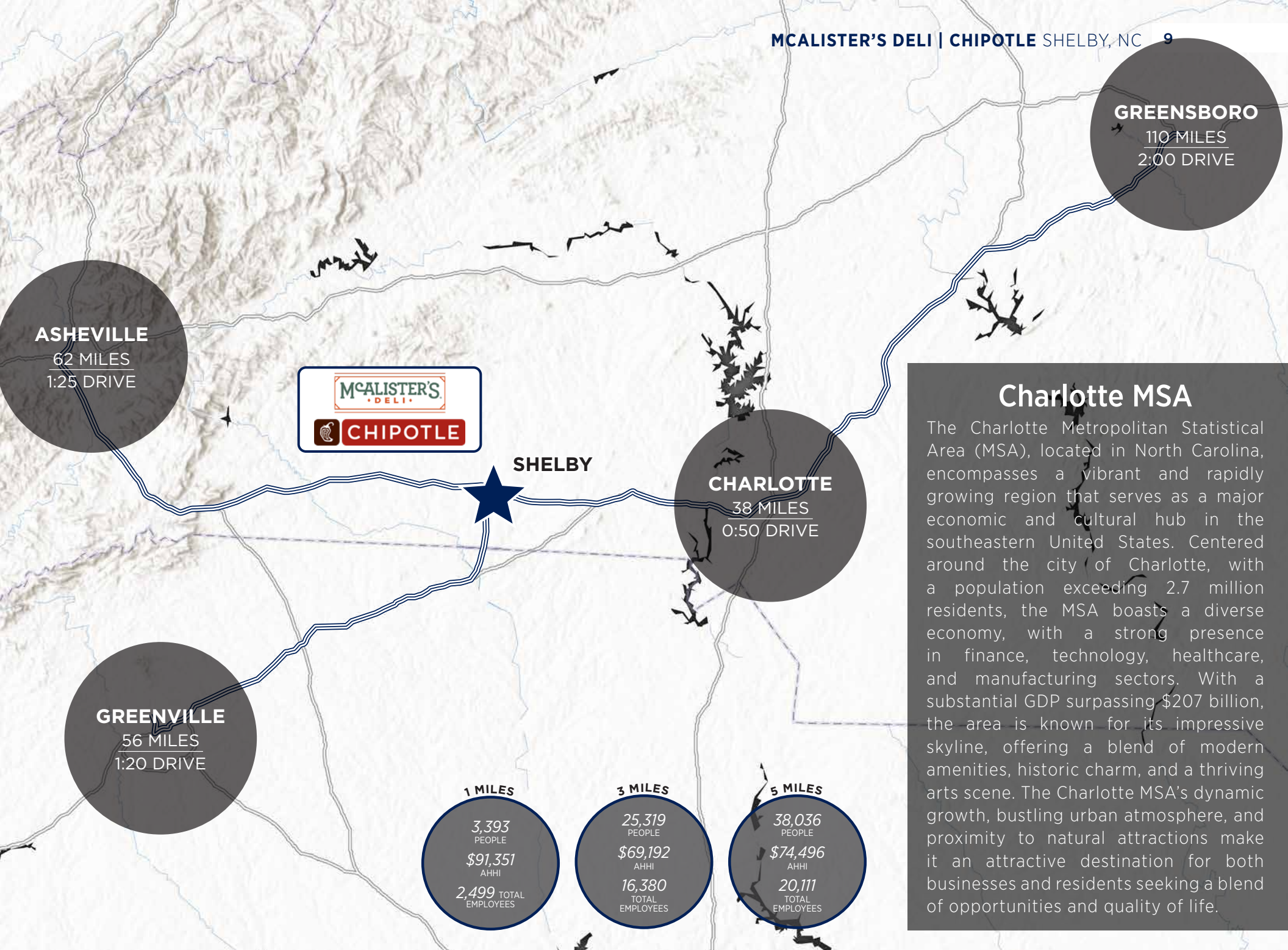
Nearly three decades ago, a dentist from Oxford, Mississippi had a vision to turn an abandoned movie-set diner into a small, yet charming, neighborhood restaurant & gathering place. That vision became a reality when the first McAlister's opened its doors in 1989. The menu then would still feel familiar today packed with the craveable sandwiches, spuds and salads they're known for. Not only has their menu remained true to its roots, so have our values. Today, with more than 500 restaurants in 28 states, they're still dedicated to serving great food with genuine hospitality.



CHIPOTLE QUICK FACTS

FOUNDED:	1993
OWNERSHIP:	PUBLIC (NYSE: CMG)
# OF LOCATIONS:	3,250+
HEADQUARTERS:	NEWPORT BEACH, CA
GUARANTY:	CORPORATE

When Chipotle opened its first store in 1993, the idea was simple: demonstrate that food served fast didn't have to be a "fast-food" experience. Chipotle uses high-quality raw ingredients, classic cooking methods and distinctive interior design--features that are more frequently found in the world of fine dining. When the company was founded in 1993, there wasn't an industry category to describe their philosophy. Some 20 years and more than 1,600 restaurants later, Chipotle competes in a category of dining now called "fast-casual," the fastest growing segment of the restaurant industry, where customers expect food quality that's more in line with full-service restaurants, coupled with the speed and convenience of fast food.



Charlotte MSA

The Charlotte Metropolitan Statistical Area (MSA), located in North Carolina, encompasses a vibrant and rapidly growing region that serves as a major economic and cultural hub in the southeastern United States. Centered around the city of Charlotte, with a population exceeding 2.7 million residents, the MSA boasts a diverse economy, with a strong presence in finance, technology, healthcare, and manufacturing sectors. With a substantial GDP surpassing \$207 billion, the area is known for its impressive skyline, offering a blend of modern amenities, historic charm, and a thriving arts scene. The Charlotte MSA's dynamic growth, bustling urban atmosphere, and proximity to natural attractions make it an attractive destination for both businesses and residents seeking a blend of opportunities and quality of life.



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Exclusively Offered By



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