



11415 CAROLINA PL PKWY | PINEVILLE, NC

OFFERED
FOR SALE
\$9,541,000
8.50% CAP



The Home Décor Superstore

EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to offer for sale At Home | Pineville, NC, a 141,248-square-foot Absloute NNN asset located at 11415 Carolina Place in Pineville, North Carolina. The property is leased to At Home Group under a corporate guarantee, providing investors with passive income from one of the largest home decor retailers in the United States.

At Home executed a new lease commencing January 30, 2025, reaffirming its commitment to this Pineville location and eliminating near-term vacancy risk for incoming investors. The lease runs through February 2031 with no landlord responsibilities, and current annual rent of \$810,957 reflecting the property's scale and position within one of the most established retail corridors in the southern Charlotte metro.

The property is positioned within the Carolina Place retail corridor along Pineville Matthews Road at 27,000 vehicles per day, serving a trade area of 184,219 residents within 5 miles at an average household income of \$138,543. Located 14 miles south of Charlotte, the Pineville submarket benefits from the sustained population growth and rising household formation that have made the Charlotte metro one of the fastest growing major markets in the Southeast. This location ranks in the top 20% of At Home stores in North Carolina by foot traffic per Placer.ai, confirming above-average consumer visitation relative to the tenant's in-state peers and validating the store's continued relevance within the At Home network.

LEASE YEARS	TERM	ANNUAL RENT
Current Term	1-5	\$810,957
1st Option	6-10	\$867,724
2nd Option	11-15	\$928,465

NOI	\$810,957
CAP	8.50%
PRICE	\$9,541,000

ASSET SNAPSHOT

Tenant Name	At Home
Address	11415 Carolina Pl Pkwy, Pineville, NC 28134
Building Size (GLA)	141,248 SF
Land Size	13.17 Acres
Year Built/Renovated	1996
Signatory/Guarantor	Corporate
Rent Type	Absolute NNN
Landlord Responsibilities	None
Rent Commencement Date	1/30/2025
Lease Expiration Date	2/28/2031
Remaining Term	~4.7 Years
Current Annual Rent	\$810,957



 **183,593** PEOPLE
IN 5 MILE RADIUS

 **\$161,331** AHHI
IN 5 MILE RADIUS

 **17,000** VPD
ON LANCASTER HWY



RECENT LEASE RENEWAL | TENANT COMMITMENT REAFFIRMED IN 2025

At Home executed a new lease commencing January 30, 2025, with confidence in the store's ongoing performance and eliminating near-term vacancy risk for incoming investors.



CORPORATE GUARANTEE | AT HOME GROUP

Corporate-guaranteed lease by At Home Group, a leading U.S. home décor retailer operating approximately 260 stores nationwide.



DENSE, AFFLUENT CHARLOTTE SUBURB | 184,000 RESIDENTS WITHIN 5 MILES

Located in one of Charlotte's most affluent and densely populated submarkets, with 184,219 residents and \$161,000 average household income within 5 miles.



CHARLOTTE METRO ADJACENCY | 14 MILES FROM CITY CENTER

Located 14 miles south of Charlotte, the Pineville submarket benefits from strong population growth, household formation, and retail demand fueled by continued migration to the region.



ESTABLISHED HIGH-TRAFFIC RETAIL CORRIDOR | 27,000 AADT

Positioned on Pineville-Matthews Road (27,000 VPD) within the established Carolina Place retail corridor, surrounded by national retailers and a dense residential base.



TOP 20% OF AT HOME STORES IN NORTH CAROLINA | PLACER.AI

Ranks in the top 20% of North Carolina At Home stores by foot traffic, demonstrating strong consumer visitation and location performance.



SITE PLAN





NORTH AERIAL

Charlotte
9 Mi. | 25 Min DT

AT HOME PINEVILLE, NC 5

Atrium Health
417 Beds



152,000 VPD

MEN'S WEARHOUSE

The Home Décor Superstore

CAROLINA PLACE PKWY

FURNITURE AND MORE

BY MARRIOTT

PARK RD



MARKET AERIAL

HARBOR FREIGHT TOOLS

Carolina's
ContinuCare Hospital
75 Staffed Beds

Atrium Health
Pineville 417
Staffed Beds

THE CENTRUM
Cabe's
DAVID'S BRIDAL
MART (RE)LECTIC
BOOT BARN
AMERICA'S BEST
CONTACT & EYEGLASSES

Comfort
INN & SUITES

ALDI

Wendy's

planet
fitness

McDonald's

Krispy Kreme
DONUTS

FOUR
POINTS
TV & APPLIANCE

BEST BUY

LONGHORN
STEAKHOUSE

Starbucks

SPARE TIME
RECREATION

BW
Best Western

Advance
Auto Parts

Walgreens

IHOP

51

42,000 ADT

RED LOBSTER
STEAK & SEAFOOD

Olive
Garden

TACO
BELL

Bank of America

152,000 ADT

Pineville
Elementary School
715 Students

PINEVILLE TOWNE
MARKET
FOOD LION
MAYTAS
DOLLAR GENERAL

CAROLINA PLACE MALL
belk
JCPenney
AEROPOSTALE
Bath & Body Works
FINISH LINE
HOLLISTER
Foot Locker
sunglass hut
DICK'S
Dillard's
BARNES & NOBLE
AMERICAN EAGLE
OUTFITTERS
FOREVER 21
claire's
GameStop
francesca's
rue21
SHOE DEPT.
TORRID
VANS
ZALES
H&M

DAVE &
BUSTERS

at home
The Home Décor Superstore

Ashley
HOMESTORE

MATTRESS
Warehouse

HAVERTYS

ROOMS
TO GO

Sams
CLUB

485







LOCATION OVERVIEW

ASHEVILLE

100 MILES
2:15 DRIVE

GREENSBORO

90 MILES
1:40 DRIVE

CHARLOTTE

9 MILES
0:25 DRIVE

PINEVILLE

1 MILE

8,004
PEOPLE
\$89,320
AHHI
5,960
TOTAL
EMPLOYEES

3 MILES

71,819
PEOPLE
\$145,031
AHHI
45,906
TOTAL
EMPLOYEES

5 MILES

183,593
PEOPLE
\$161,331
AHHI
93,617
TOTAL
EMPLOYEES

GREENVILLE

85 MILES
1:50 DRIVE

The property is situated in Pineville, North Carolina, within the Charlotte-Concord-Gastonia Metropolitan Statistical Area - the largest metro economy in the Carolinas and one of the fastest growing major metros in the United States. Charlotte has added population at a pace that consistently places it among the top 10 large metros nationally for numeric growth, driven by corporate relocation, domestic migration from high-cost markets, and a business climate that has attracted significant financial services, technology, and manufacturing investment over the past decade.

The Charlotte economy is anchored by one of the largest banking and financial services concentrations in the United States outside of New York City, with Bank of America and Wells Fargo maintaining major operations in the city alongside Truist Financial, Ally Financial, and LendingTree. The region has diversified meaningfully into technology, healthcare, and advanced manufacturing, with Apple, Microsoft, Honeywell, and Lowe's all maintaining significant Charlotte-area employment bases.



TENANT SUMMARY

At Home Group is one of the largest home decor retailers in the United States, operating approximately 260 stores across 40 states under a large-format, destination retail model purpose-built for the home furnishings and decor category. Founded in 1979 and headquartered in Plano, Texas, At Home was taken private by Hellman and Friedman, a San Francisco-based private equity firm with over \$100 billion in assets under management, in a \$2.8 billion transaction in 2021.

At Home's retail model is centered on offering a broad, deeply curated assortment of home decor products at value-oriented price points, targeting a consumer demographic that prioritizes home investment and interior design without the price premium of specialty retailers. The format performs best in large suburban trade areas with high homeownership rates and above-average household incomes, where discretionary spending on home furnishings remains a consistent consumer priority across economic cycles.

The Pineville location at 11415 Carolina Place sits within precisely the trade area profile At Home targets nationally, with 184,219 residents within 5 miles, average household income of \$138,543 at the 5-mile ring, and a high-homeownership suburban Charlotte consumer base that drives consistent traffic to destination home decor retail. The store's top 20% Placer.ai ranking among North Carolina At Home locations reflects both the quality of the site and the strength of the surrounding consumer base, reinforcing the tenant's long-term commitment to this market as evidenced by its January 2025 lease renewal.

AT HOME QUICK FACTS

Founded	1979
Ownership	Private
# of Locations	~260 Across 40 States
Headquarters	Plano, TX
Guaranty	Corporate



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Exclusively Offered By



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