

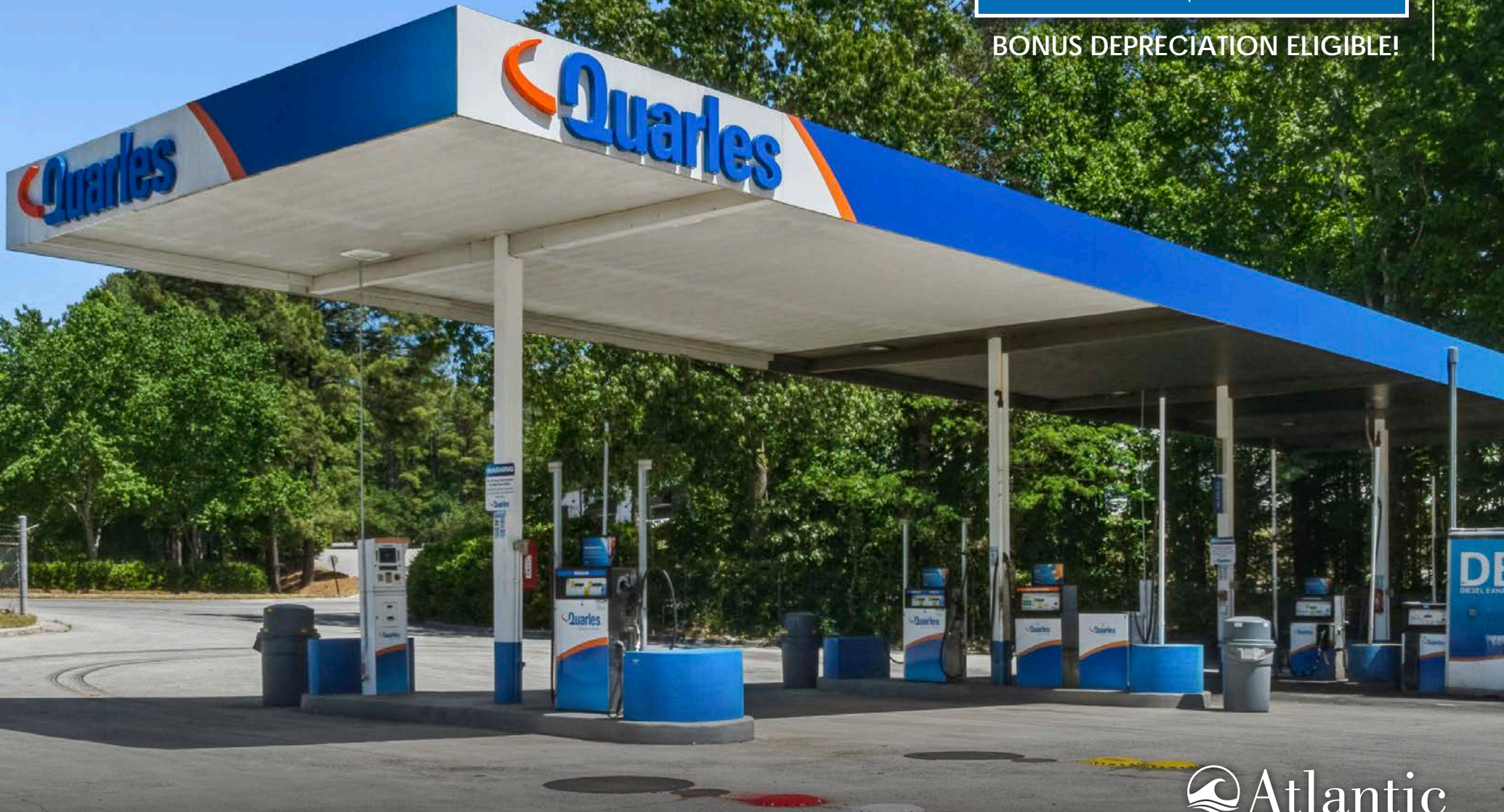


1061 CORPORATION PKWY | RALEIGH, NC

**OFFERED
FOR SALE**

\$1,096,000 | 6.20% CAP

BONUS DEPRECIATION ELIGIBLE!





AERIAL

Conn Magnet Elementary School 512 Students

SAU St. Augustine University 924 Students

Enloe Magnet High School 2,502 Students

DOWNTOWN RALEIGH

Hunter Magnet Elementary School 607 Students

20,500 ADT

Raleigh Country Club

WakeMed Raleigh Campus 567 Beds



Rogers Lane Elementary School 746 Students

11,500 ADT



Carnage Middle School 844 Students

WALNUT CREEK CENTER

FOOD LION boost KFC SUBWAY Oak St. Health

Bugg Magnet Elementary School 232 Students

Walnut Creek Athletic Complex

Fuller Magnet Elementary School 379 Students

120,000 ADT



Southeast Raleigh Magnet High School 1,401 Students

119,000 ADT

Walnut Creek Elementary School 554 Students

COASTAL CREDIT UNION MUSIC PARK AT WALNUT CREEK AMPHITHEATRE



TOWER SHOPPING CENTER

FOOD LION boost dds DISCOUNTS Rainbow



AMERICAN FREIGHT FURNITURE - MATTRESS Public Storage

27,000 ADT



Walgreens

34,000 ADT



EDGEWATER PLACE

FOOD LION ACE Allstate



27,000 ADT

14,500 ADT





EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to offer for sale Quarles | Raleigh, NC, a 1.04-acre fleet fueling facility located at 1061 Corporation Parkway. 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 approximately 8 years of remaining term with scheduled 5% rental increases every five years and throughout the option periods, offering both durability of cash flow and embedded growth. The structure provides long-term income visibility with no landlord capital obligations.

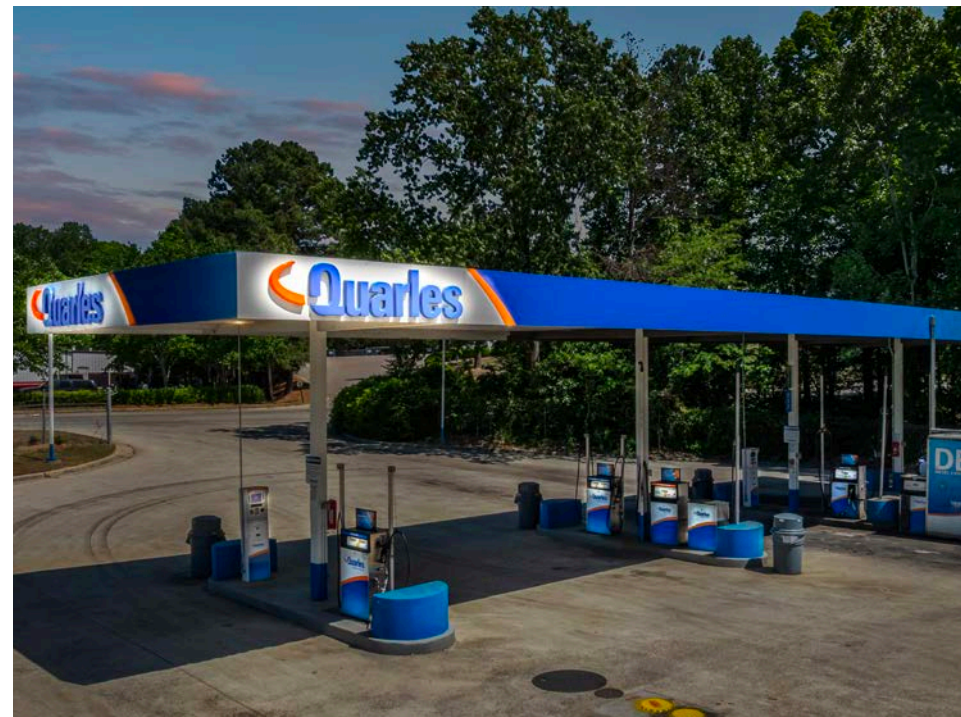
The subject property is leased to GPM Empire LLC (d/b/a Quarles), a subsidiary of publicly traded ARKO Corp. (Nasdaq: ARKO). ARKO ranks among the top five convenience store operators in the U.S. by store count, with approximately 3,000 locations and over \$8 billion in annual revenue.

RENT SCHEDULE	TERM	RENT
Current Term	Year 6-10	\$67,940
Rent Increase (03/01/2029)	Year 11-15	\$71,337
First Option	Year 16-20	\$74,904
Second Option	Year 21-25	\$78,649

NOI	\$67,940
CAP RATE	6.20%
LISTING PRICE	\$1,096,000

ASSET SNAPSHOT

Tenant Name	GPM Empire, LLC (d/b/a Quarles)
Address	1061 Corporation Pkwy, Raleigh, NC 27613
Land Size	1.04 Acres
Year Built/Renovated	1997
Signator/Guarantor	GPM Empire, LLC a Subsidiary of ARKO Corp. (Nasdaq: ARKO)
Rent Type	ABS NNN
Landlord Responsibilities	None
Rent Commencement Date	3/1/2024
Lease Expiration Date	2/28/2034
Rental Increases	5% Every 5 Years and in Options
Remaining Term	7.9 Years
Current Annual Rent	\$67,940




212,099
 PEOPLE
 IN 5 MILE RADIUS


\$115,395
 AHHI IN
 5 MILE RADIUS


52,000
 VPD ON
 NEW BERN AVE





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
PORTFOLIO TOTAL/AVERAGE				10.46		\$530,387					6.32%	\$8,398,000





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.



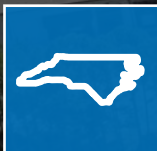
ABSOLUTE NNN — ZERO LANDLORD RESPONSIBILITIES

The tenant is responsible for all repairs, maintenance, roof, structure, and utilities — delivering a truly passive investment with no management obligations and no capital exposure for the landlord.



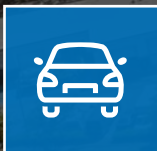
RECESSION-RESILIENT, ESSENTIAL-USE ASSET CLASS

Fleet fueling is a non-discretionary expense for commercial operators. Quarles' 150+ site cardlock network serves industries that require diesel regardless of economic conditions.



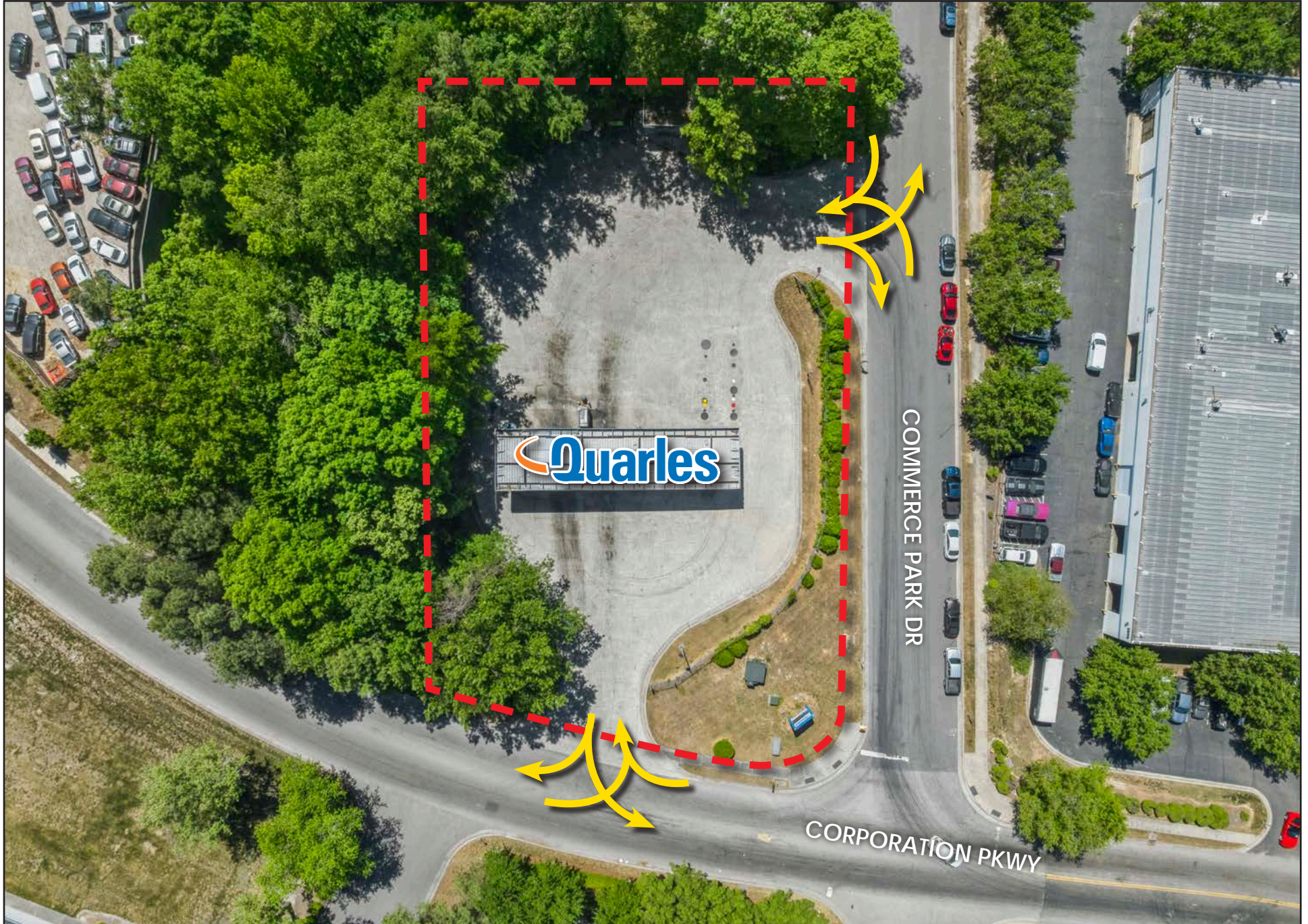
STRATEGIC LOCATION IN RALEIGH'S ESTABLISHED COMMERCIAL CORRIDOR

Situated at 1061 Corporation Pkwy within Raleigh's primary commercial and logistics corridor, the property benefits from proximity to Raleigh-Durham International Airport (RDU), as well as Research Triangle Park.



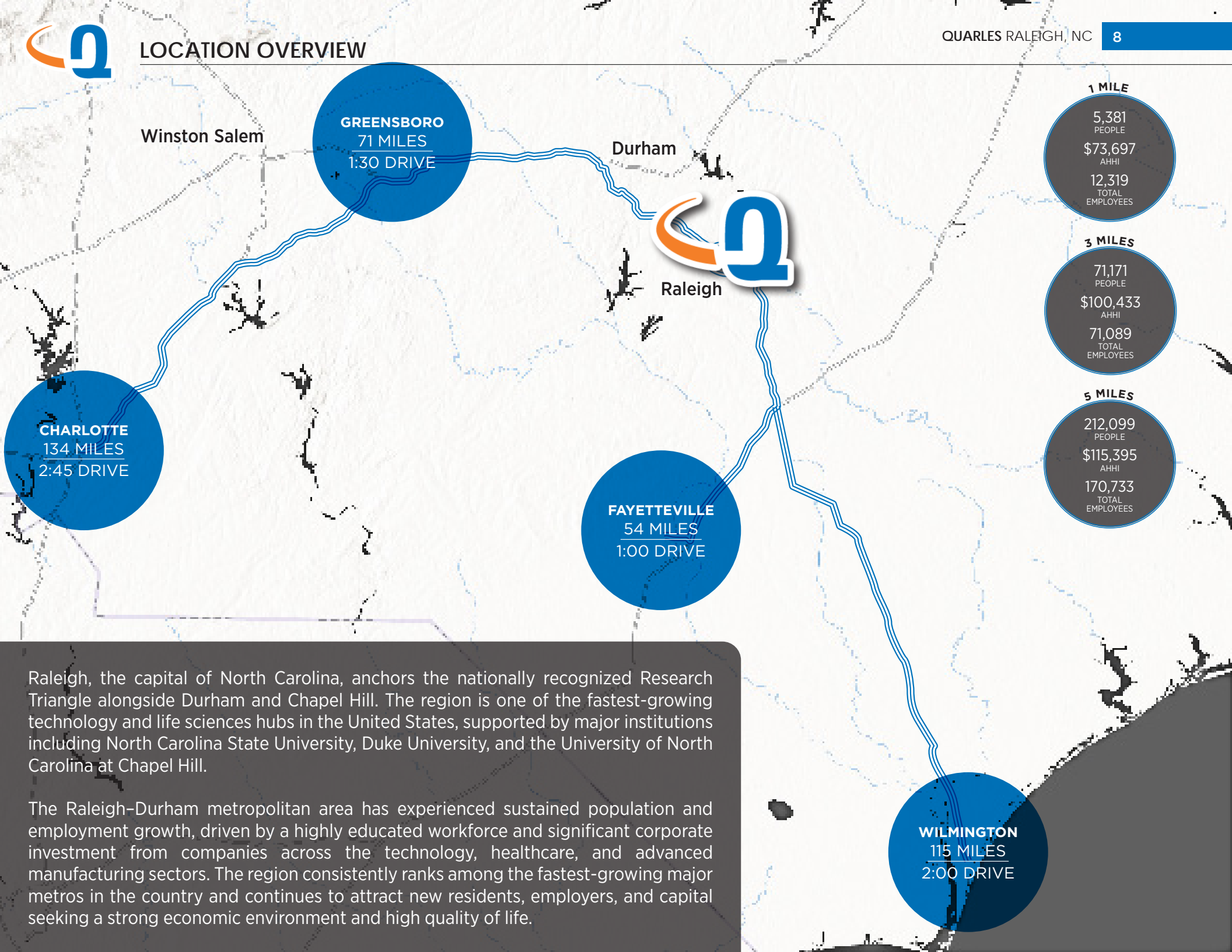
ESSENTIAL-USE, RECESSION-RESILIENT ASSET WITH 25+ YEAR OPERATING HISTORY

Deep site-level customer relationships and proven demand.





LOCATION OVERVIEW



Winston Salem

GREENSBORO
71 MILES
1:30 DRIVE

Durham



Raleigh

1 MILE
5,381
PEOPLE
\$73,697
AHHI
12,319
TOTAL
EMPLOYEES

3 MILES
71,171
PEOPLE
\$100,433
AHHI
71,089
TOTAL
EMPLOYEES

5 MILES
212,099
PEOPLE
\$115,395
AHHI
170,733
TOTAL
EMPLOYEES

CHARLOTTE
134 MILES
2:45 DRIVE

FAYETTEVILLE
54 MILES
1:00 DRIVE

WILMINGTON
115 MILES
2:00 DRIVE

Raleigh, the capital of North Carolina, anchors the nationally recognized Research Triangle alongside Durham and Chapel Hill. The region is one of the fastest-growing technology and life sciences hubs in the United States, supported by major institutions including North Carolina State University, Duke University, and the University of North Carolina at Chapel Hill.

The Raleigh–Durham metropolitan area has experienced sustained population and employment growth, driven by a highly educated workforce and significant corporate investment from companies across the technology, healthcare, and advanced manufacturing sectors. The region consistently ranks among the fastest-growing major metros in the country and continues to attract new residents, employers, and capital seeking a strong economic environment and high quality of life.



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

Founded:	1940
Ownership:	ARKO Corp. (NASDAQ: ARKO)
# of Locations:	3,000 Locations
Headquarters:	Fredericksburg, VA
Guaranty:	Corporate





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Exclusively Offered By



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