



# CHIPOTLE

Representative Photo

725 S MAIN ST | ROLESVILLE, NC  
(RALEIGH MSA)

**OFFERED  
FOR SALE**  
\$4,042,000  
4.75% CAP



# EXECUTIVE SUMMARY

Atlantic Capital Partners is pleased to exclusively offer for sale a brand-new, single-tenant Absolute NNN investment located at 725 S Main St in Rolesville, North Carolina. The offering is 100% leased to Chipotle Mexican Grill under a corporate-guaranteed 15-year lease generating \$192,000 in annual NOI at a 4.75% cap rate. With zero landlord responsibilities, the lease structure creates a truly passive, credit-backed income stream anchored by a newly constructed 2026 building.

The investment is secured by a direct corporate lease with Chipotle Mexican Grill, Inc. (NYSE: CMG), one of the largest and fastest-growing restaurant companies in the country. The lease features 10% rent increases every five years throughout the initial term and at each of four remaining five-year renewal options, growing NOI from \$192,000 in year one to more than \$340,140 by the final option period. Rent commencement and lease expiration dates are to be finalized upon delivery of the newly constructed building, with total lease potential of up to 35 years across the initial term and all four renewal options should they be exercised.

Positioned along S Main St (23,000 VPD), the property sits within the Raleigh-Cary MSA, part of North Carolina's Research Triangle and one of the fastest-growing, most highly educated metro areas in the country. The Property is supported by strong connectivity to downtown Raleigh, just 12 miles away, and Research Triangle Park, underpinning strong long-term fundamentals in one of the Southeast's most attractive retail markets.

| RENT SCHEDULE      | TERM  | RENT      | PSF RENT |
|--------------------|-------|-----------|----------|
| Current Term       | 1-5   | \$192,000 | \$82.58  |
| Rent Escalation    | 6-10  | \$211,200 | \$90.84  |
| Rent Escalation    | 11-15 | \$232,320 | \$99.92  |
| 1st Extension Term | 16-20 | \$255,552 | \$109.91 |
| 2nd Extension Term | 21-25 | \$281,107 | \$120.91 |
| 3rd Extension Term | 26-30 | \$309,218 | \$133.00 |
| 4th Extension Term | 31-35 | \$340,140 | \$146.30 |

|               |             |
|---------------|-------------|
| NOI           | \$192,000   |
| CAP RATE      | 4.75%       |
| LISTING PRICE | \$4,042,000 |

## ASSET SNAPSHOT

|                           |                                     |
|---------------------------|-------------------------------------|
| Tenant Name               | Chipotle                            |
| Address                   | 725 S Main St, Rolesville, NC 27571 |
| Building Size (GLA)       | 2,325 SF                            |
| Land Size                 | 0.73 Acres                          |
| Year Built                | 2026                                |
| Signatory/Guarantor       | Corporate                           |
| Rent Type                 | ABS NNN                             |
| Landlord Responsibilities | None                                |
| Rent Commencement Date    | 10/14/26                            |
| Lease Expiration Date     | 9/30/41                             |
| Remaining Term            | 15 Years                            |
| Renewal Options           | 4 x 5 Years                         |
| Rent Escalations          | 10% Every 5 Years and in Options    |
| Current Annual Rent       | \$192,000                           |



CONSTRUCTION AS OF AUGUST 2026



**108,926**  
PEOPLE  
IN 5 MILE RADIUS



**\$163,263**  
AHHI IN  
3 MILE RADIUS



**23,000**  
VPD ON  
S MAIN ST







### **\$53.8M WAKE MED HEALTHPLEX | 32,000 SF | 77 FTE JOBS | FALL 2027 OPENING**

New 24/7 emergency department with 12 treatment rooms, imaging, laboratory and pharmacy services, projected to support approximately 77 full-time-equivalent jobs and serve nearly 8,000 patients in its first year. In addition, WakeMed recently filed a separate request with the state to build a full 45-bed hospital in Rolesville.



### **BRAND NEW CONSTRUCTION AND LEASE**

Brand new building developed in 2026 | New lease with a 15-year base term with additional extensions periods that lead to possible 35 years of term.



### **CORPORATE GUARANTY FROM INVESTMENT GRADE TENANT**

Chipotle has a Market Cap of \$47B (NYSE: CMG) with over 4,050 locations across the country | Chipotle plans to open nearly 400 new restaurants in 2026 | 2025 Revenue reached \$11.9B | S&P credit rating of BBB-.



### **PLACER-VALIDATED CONSUMER TRAFFIC**

Positioned within a Publix-anchored retail corridor, the nearby Publix ranks among the top 30% of locations nationwide by Placer.ai.



### **DENSE & AFFLUENT RALEIGH TRADE AREA**

The property serves more than 108,926 residents within five miles, with average household incomes of \$163,263 within three miles and \$138,588 within one mile.



### **IRREPLACEABLE INFILL LOCATION IN NORTH CAROLINA'S FASTEST-GROWING CITY**

Located in Rolesville, North Carolina's fastest-growing city, the property fronts South Main Street (23,000 VPD) amid significant mixed-use development and limited future retail land supply.





## SURROUNDING MASTER DEVELOPMENT

CHIPOTLE ROLESVILLE, NC (RALEIGH MSA)

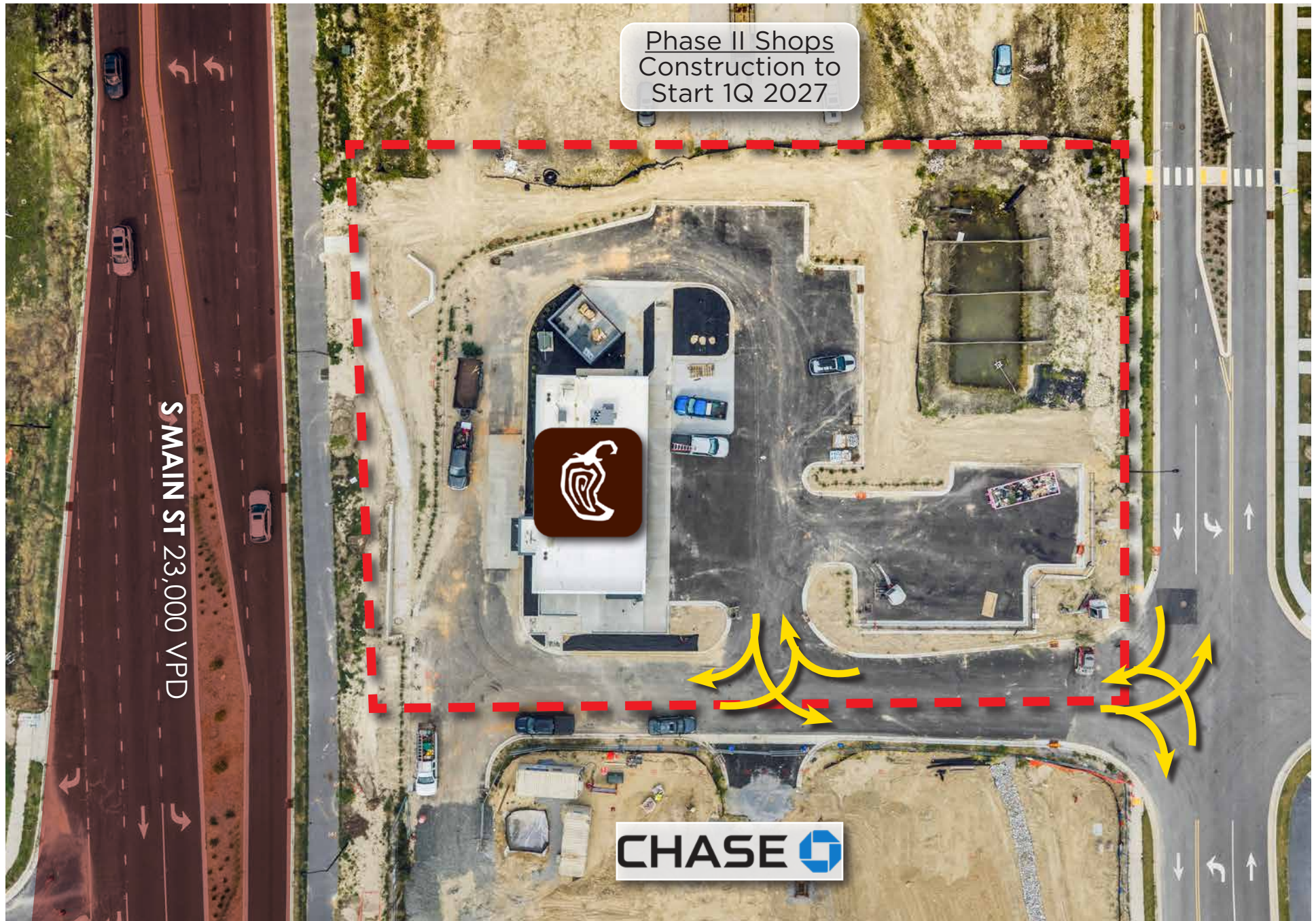
4







## SITE PLAN







CLUB PILATES  
tropical CAFE  
Jefe MODERN MEX

Publix

FIFTH THIRD BANK

HEARTLAND

Rousesville Charter Academy  
746 Students

Bojangles

PNC

7-ELEVEN

Jersey Mike's SUBS  
FIVE GUYS  
verizon

Great Clips Sushi Nami

CHASE

CHIPOTLE

Phase II Shops  
Construction to  
Start 1Q 2027

S MAIN ST 23,000 VPD

meineke  
DOING CAR CARE RIGHT





Grande at Granite Falls  
74 Apartments

Thales Academy  
625 Students

AutoZone

CVS

McDonald's

FOOD LION

ACE  
Hardware

Advance  
Auto Parts

meineke  
DOING CAR CARE RIGHT

7-ELEVEN

Phase II Shops  
Construction to  
Start 1Q 2027

CHIPOTLE

CHASE

Great Clips

PNC

Bojangles

S MAIN ST 23,000 VPD

Jersey Mike's  
SUBS

FIVE GUYS  
verizon

Publix





## ADDITIONAL PHOTOS

CHIPOTLE ROLESVILLE, NC (RALEIGH MSA)

8



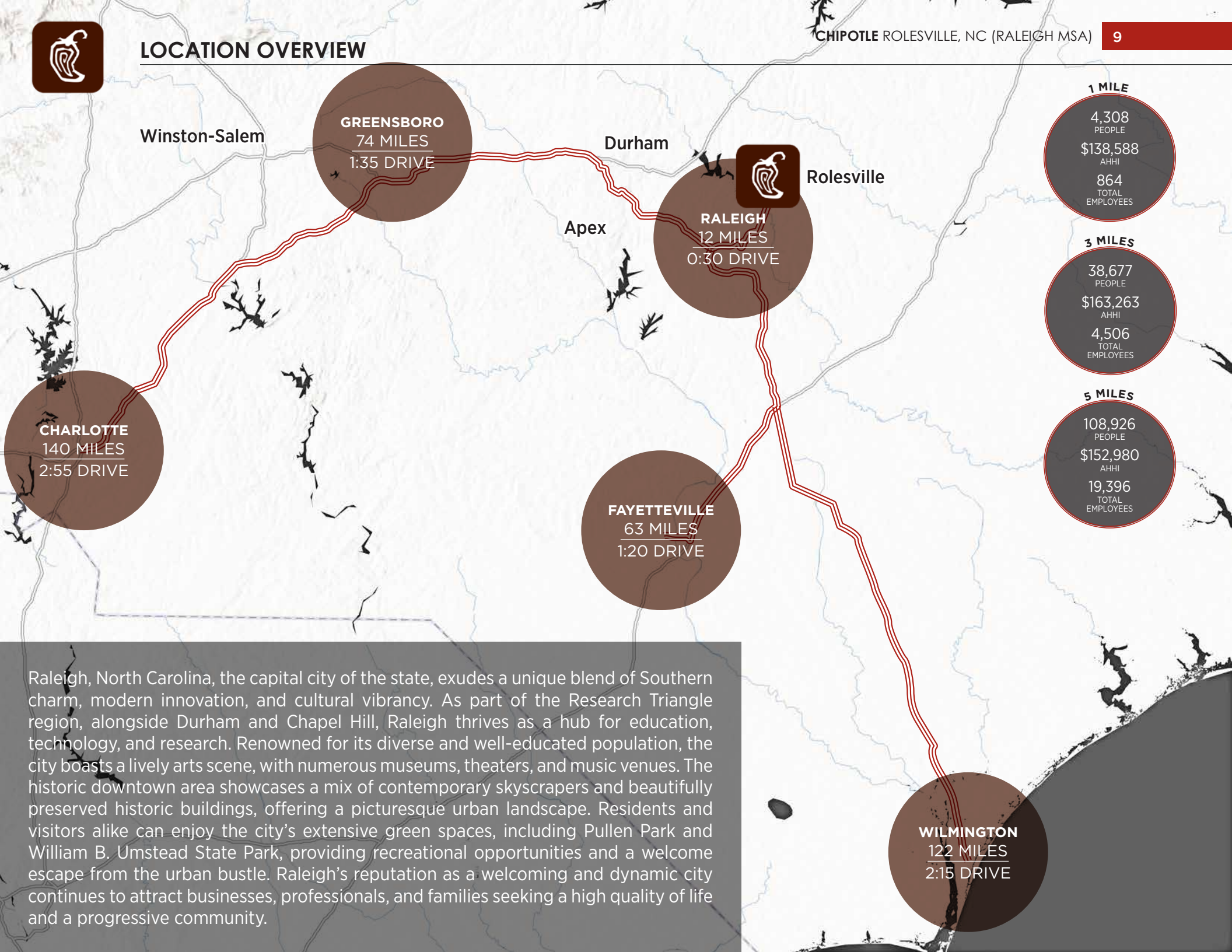




## LOCATION OVERVIEW

CHIPOTLE ROLESVILLE, NC (RALEIGH MSA)

9



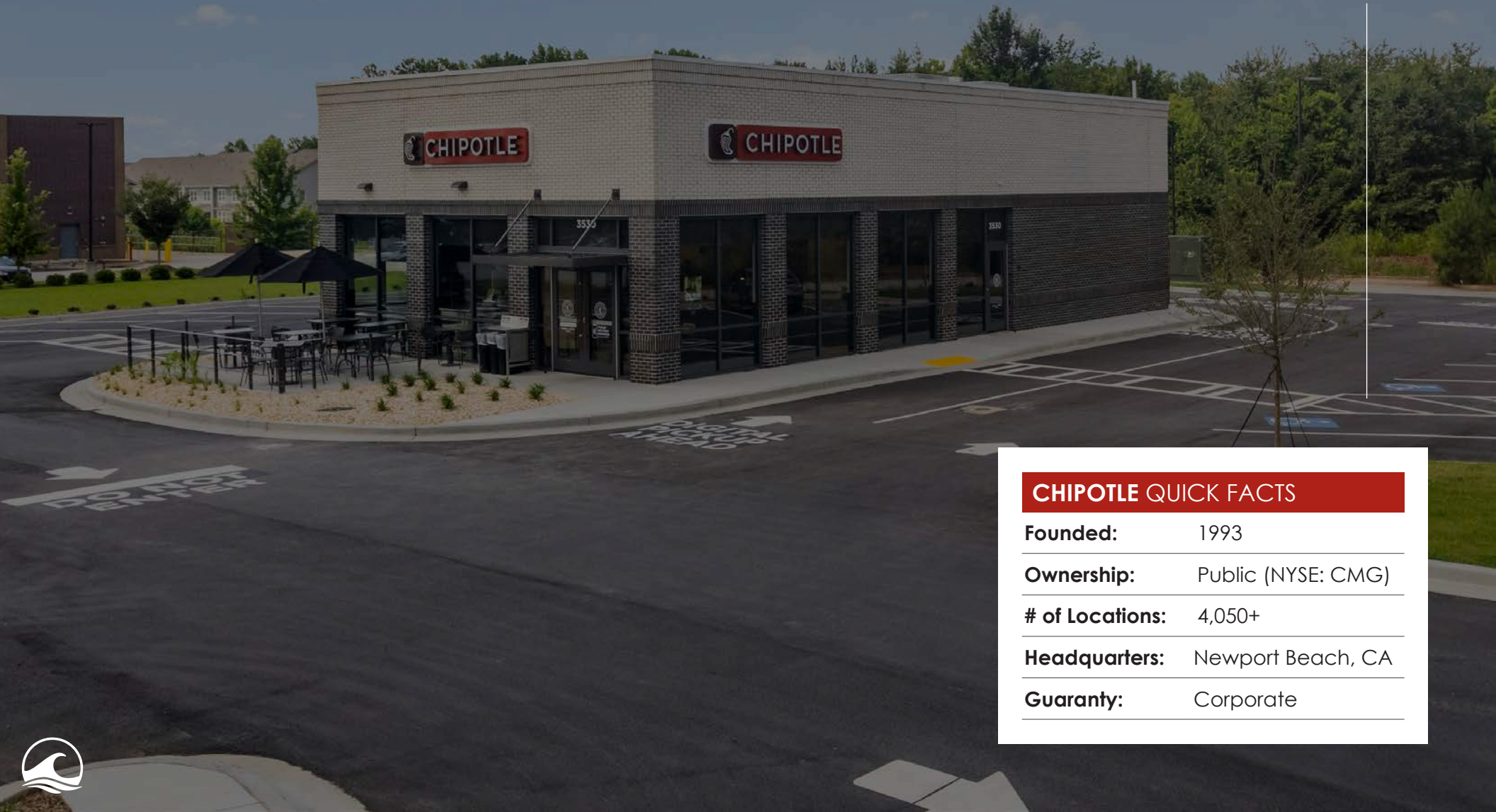
Raleigh, North Carolina, the capital city of the state, exudes a unique blend of Southern charm, modern innovation, and cultural vibrancy. As part of the Research Triangle region, alongside Durham and Chapel Hill, Raleigh thrives as a hub for education, technology, and research. Renowned for its diverse and well-educated population, the city boasts a lively arts scene, with numerous museums, theaters, and music venues. The historic downtown area showcases a mix of contemporary skyscrapers and beautifully preserved historic buildings, offering a picturesque urban landscape. Residents and visitors alike can enjoy the city's extensive green spaces, including Pullen Park and William B. Umstead State Park, providing recreational opportunities and a welcome escape from the urban bustle. Raleigh's reputation as a welcoming and dynamic city continues to attract businesses, professionals, and families seeking a high quality of life and a progressive community.





# TENANT SUMMARY

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 30 years and more than 4,050 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.



## CHIPOTLE QUICK FACTS

|                 |                    |
|-----------------|--------------------|
| Founded:        | 1993               |
| Ownership:      | Public (NYSE: CMG) |
| # of Locations: | 4,050+             |
| Headquarters:   | Newport Beach, CA  |
| Guaranty:       | Corporate          |







# CHIPOTLE

725 S MAIN ST | ROLESVILLE, NC  
(RALEIGH MSA)

**OFFERED  
FOR SALE**  
**\$4,042,000**  
**4.75% CAP**

Exclusively Offered By



## PRIMARY DEAL CONTACTS

### **DAVID HOPPE**

Head of Net Lease Sales  
980.498.3293  
dhoppe@atlanticretail.com

### **MIKE LUCIER**

Executive Vice President  
980.377.4469  
mlucier@atlanticretail.com

### **ERIC SUFFOLETTO**

Managing Director & Partner  
508.272.0585  
esuffoletto@atlanticretail.com

### **BEN OLMSTEAD**

Senior Associate  
704.651.5953  
bolmstead@atlanticretail.com

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