

Quarles

1210 E TRINITY AVE | HIGH POINT, NC

**OFFERED
FOR SALE**

\$655,000 | 6.20% CAP

BONUS DEPRECIATION ELIGIBLE!





AERIAL

QUARLES HIGH POINT

2

Quarles

29

29

31,500 ADT

25,000 ADT

28,500 ADT

21,500 ADT

10,000 ADT

22,000 ADT

W Fairfield Rd

S Main St

Brentwood St

MARKET PLACE SHOPPING CENTER

Walmart SALLY BEAUTY
GNC rue21 Rainbow
HIBBETT SPORTS
H&R BLOCK OneMain Financial.

GameStop

Wendy's

McDonald's

Walgreens

FAIRFIELD SQUARE

FOOD LION T-Mobile metro PCS FAMILY DOLLAR

Biscuitville

verizon

AT&T

DOLLAR GENERAL

SOUTHWOOD SQUARE

five BELOW planet fitness dd's DISCOUNTS
ROSES
DOLLAR TREE
CITTRENDS La Hacienda
Jackson Hewitt TAX SERVICE Oak St. Health

Shell

Advance Auto Parts

Archdale Elementary School
346 Students





EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to offer for sale Quarles | High Point, NC, a 1.35-acre fleet fueling facility located at 1210 E Trinity Avenue. 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 1-5	\$40,605
Rent Increase (03/01/2029)	Year 6-10	\$42,635
First Option	Year 11-15	\$44,767
Second Option	Year 16-20	\$47,005

NOI	\$40,605
CAP RATE	6.20%
LISTING PRICE	\$655,000

ASSET SNAPSHOT

Tenant Name	GPM Empire, LLC (d/b/a Quarles)
Address	1210 Trinity Ave, High Point, NC 27260
Land Size	1.35 Acres
Year Built/Renovated	1999
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	\$40,605




102,913
 PEOPLE
 IN 5 MILE RADIUS


\$73,576
 AHHI IN
 5 MILE RADIUS


18,000
 VPD ON
 W GREEN DR





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.



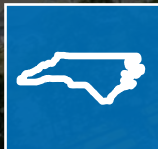
RECESSION-RESILIENT, ESSENTIAL-USE ASSET CLASS

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



PROVEN 25+ YEAR OPERATING HISTORY AT THIS SITE

Quarles has continuously operated this fleet fueling location since 1999, demonstrating strong site-level performance and durable customer demand in an established industrial corridor along East Trinity Avenue in High Point.



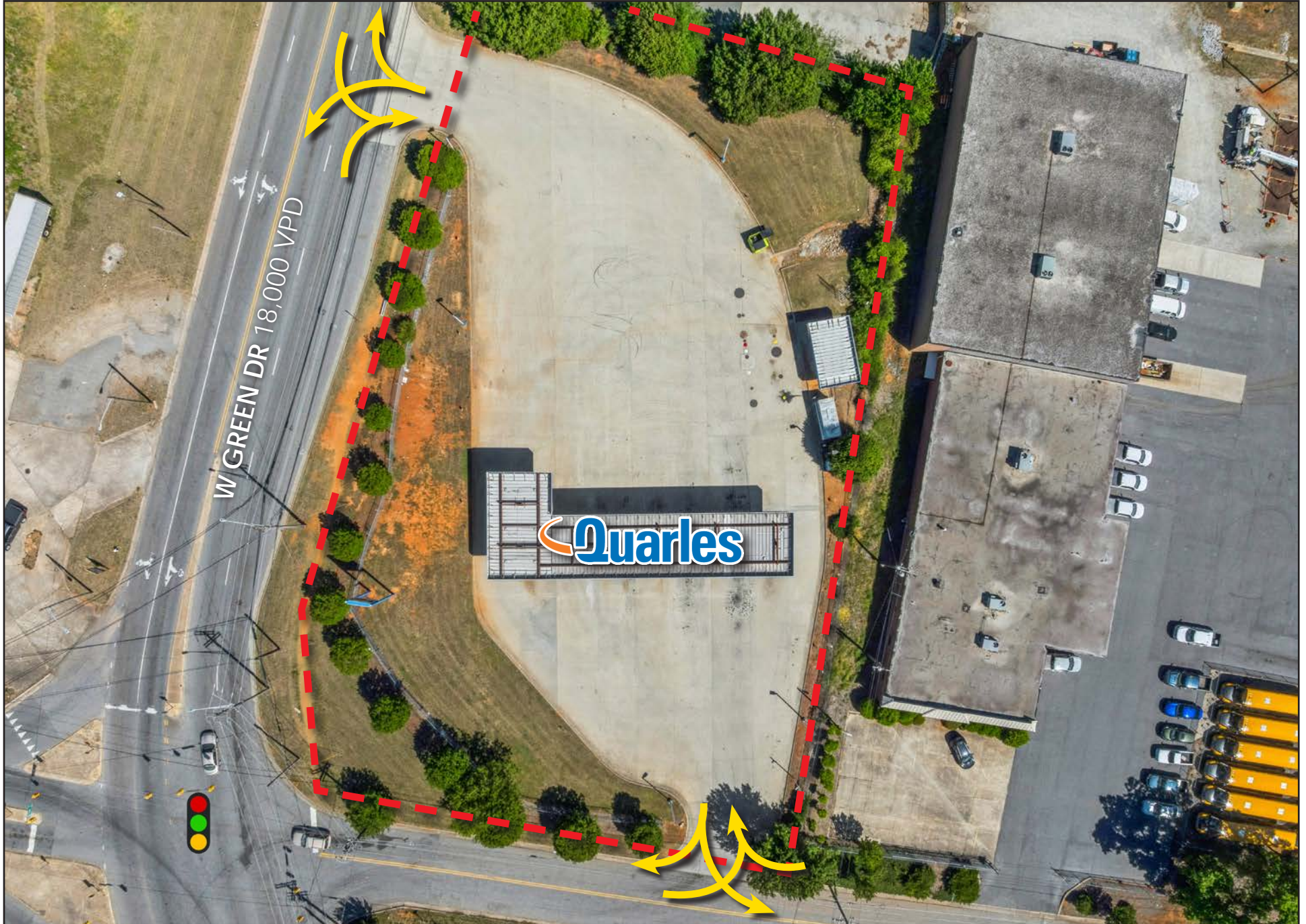
PART OF THE GREENSBORO-HIGH POINT MSA - NORTH CAROLINA'S 3RD LARGEST METRO

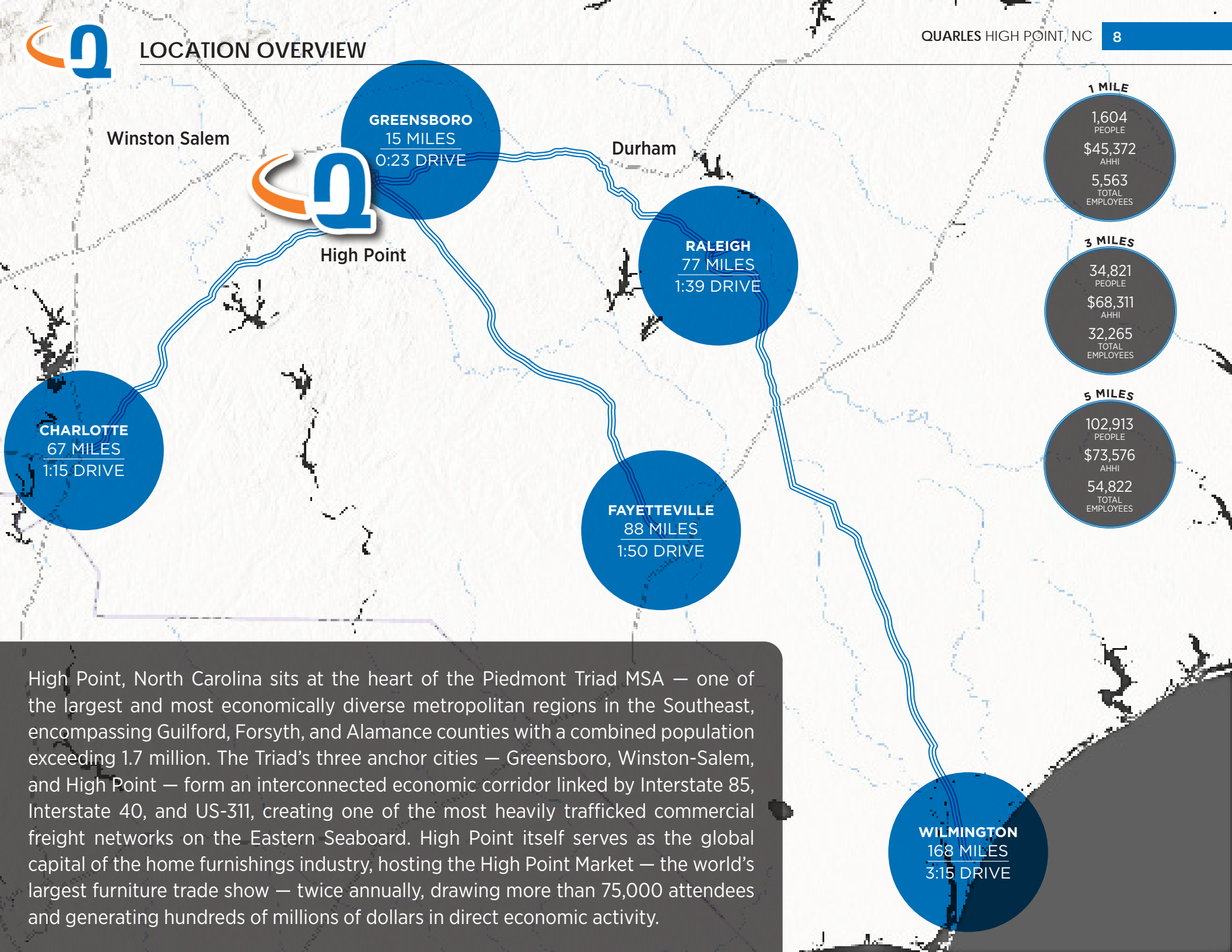
The metro is home to more than 200 furniture manufacturers and 12,000 manufacturing workers, and the High Point Market generates billions in annual economic impact for the region, driving consistent commercial and logistics traffic.



STRATEGIC PIEDMONT TRIAD LOCATION WITH MULTI-CITY DEMAND DRIVERS

Sits between Greensboro (19 miles) and Winston-Salem (18 miles), with direct access to I-85 and I-40 — two of the Southeast's busiest freight corridors.





GREENSBORO
15 MILES
0:23 DRIVE

RALEIGH
77 MILES
1:39 DRIVE

FAYETTEVILLE
88 MILES
1:50 DRIVE

CHARLOTTE
67 MILES
1:15 DRIVE

WILMINGTON
168 MILES
3:15 DRIVE

1 MILE
1,604
PEOPLE
\$45,372
AHFI
5,563
TOTAL
EMPLOYEES

3 MILES
34,821
PEOPLE
\$68,311
AHFI
32,265
TOTAL
EMPLOYEES

5 MILES
102,913
PEOPLE
\$73,576
AHFI
54,822
TOTAL
EMPLOYEES

High Point, North Carolina sits at the heart of the Piedmont Triad MSA — one of the largest and most economically diverse metropolitan regions in the Southeast, encompassing Guilford, Forsyth, and Alamance counties with a combined population exceeding 1.7 million. The Triad’s three anchor cities — Greensboro, Winston-Salem, and High Point — form an interconnected economic corridor linked by Interstate 85, Interstate 40, and US-311, creating one of the most heavily trafficked commercial freight networks on the Eastern Seaboard. High Point itself serves as the global capital of the home furnishings industry, hosting the High Point Market — the world’s largest furniture trade show — twice annually, drawing more than 75,000 attendees and generating hundreds of millions of dollars in direct economic activity.



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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