



NNN RETAIL SINGLE TENANT INVESTMENT
ATLANTIC TIRE & SERVICE
3001 WAKEFIELD CROSSING DRIVE
RALEIGH, NC 27614

Investment Overview

6,420 SF ATLANTIC TIRE IN RALEIGH, NORTH CAROLINA
RALEIGH-DURHAM MSA

ADDRESS	3001 Wakefield Crossing Drive Raleigh, NC 27614
BUILDING SIZE	6,420 SF
ACREAGE	2.35 acres
YEAR BUILT	2018
NOI	\$161,505
RENTAL RATE	\$25.16/SF
ANNUAL ESCALATION	3%
SALES PRICE	\$2,604,919
CAP RATE	6.2%
TENANT	Atlantic Tire & Service
LEASE TYPE	NNN
TENANT RESPONSIBILITIES	Taxes, Insurance, Parking Lot, HVAC (repair and replacement), Utilities, Other CAM
LANDLORD RESPONSIBILITIES	Roof, Foundation, Structure
LEASE TERM	10 Years (7 years remaining)
OPTIONS	Three (3) additional 5-year terms
LEASE COMMENCEMENT DATE	July 17, 2023
LEASE EXPIRATION DATE	July 31, 2033

\$2,604,919
PRICE

6.2%
CAP RATE

\$161,505
NOI



Property Overview

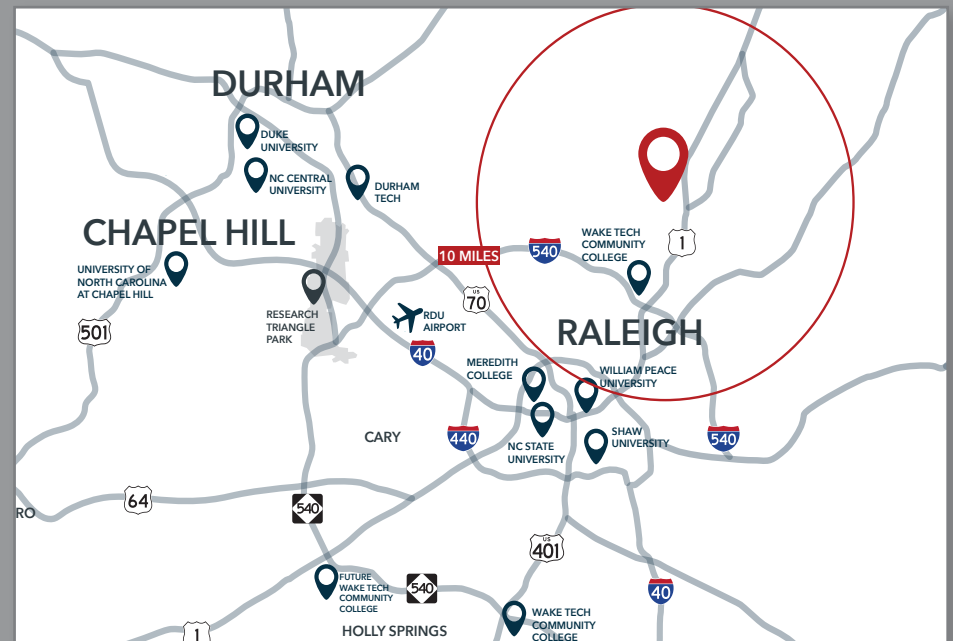
A 6,420 SF automotive service facility on a 2.35-acre parcel, generating \$161,505 in base rent effective July 17, 2026 (\$25.16/ SF). Offered at \$2,604,919, a 6.20% CAP rate, the asset combines stable in-place income with 3% annual escalations and meaningful underlying land value. Its location within the master-planned Wakefield community reinforces long-term durability and tenant performance.

LOCATION DESCRIPTION

The property anchors North Raleigh's Wakefield submarket along Falls of Neuse Road, which carries approximately 26,500 vehicles per day – the highest traffic count in the portfolio. Wakefield is a prominent master-planned community known for residential density, affluent demographics, and proximity to major commuter routes including US 1 and I-540. Sustained population growth, retail expansion, and a Community Mixed Use future land use designation continue to reinforce the corridor's long-term trajectory.

HIGHLIGHTS

- » PIN: 1739183751
- » Lot size: 2.35 acres
- » Future Land Use: Community Mixed Use (City of Raleigh)
- » Traffic count: $\pm 26,500$ VPD on Falls of Neuse Road – highest in the portfolio
- » Lease in place through July 31, 2033, providing approximately 7 years of remaining term and 3% annual rent escalations.
- » Three additional five-year renewal options
- » PE-backed tenant platform
- » Located within the highly regarded Wakefield master-planned community
- » Excellent access to high-density residential rooftops and I-540 / US 1



ATLANTIC TIRE & SERVICE – TENANT OVERVIEW

Atlantic Tire & Service is a leading automotive maintenance, repair, and tire service operator serving the Research Triangle region of North Carolina. Founded in Cary in 1998 by industry veteran Anthony Blackman, the company has built a long-standing reputation for customer service, operational excellence, and deep community ties, establishing itself as one of the most recognized independent automotive service brands in the Raleigh-Durham market.

Atlantic Tire operates as part of the Goodturn Tire & Auto platform, a rapidly expanding automotive services consolidator focused on partnering with established regional operators while preserving local brand identity and customer loyalty. Goodturn's platform currently spans approximately 70 locations operating under roughly 35 regional automotive service brands across multiple states, reflecting a deliberate multi-brand strategy that retains the local reputation and customer loyalty each operator has built. The platform has grown through a disciplined acquisition strategy and continues to expand across attractive Southeast and Midwest markets.

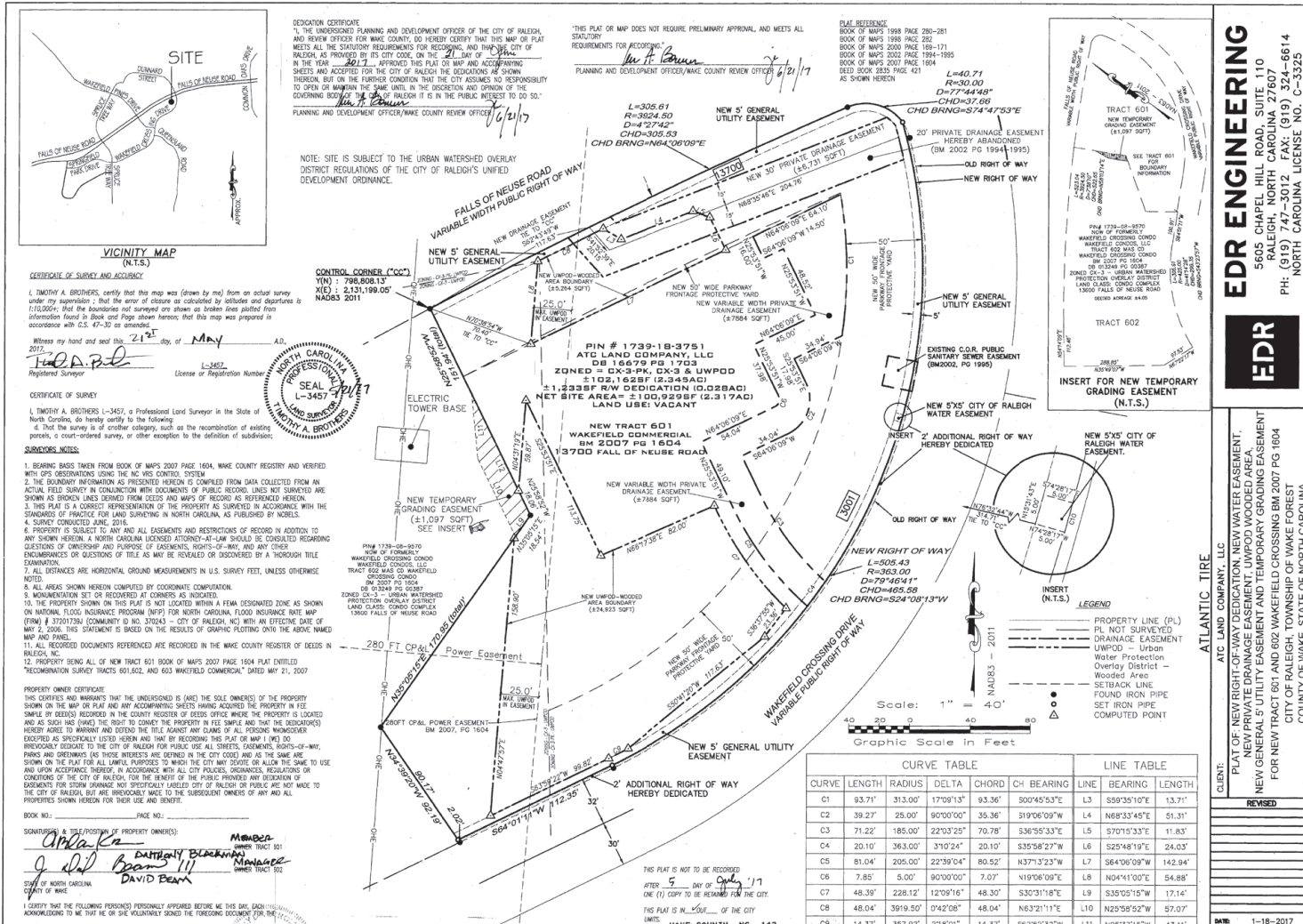
Goodturn is backed by Garnett Station Partners, a New York-based private equity firm with deep experience scaling multi-unit consumer and automotive service businesses. Garnett Station's sponsorship provides institutional ownership, operational infrastructure, acquisition expertise, and long-term growth capital to support Goodturn's continued expansion. This well-capitalized private equity ownership structure materially strengthens the credit profile underlying the Atlantic Tire portfolio.

The asset is strategically positioned in the Raleigh area—one of the strongest and fastest-growing submarkets in the Research Triangle—delivering investors durable, contractual cash flow backed by a well-capitalized operator and supported by favorable long-term market fundamentals.

WEBSITE	ATLANTICTIREONLINE.COM
COMPANY TYPE	Subsidiary
PARENT COMPANY	Goodturn Tire & Auto
PLATFORM SCALE	±70 Locations / ±35 Brands
SPONSOR	Garnett Station Partners (PE)
HEADQUARTERS	Cary, North Carolina
PORTFOLIO LOCATIONS	4 in the Research Triangle
FOUNDED	1998 in Cary, North Carolina



Property Survey



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 RALEIGH, NORTH CAROLINA 27607
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 NORTH CAROLINA LICENSE NO. C-3325

EDR

ATLANTIC TIRE
 ATC LAND COMPANY, LLC
 PLAT OF NEW RIGHT OF WAY DEDICATION, NEW WATER EASEMENT,
 NEW PRIVATE DRAINAGE EASEMENT, UPRD WOODED AREA,
 NEW GENERAL 5' UTILITY EASEMENT AND TEMPORARY GRADING EASEMENT
 FOR NEW TRACT 601 AND 602 WAKEFIELD CROSSING BM 2007 PG 1604
 CITY OF RALEIGH, TOWNSHIP OF WAKE FOREST
 COUNTY OF WAKE, STATE OF NORTH CAROLINA

CLIENT: _____
 DATE: 1-18-2017

Area Overview

DOWNTOWN RALEIGH

14.84 MILES

RDU AIRPORT

20.3 MILES

DOWNTOWN DURHAM

22.0 MILES

RESEARCH TRIANGLE PARK

22.4 MILES

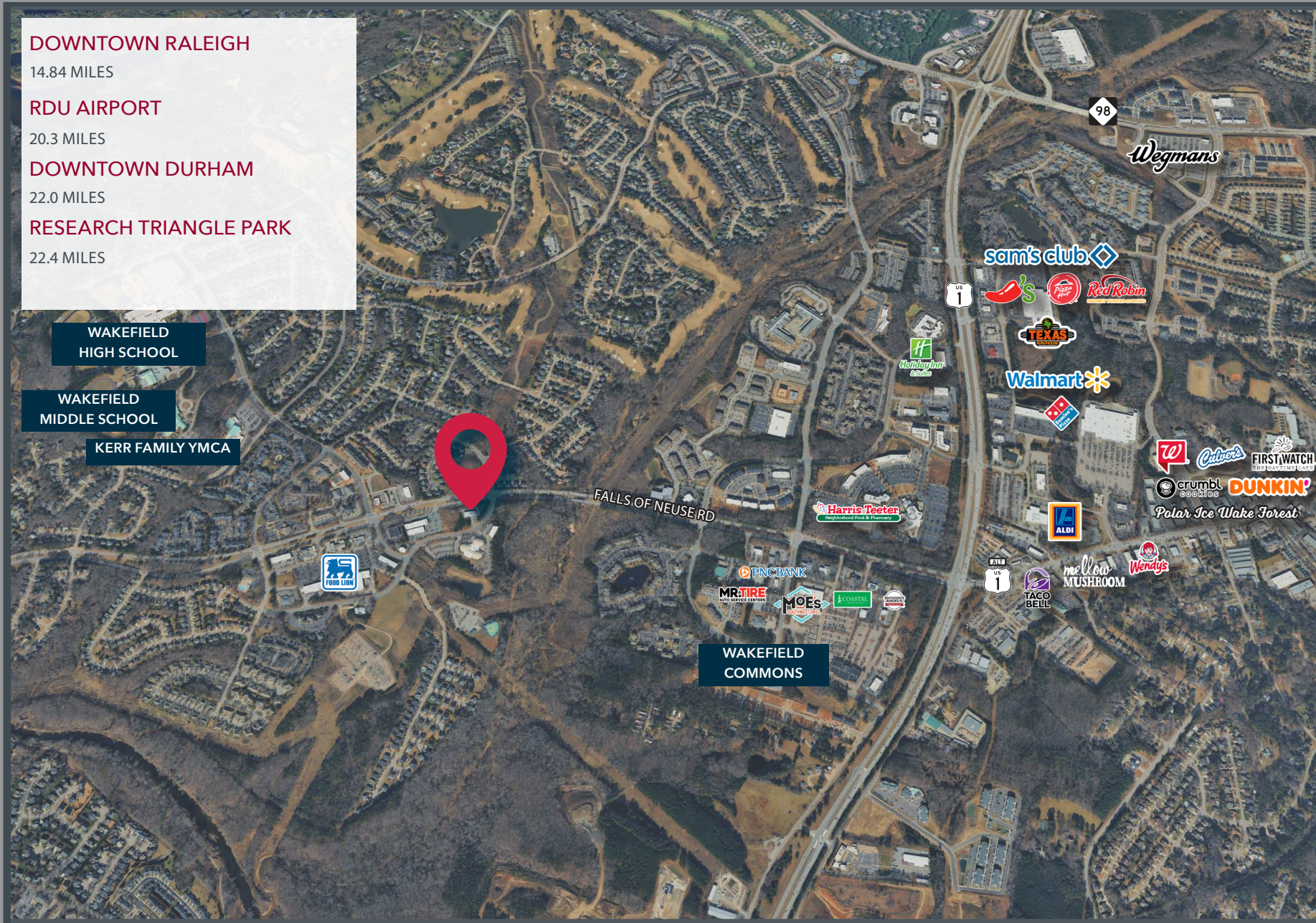
WAKEFIELD
HIGH SCHOOL

WAKEFIELD
MIDDLE SCHOOL

KERR FAMILY YMCA

FALLS OF NEUSE RD

WAKEFIELD
COMMONS



Demographics

	1 MILE	3 MILES	5 MILES
Population (2025)	7,885	50,812	133,059
Daytime Population	9,143	48,836	117,670
2030 Projected Population	7,894	52,261	140,947
Total Businesses	416	2,099	4,522
Bachelor's Degree or Higher	50.4%	59.5%	60.1%
Median Age	40.2	39.9	39.4
Avg. Household Income	\$135,581	\$156,049	\$154,125
Median Home Value	\$538,215	\$520,941	\$515,065

As the capital of North Carolina, Raleigh serves as the economic and governmental center of one of the fastest-growing regions in the United States. Located within the renowned Research Triangle and connected by major transportation corridors including I-40, I-440, and I-540, Raleigh offers exceptional access to talent, infrastructure, and business opportunities.

Raleigh's diverse economy is fueled by technology, life sciences, financial services, advanced manufacturing, and government. The city benefits from its proximity to Research Triangle Park (RTP) and leading universities such as North Carolina State University, helping create one of the most educated workforces in the country. Major employers including Red Hat, IBM, WakeMed, and Citrix have established strong operations in the market, while a growing startup ecosystem continues to drive innovation and investment.

Known for its high quality of life, business-friendly environment, and steady population growth, Raleigh consistently ranks among the nation's top cities for job creation and economic development. Together with Durham and Chapel Hill, Raleigh anchors a globally recognized innovation hub that continues to attract businesses, residents, and capital from across the country.

#1

**TOP METRO FOR BEST
BUSINESS CLIMATE (RALEIGH)**

(BUSINESS FACILITIES 2025)

#1

**STATE FOR BUSINESS
(NORTH CAROLINA)**

(CNBC 2025)

#1

**BEST PERFORMING LARGE CITY
(RALEIGH)**

(MILKEN INSTITUTE 2025)

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