

# Quarles

2881 BRIDGEWOOD DR | FAYETTEVILLE, NC

**OFFERED  
FOR SALE**

\$670,000 | 6.35% CAP

BONUS DEPRECIATION ELIGIBLE!





**BIGLOTS!**

42,000 ADT

**jiffylube**

Tanara

**Chick-fil-e**

**Walgreens**

**CIRCLE K**

23,500 ADT

Robeson St

87

Walker-Spivey  
Elementary School  
242 Students

**Goodwill**

**Starbucks**

**ZAXBY'S**

Glendale Acres  
Elementary School  
258 Students

Village Dr

Ashley  
Elementary School  
179 Students

Cumberland County  
Educational Resource  
Center

Douglas Byrd  
Middle School  
652 Students

**CAPE FEAR  
VALLEY  
MEDICAL CENTER  
200 BEDS**

Douglas Byrd  
High School  
1,062 Students

19,500 ADT

37,500 ADT

**K&W cafeteria**

**Ruby Tuesday**

**CIRCLE K**

**Subway**

**McDonald's**

ExtraSpace  
Storage

**CIRCLE K**

**FAMILY DOLLAR**

**COOK-OUT**

**bp**

**EXXON**

**AutoZone**

**POPEYES**  
LOUISIANA KITCHEN

**WAFFLE HOUSE**

21,500 ADT

BUS  
95

22,500 ADT

Owen Dr

**KFC**

37,500 ADT

**TACO BELL**

**Wendy's**

CROWN  
COLISEUM

**FAMILY DOLLAR**

Cumberland Rd

**Advance  
Auto Parts**

**O'Reilly  
AUTO PARTS**

**Mobil**

**Sally's Beauty**

**Wendy's**

Gillespie St

13,000 ADT

Owen Dr

87

37,500 ADT

9,800 ADT

12,500 ADT

AIRPORT PLAZA  
**Walmart** **SALLY BEAUTY** **rue21**  
**DOLLAR TREE**

**McDonald's**

**CVS  
pharmacy**

**DQ**

**FOOD LION**

**MURPHY  
USA**

**BURGER KING**

**Quarles**

Camden Rd

Legion Rd

19,500 ADT

13,500 ADT

**DOLLAR GENERAL**

17,500 ADT

FAYETTEVILLE  
REGIONAL AIRPORT





## EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to offer for sale Quarles | Fayetteville, NC, a 1.0-acre fleet fueling facility located at 2881 Bridgewood Drive. 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	\$42,573
Rent Increase (03/01/2029)	Year 6-10	\$44,702
First Option	Year 11-15	\$46,937
Second Option	Year 16-20	\$49,284

<b>NOI</b>	<b>\$42,573</b>
<b>CAP RATE</b>	<b>6.35%</b>
<b>LISTING PRICE</b>	<b>\$670,000</b>

## ASSET SNAPSHOT

<b>Tenant Name</b>	GPM Empire, LLC (d/b/a Quarles)
<b>Address</b>	2881 Bridgewood Dr, Fayetteville, NC 28306
<b>Land Size</b>	1.00 Acres
<b>Year Built/Renovated</b>	1999
<b>Signator/Guarantor</b>	GPM Empire, LLC a Subsidiary of ARKO Corp. (Nasdaq: ARKO)
<b>Rent Type</b>	ABS NNN
<b>Landlord Responsibilities</b>	None
<b>Rent Commencement Date</b>	3/1/2024
<b>Lease Expiration Date</b>	2/28/2034
<b>Rental Increases</b>	5% Every 5 Years and in Options
<b>Remaining Term</b>	7.9 Years
<b>Current Annual Rent</b>	\$42,573



  
**83,964**  
 PEOPLE  
 IN 5 MILE RADIUS

  
**\$83,934**  
 AHHI IN  
 5 MILE RADIUS

  
**9,500**  
 VPD ON  
 AIRPORT RD





# 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
<b>PORTFOLIO TOTAL/AVERAGE</b>				<b>10.46</b>		<b>\$530,387</b>					<b>6.32%</b>	<b>\$8,398,000</b>





### 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.



### DEFENSE-ANCHORED DEMAND DRIVER

Home to Fort Bragg, the largest military installation in the world by population with approximately 54,000 active-duty personnel. The Cumberland County economy generates over \$11 billion in annual economic activity.



### MISSION-CRITICAL LOCATION ON PRIMARY LOGISTICS CORRIDOR

Located at 2881 Bridgewood Dr along Airport Rd (9,500 AADT), the site sits within Fayetteville's primary commercial and logistics corridor — directly proximate to I-95, one of the most heavily traveled freight arteries on the East Coast.



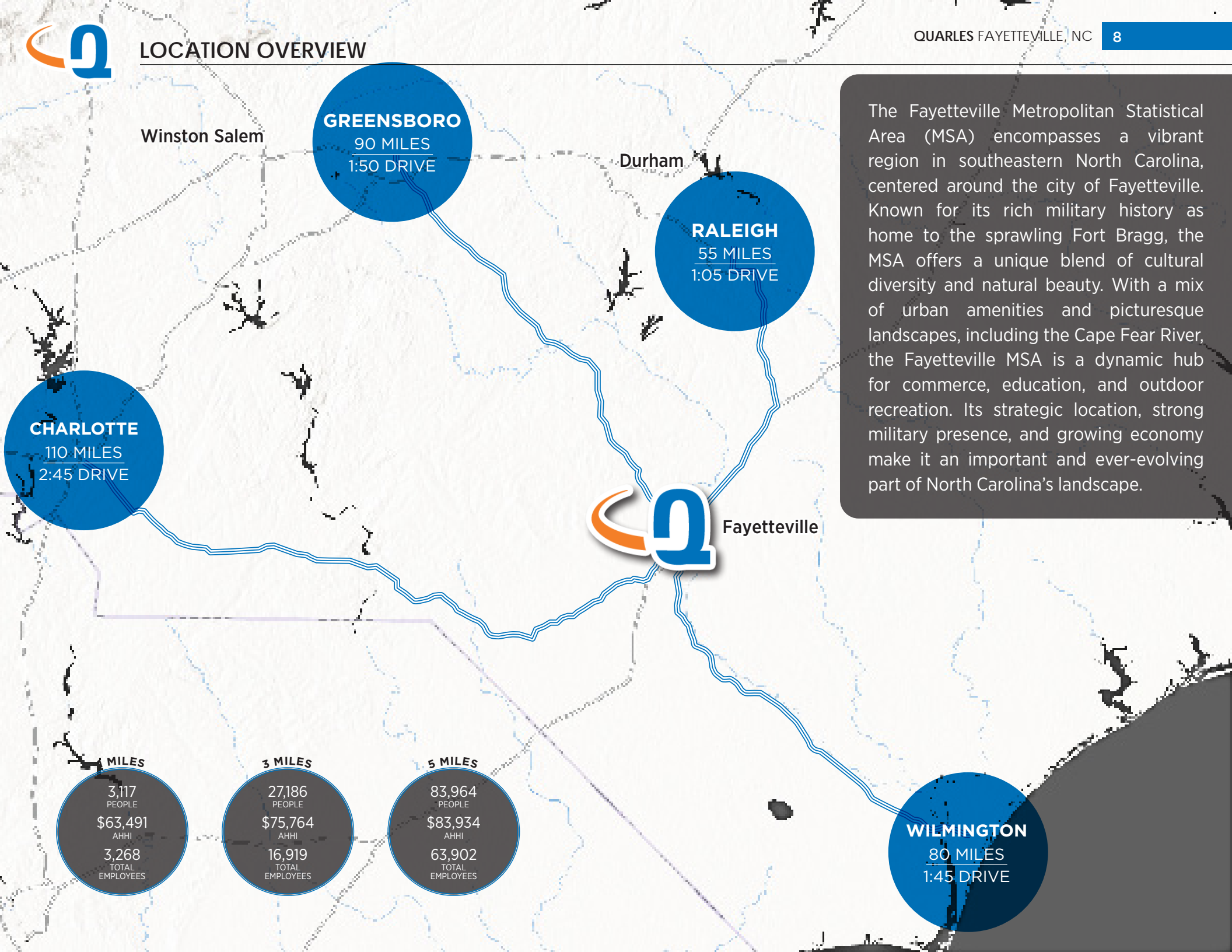
### ESTABLISHED ASSET IN A RESILIENT, DEFENSE-INSULATED MARKET

The property brings over 25 years of continuous operating history in the Fayetteville market.





# LOCATION OVERVIEW



**GREENSBORO**  
 90 MILES  
 1:50 DRIVE

**RALEIGH**  
 55 MILES  
 1:05 DRIVE

**CHARLOTTE**  
 110 MILES  
 2:45 DRIVE

**Fayetteville**

The Fayetteville Metropolitan Statistical Area (MSA) encompasses a vibrant region in southeastern North Carolina, centered around the city of Fayetteville. Known for its rich military history as home to the sprawling Fort Bragg, the MSA offers a unique blend of cultural diversity and natural beauty. With a mix of urban amenities and picturesque landscapes, including the Cape Fear River, the Fayetteville MSA is a dynamic hub for commerce, education, and outdoor recreation. Its strategic location, strong military presence, and growing economy make it an important and ever-evolving part of North Carolina's landscape.

**1 MILES**  
 3,117  
 PEOPLE  
 \$63,491  
 AHHI  
 3,268  
 TOTAL  
 EMPLOYEES

**3 MILES**  
 27,186  
 PEOPLE  
 \$75,764  
 AHHI  
 16,919  
 TOTAL  
 EMPLOYEES

**5 MILES**  
 83,964  
 PEOPLE  
 \$83,934  
 AHHI  
 63,902  
 TOTAL  
 EMPLOYEES

**WILMINGTON**  
 80 MILES  
 1:45 DRIVE



# TENANT SUMMARY

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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FOR SALE**

**\$670,000 | 6.35% CAP**

Exclusively Offered By



**PRIMARY DEAL CONTACTS**

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