



HOPE MILLS CROSSING

HOPE MILLS, NORTH CAROLINA

OFFERED FOR SALE:
53,204 SF PLANET FITNESS
ANCHORED SHOPPING CENTER



N MAIN ST 30,200 VPD



**ANCHORED
BY planet fitness**
TERM THROUGH 2040

DIRECT ACCESS
TO US-301 & I-95
MINUTES
FROM FAYETTEVILLE

110,374
PEOPLE

\$76,220
AHHI WITHIN A
5-MILE RADIUS

2026
RECENT
RENOVATION
OF ASSET

53,204
TOTAL SF
95%
OCCUPIED





EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to market Hope Mills Crossing, a Planet Fitness anchored shopping center located in the heart of the rapidly growing Hope Mills submarket within the Fayetteville, North Carolina MSA. The property is strategically positioned along North Main Street, one of the area's primary retail corridors, and serves a dense, growing residential trade area supported by daily-needs and service-oriented demand.

Hope Mills Crossing totals 53,204 square feet and is 95% occupied by a diversified mix of national and regional tenants, led by a newly delivered Planet Fitness anchor. The center benefits from a recent comprehensive renovation completed in 2026 and features a complementary lineup of medical, financial, government and service retail users that drive consistent traffic throughout the day. The asset offers investors a stable in-place cash flow with embedded upside through the remaining small shop vacancy and continued stabilization of the tenant lineup.



ASSET SNAPSHOT

PROPERTY NAME	Hope Mills Crossing
PROPERTY TYPE	Shopping Center
ADDRESS	3333 N Main St, Hope Mills, NC
YEAR BUILT/RENOVATED	2000/2026
TOTAL SQUARE FEET	53,204 SF
TOTAL LAND ACREAGE	5.90 Acres
CURRENT OCCUPANCY	95%
YEAR 1 NOI	\$617,838

 **53,204**
TOTAL GLA

 **6 IN-PLACE**
TENANTS

 **2026**
RENOVATIONS

 **95%**
OCCUPIED

 **\$617,838**
YEAR 1 NOI





INSTITUTIONAL QUALITY NEIGHBORHOOD SHOPPING CENTER

Institutional-quality 53,204 SF neighborhood center, providing **strong daily-use traffic** tenancy and durable demand within the Hope Mills submarket of the Fayetteville MSA.

HIGH-PERFORMING PLANET FITNESS ANCHOR

The center was renovated in 2026 and is anchored by a new 15-year Planet Fitness lease that has significantly exceeded membership projections since opening. Notably, the Hope Mills location represents the top-performing new opening within the franchisee's North Carolina operating system.

SERVICE-ORIENTED TENANCY DRIVES CONSISTENT FOOT TRAFFIC

The tenant mix is heavily weighted toward necessity and service uses, including medical, financial, government and consumer services such as Carolina Vision, Members Credit Union, NCDMV and The UPS Store, supporting steady daily visitation.





STRONG IN-PLACE OCCUPANCY

The property is currently 95% occupied with **diversified rent** across six operating tenants, providing reliable in-place income.

LONG-TERM TENANCY PROVIDES INCOME CERTAINTY

The property is anchored by tenants with substantial remaining lease terms, including Planet Fitness through 2040 and Carolina Vision through 2036, providing dependable income visibility and limiting near-term rollover exposure for future ownership.

RAPIDLY GROWING TRADE AREA WITH NEW TARGET & PUBLIX NEARBY

The center also serves the same dense residential customer base with approximately 51,140 residents within a three-mile radius and average household incomes near \$73,866, supporting continued demand for neighborhood retail and service-oriented tenancy.



TENANT NAME	RSF	%	START DATE	EXP DATE	CURRENT RENT PSF	EXPENSE LOAD PSF
Planet Fitness	32,301	61%	Dec-25	Nov-40	\$10.50	\$2.81
Carolina Vision	10,013	19%	Feb-26	Jan-36	\$13.62	\$2.81
The UPS Store	3,880	7%	Nov-22	Oct-32	\$10.00	\$2.81
Vacant	2,780	5%	-	-	-	-
Allstate	1,435	3%	Dec-22	Jan-31	\$19.00	\$2.81
Members Credit Union	1,415	3%	May-18	Feb-31	\$19.00	\$2.81
NCDMV	1,380	3%	Mar-26	Feb-31	\$19.00	\$2.81
Subtotal/WALT	50,424	95%	8.0 Years	5.0 Years	\$12.49	\$2.81
Current Vacant	2,780	5%				
Total	53,204	100%				





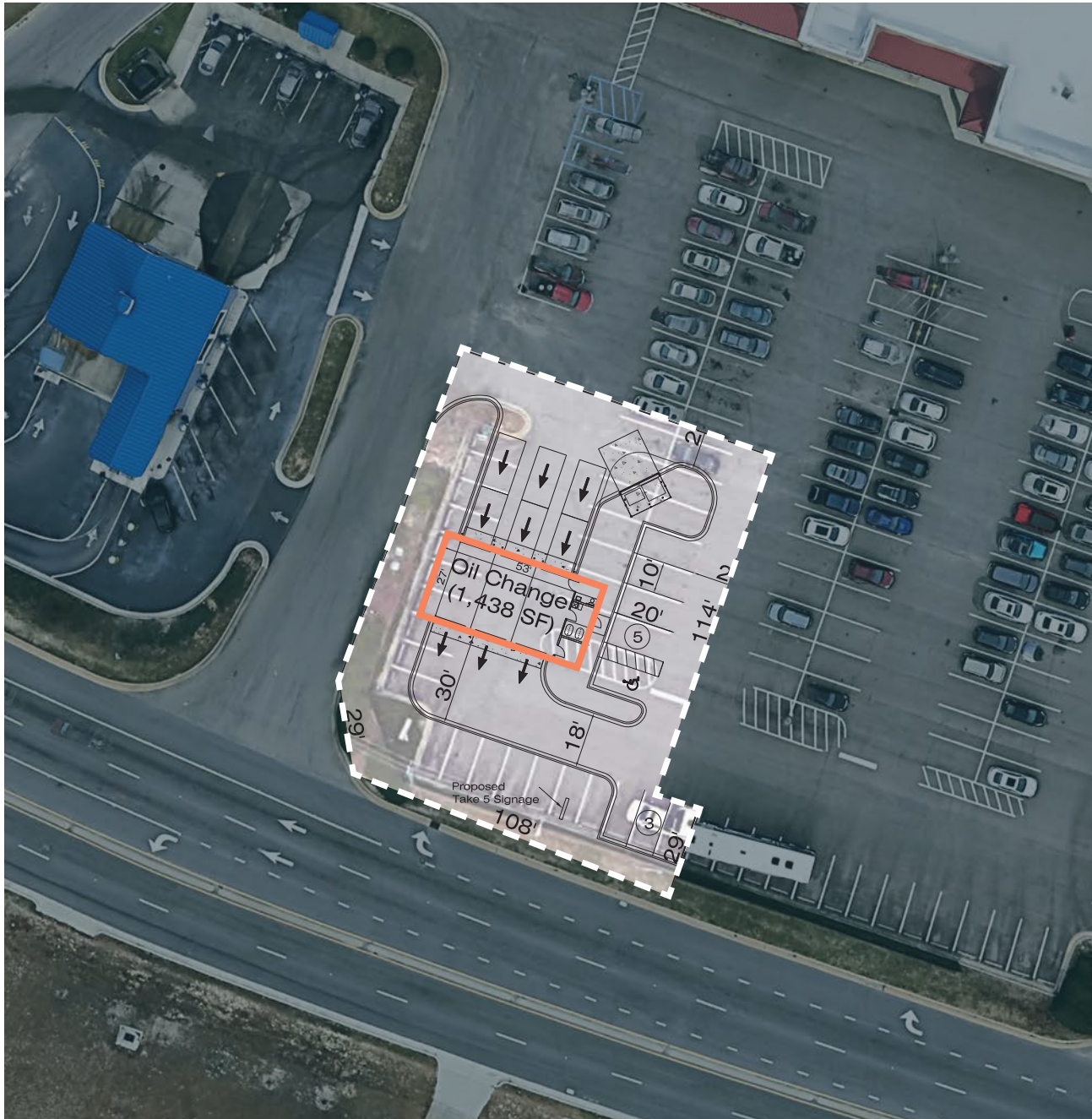
PROPERTY SPECIFICATIONS

SITE DESCRIPTION	
PROPERTY ADDRESS	3333 N Main St, Hope Mills, NC
TOTAL LAND AREA	5.90 Acres
PARKING	206 Spots
ZONING	CP - Planned Commercial District
IMPROVEMENTS	
BUILDING PROFILE	Neighborhood Center
YEAR BUILT	2000/2026
SIGNAGE	Pylon Sign
FRONTAGE	Main St
ROOF SUMMARY	
ROOF AGE	New Roof Installed in 2026



© 2020, LLC
 CM 10590 PAGE 01
 N 102 PAGE 001011
 2414371112000





TAKE5 OIL CHANGE OUTPARCEL

The owner of the Hope Mills retail center has secured tenant approval to carve out a premium outparcel for sale to a Take 5 Oil Change operator, providing the incoming investor with an immediate opportunity to realize significant additional value post-acquisition through this executed transaction.

THE AERIAL SITE PLAN ILLUSTRATES THE PROPOSED OUTPARCEL BOUNDARIES, ACCESS POINTS FROM N. MAIN STREET (NC-59), AND OPTIMIZED PAD PLACEMENT FOR TAKE 5 OIL CHANGE OPERATIONS WITH MINIMAL IMPACT ON EXISTING TENANT PARKING AND CIRCULATION.



planet fitness

CATEGORY-LEADING FITNESS ANCHOR
PLANET FITNESS

Hope Mills Crossing is anchored by a newly delivered Planet Fitness occupying 32,301 square feet (approximately 60.7% of total GLA). The new gym opened in December 2025 and is secured by a long-term lease running through December 2040, providing approximately 15 years of remaining term at closing. **As a nationally recognized, high-traffic fitness concept, Planet Fitness serves as a primary daily-use driver for the center and materially enhances the durability of in-line tenant sales and overall center performance.** Notably, this location is the newest of the last seven clubs opened by Excel Fitness, one of Planet Fitness's largest franchise operators, underscoring the operator's continued investment in this market.

LONG-TERM LEASE WITH BUILT-IN
CASH FLOW VISIBILITY

Planet Fitness is leased at \$10.50 PSF and features multiple long-term renewal options, delivering extended income visibility and a meaningful weighted-average lease term for the property. The recent opening and brand-new build-out materially reduce near-term rollover and capital risk while supporting stable, predictable anchor cash flow for incoming ownership.

HIGH-FREQUENCY, SERVICE-ORIENTED
ANCHOR THAT DRIVES DAILY TRAFFIC

As a fitness and wellness anchor, Planet Fitness generates consistent, repeat visitation throughout the week and across non-traditional retail hours. This daily traffic profile directly benefits the center's service-oriented tenant mix and strengthens the long-term merchandising profile of Hope Mills Crossing by limiting exposure to discretionary retail demand cycles.

CAROLINA
VISION associates

MEDICAL-ORIENTED JUNIOR ANCHOR
CAROLINA VISION

Hope Mills Crossing is junior anchored by Carolina Vision, a full-service eye-care and optical provider occupying approximately 10,013 square feet (about 19% of the center). Carolina Vision serves as a healthcare-driven junior anchor and meaningfully **diversifies the tenant mix with a daily-needs medical use that is highly complementary to the center's service-oriented merchandising.**

LONG-TERM LEASE WITH BUILT-IN
CASH FLOW VISIBILITY

Carolina Vision is secured by a long-term lease running through early 2036, providing more than a decade of remaining term and strong income visibility for ownership. As an essential healthcare provider, the **tenancy benefits from recurring patient visits and limited exposure to discretionary retail spending cycles.**

HIGH-FREQUENCY, SERVICE-ORIENTED
ANCHOR THAT DRIVES DAILY TRAFFIC

As a vision care and optical concept, Carolina Vision **generates consistent weekday and weekend traffic through scheduled appointments and repeat patient visits. This steady flow of customers enhances overall center activity and directly supports the surrounding service and convenience tenants, strengthening Hope Mills Crossing's long-term tenancy profile. The tenant has also invested significant capital in a specialized medical build-out, increasing tenant retention and reducing relocation risk.**






HOPE MILLS CROSSING

HOPE MILLS, NORTH CAROLINA

TARGET
Publix
NEW DEVELOPMENTS
3 MILES FROM ASSET

MILLSTONE TOWNNE CENTER
STONE THEATRES
COLD STONE CREAMERY

Culver's

Walgreens

FIREHOUSE SUBS

PET SUPPLIES PLUS

DOLLAR TREE

ZAXBY'S

VILLAGE SHOPPING CENTER
ROSES
FOOD LION **T-Mobile** **TACO BELL**
AT&T **Bojangles** **Wendys** **McDonald's**

Starbucks **Jockey Mills Subs**

Red Lobster

AutoZone

Holiday Inn Express

MILLSTONE APARTMENTS
88-UNITS

Walmart Supercenter

LOWE'S

O'Reilly AUTO PARTS



HOPE MILLS MUNICIPAL PARK

CIRCLE K

HOPE MILLS, NORTH CAROLINA is a growing suburban community located just south of Fayetteville and within one of the region's most established residential corridors. The town offers a balanced blend of convenient neighborhood retail, expanding residential development, and direct access to major employment and military drivers in the greater Fayetteville market, making it an attractive location for both residents and service-oriented retailers.

Hope Mills benefits from immediate access to U.S. Route 301 and close proximity to Interstate 95, providing efficient regional connectivity throughout southeastern North Carolina and to key markets along the East Coast. The property's location along North Main Street places it within the community's primary commercial corridor, serving as a daily-needs retail destination for surrounding neighborhoods.

The local economy is strongly supported by nearby Fort Bragg, one of the largest military installations in the world, which anchors long-term population stability, consistent employment, and recurring consumer demand. Hope Mills continues to experience steady residential growth, driven by military personnel, civilian employees, and families seeking affordable housing options within close proximity to Fayetteville's employment base. The town's combination of stable demand drivers, accessible transportation network, and expanding residential population positions Hope Mills as a resilient and attractive market for neighborhood retail investment.



1 MILE
22,642
PEOPLE
\$75,610
AHHI

3 MILES
51,140
PEOPLE
\$73,866
AHHI

5 MILES
110,374
PEOPLE
\$76,220
AHHI



planet fitness

Planet Fitness has opened strongly, with membership levels **EXCEEDING INITIAL PROJECTIONS**. The location benefits from favorable demographics, strong military presence, and income levels that align well with the brand's high-volume, low-cost model.

CAROLINA
VISION associates

Leading regional ophthalmology and eye care provider with a **GROWING FOOTPRINT** across North Carolina. The practice operates within a resilient healthcare segment supported by aging demographics & consistent long-term patient demand.

HOPE MILLS - FAYETTEVILLE -
FORT BRAGG

Growing suburb within the ~392,000-person Fayetteville MSA, benefiting from *continued residential expansion*. The market is anchored by Fort Bragg, one of the largest U.S. military installations in the country, generating more than **\$8 BILLION IN ANNUAL ECONOMIC IMPACT** for the region.





CLOSEST CITIES

FAYETTEVILLE, NC	8 Miles
RALEIGH, NC	75 Miles
CHARLOTTE, NC	120 Miles
WINSTON SALEM, NC	126 Miles

Hope Mills is located just 8 miles from Fayetteville, the area's primary employment and retail hub anchored by Fort Bragg. The property also benefits from convenient access to Raleigh (75 miles), Charlotte (120 miles), and Winston-Salem (126 miles), positioning it within reach of several of North Carolina's major metropolitan markets.

DEMOGRAPHICS

1 MILE POPULATION / AHHI	22,642 PEOPLE / \$75,610
3 MILE POPULATION / AHHI	51,140 PEOPLE / \$73,866
5 MILE POPULATION / AHHI	110,374 PEOPLE / \$76,220



REVENUES:	YEAR 1 PSF	JUN-2027	JUN-2028	JUN-2029	JUN-2030	JUN-2031	JUN-2032	JUN-2033	JUN-2034	JUN-2035	JUN-2036	JUN-2037
Potential Base Rent	\$11.22	\$628,328	\$674,189	\$686,048	\$693,919	\$721,699	\$751,687	\$795,115	\$817,271	\$824,554	\$851,557	\$886,354
Absorption & Turnover Vacancy	\$0.00	\$0	\$0	-\$5,772	\$0	-\$11,928	-\$12,220	-\$17,566	-\$6,692	\$0	-\$13,828	-\$14,166
Scheduled Base Rent	\$11.22	\$628,328	\$674,189	\$680,276	\$693,919	\$709,772	\$739,467	\$777,548	\$810,579	\$824,554	\$837,729	\$872,188
Expense Reimbursement Revenue	\$2.60	\$145,752	\$154,152	\$158,063	\$163,540	\$166,971	\$171,989	\$176,532	\$183,238	\$189,588	\$193,566	\$199,382
TOTAL GROSS POTENTIAL RENTAL INCOME	\$13.83	\$774,081	\$828,342	\$838,339	\$857,459	\$876,743	\$911,455	\$954,081	\$993,817	\$1,014,142	\$1,031,294	\$1,071,569
<i>RECOVERY RATIO</i>		97%	100%	100%	100%	99%	99%	99%	100%	100%	99%	99%
TOTAL GROSS POTENTIAL INCOME	\$13.83	\$774,081	\$828,342	\$838,339	\$857,459	\$876,743	\$911,455	\$954,081	\$993,817	\$1,014,142	\$1,031,294	\$1,071,569
Vacancy Allowance	(\$0.12)	-\$6,580	-\$7,611	-\$6,485	-\$8,017	-\$6,801	-\$7,080	-\$8,763	-\$7,404	-\$9,137	-\$7,708	-\$8,004
EFFECTIVE GROSS INCOME	\$13.71	\$767,500	\$820,731	\$831,854	\$849,442	\$869,942	\$904,375	\$945,318	\$986,414	\$1,005,005	\$1,023,586	\$1,063,565
<i>EFFECTIVE GROSS INCOME \$ PSF</i>		\$13.71	\$14.66	\$14.86	\$15.17	\$15.54	\$16.15	\$16.89	\$17.62	\$17.95	\$18.28	\$19.00
EXPENSES:												
<i>Recoverable Expenses</i>												
Real Estate Tax	\$1.02	\$56,926	\$58,634	\$60,393	\$62,205	\$64,071	\$65,993	\$67,973	\$70,012	\$72,112	\$74,275	\$76,504
Insurance	\$0.27	\$15,190	\$15,646	\$16,115	\$16,599	\$17,097	\$17,610	\$18,138	\$18,682	\$19,242	\$19,820	\$20,414
Management Fees	\$0.46	\$26,027	\$26,808	\$27,612	\$28,441	\$29,294	\$30,173	\$31,078	\$32,010	\$32,971	\$33,960	\$34,979
CAM	\$0.92	\$51,519	\$53,064	\$54,656	\$56,296	\$57,985	\$59,724	\$61,516	\$63,362	\$65,262	\$67,220	\$69,237
Sub-Total Recoverable Expenses	\$2.67	\$149,662	\$154,152	\$158,777	\$163,540	\$168,446	\$173,500	\$178,705	\$184,066	\$189,588	\$195,275	\$201,134
TOTAL OPERATING EXPENSES	\$2.67	\$149,662	\$154,152	\$158,777	\$163,540	\$168,446	\$173,500	\$178,705	\$184,066	\$189,588	\$195,275	\$201,134
<i>OPERATING EXPENSES \$ PSF</i>		\$2.67	\$2.75	\$2.84	\$2.92	\$3.01	\$3.10	\$3.19	\$3.29	\$3.39	\$3.49	\$3.59
NET OPERATING INCOME	\$11.04	\$617,838	\$666,579	\$673,078	\$685,902	\$701,496	\$730,876	\$766,614	\$802,348	\$815,417	\$828,311	\$862,432
<i>NET OPERATING INCOME \$ PSF</i>		\$11.04	\$11.91	\$12.02	\$12.25	\$12.53	\$13.06	\$13.69	\$14.33	\$14.57	\$14.80	\$15.40



KEY VALUATION ASSUMPTIONS

- 1) Underwriting assumes a sale closing and analysis start date of 07/01/26
- 2) Expenses and Real Estate taxes reflect the 2026 budget provided by the client
- 3) Tenants reimbursement structures are based on tenant leases & client-provided financial reports
- 4) Tenants are assumed to exercise all future contractual rent Options unless otherwise noted
- 5) Unit 100 & 110 is assumed to be leased up on 1/1/2027 at \$22.75 PSF
- 6) Underwriting assumes a General Vacancy rate of 2.50% excluding credit tenants starting in Year 2 of analysis

SPECULATIVE MARKET LEASING ASSUMPTIONS

	ANCHOR	JR ANCHOR	INLINE
MARKET RENT	\$12.00	\$17.00	\$22.75
REIMBURSEMENTS:	Continue Prior	Continue Prior	Continue Prior
TERM (YEARS/MONTHS):	10/0	5/0	5/0
LEASE ESCALATIONS:	10% Year 6	10% Year 6	3% Annual Inc.
FREE RENT:	None	None	None
TIS (NEW):	\$25 PSF	\$20 PSF	\$20 PSF
TIS (RENEW):	\$0 PSF	\$0 PSF	\$0 PSF
LCS (NEW):	\$4.00 PSF	5.00%	3.00%
LCS (RENEW):	None	None	None
RENEWAL PROBABILITY:	75%	75%	75%
DOWNTIME:	10 months	7 months	7 months



TENANT NAME	SUITE	RSF	%	START DATE	EXP DATE	CURRENT RENT PSF ¹	EXPENSE LOAD PSF ¹	INCREASING		NEXT OPTION		REMAINING OPTIONS
								ON	TO	ON	TO	
Planet Fitness	333a	32,301	61%	Dec-2025	Nov-2040	\$10.50	\$2.81	Apr-2031 Apr-2036	\$11.55 \$12.71	Apr-2041 <i>10% Increase Every 5 Years</i>		4 x 5 Yrs
Carolina Vision	333b	10,013	19%	Feb-2026	Jan-2036	\$13.62	\$2.81	Feb-2027 <i>2% Annual Increases</i>	\$13.89	Feb-2036 <i>2% Annual Increases</i>		4 x 5 Yrs
The UPS Store	160	3,880	7%	Nov-2022	Oct-2032	\$10.00	\$2.81	Nov-2027	\$13.50	--	--	--
Vacant	100 & 110	2,780	5%	--	--	--	--	--	--	--	--	--
Allstate	130	1,435	3%	Feb-2026	Jan-2029	\$19.00	\$2.81	Feb-2027 Feb-2028	\$19.57 \$20.16	--	--	--
Members Credit Union	120	1,415	3%	May-2018	Feb-2031	\$19.00	\$2.81	Mar-2027 Mar-2028	\$19.57 \$20.16	--	--	--
NCDMV	140	1,380	3%	Mar-2026	Feb-2031	\$19.19	\$2.81	Mar-2027 Mar-2028 Mar-2029 Mar-2030	\$19.57 \$20.16 \$20.76 \$21.38	--	--	--
SUBTOTAL / WALT		50,424	95%	8.0 years	5.0 years	\$12.49	\$2.81					
CURRENT VACANT		2,780	5%									
TOTAL		53,204	100%									

¹ As of Analysis Start



HOPE MILLS CROSSING

HOPE MILLS, NORTH CAROLINA

OFFERED FOR SALE:
53,204 SF PLANET FITNESS
ANCHORED SHOPPING CENTER

Exclusively Offered By



PRIMARY DEAL CONTACTS

DAVID HOPPE

Head of Net Lease Sales
980.498.3293
dhoppe@atlanticretail.com

MIKE LUCIER

Executive Vice President
980.337.4469
mlucier@atlanticretail.com

BEN OLMSTEAD

Associate
980.498.3296
bolmstead@atlanticretail.com

ERIC SUFFOLETTO

Managing Director & Partner
508.272.0585
esuffoletto@atlanticretail.com

JORDAN GOMEZ

Vice President
951.264.5994
jgomez@atlanticretail.com

KENDRA DOHERTY

Analyst
857.400.1568
kdoherty@atlanticretail.com

**BROKER OF
RECORD:**
Roy Crain
#201936

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