



Concord, NC (Charlotte MSA)

Caliber Collision

Longstanding Caliber Collision – High Growth Charlotte Submarket



CP PARTNERS
COMMERCIAL REAL ESTATE

In Association with ParaSell, Inc. | A Licensed
North Carolina Broker #C32060



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Walmart Neighborhood Market
CHIPOTLE
Walgreens
MAVIS DISCOUNT TIRE
McDonald's
ZAXBY'S
SUBWAY

Parway Commons
 28,290 SF Retail Development

Subject Property

CALIBER COLLISION

goldenhome
 home maintenance club

Lilly

Life Science Manufacturing Campus
 The Grounds \$2 billion | 1.3 million SF

[SEE PAGES 17 AND 19 FOR MORE INFO](#)

Corbin Row Housing Development
 ~150 Townhomes
 Under Construction

Trade Park at Concord
 Phase 1 ~399,000 SF
 Total Project Size (Phases 1-4)
 ~1.3M SF

[SEE PAGE 18 FOR MORE INFO](#)

Concord Commerce Center
 5 Buildings | 358,100 SF
 Class A Light Industrial Development

Recently Purchased Land
 The Grounds

CARVANA

Red Bull Manufacturing and Distribution Facility
 The Grounds \$1.7 Billion
 2.36 Million SF
 Under Construction

[SEE PAGES 17 AND 19 FOR MORE INFO](#)

Available Land
 The Grounds | 700 AC

Walmart Supercenter

TSC TRACTOR SUPPLY CO

Chick-fil-A



Caliber Collision

2760 Concord Pkwy S, Concord, NC 28027 [➔](#)

PRICE: **\$4,600,000** CAP RATE: **5.90%**

NOI	\$271,212
LEASE TYPE	Corporate
OPTIONS	Three, 5 Year Options
LEASE EXPIRATIONS	3/31/2034
LAND AREA	2.60 AC
BUILDING SIZE	14,640, SF



Longstanding Caliber Collision in Charlotte MSA growth corridor

Longstanding corporate lease to the nation's largest collision repair provider. This offering presents a rare opportunity to acquire a proven Caliber Collision location in **Concord, North Carolina**, one of the fastest-growing submarkets in the greater Charlotte metropolitan area.

The property is strategically located along the highly trafficked Concord Parkway with excellent ingress/egress and visibility, supporting long-term operational viability. The site is further enhanced by **continued residential, mixed-use, and industrial development** in the immediate trade area, including Eli Lilly's \$2B campus and Red Bull's new \$1.7B beverage manufacturing and distribution facility.

The Offering

- Longstanding corporate Caliber Collision located in a high growth Charlotte submarket
- Recent lease extension demonstrating tenant's long term commitment to the site
- Corporate guaranty: Wand Newco 3, Inc.
- High quality CMU block building throughout with heavy gauge metal roof
- Low building to land coverage ratio with gated and secured rear parking



Trade Park at Concord

Phase 1 ~399,000 SF

Total Project Size (Phases 1-4) ~1.3M SF

[SEE PAGE 18 FOR MORE INFO](#)

Subject Property

**CALIBER
COLLISION**



Strategically Situated Highway 29 Growth Corridor, Transformational Development Activity

- Positioned near The Grounds at Concord, a 2,000 acre, master-planned development reshaping the regional employment base
- The Grounds is anchored by a major Eli Lilly \$2 billion campus, significantly expanding the area's life sciences and advanced manufacturing presence
- Red Bull in partnership with Ball Corp., recently broke ground on a \$1.7 billion, 2.36-million-square-foot beverage manufacturing and distribution hub at the Grounds Development which will drive significant employment density and long-term economic stability
- Other projects in the immediate vicinity include Trade Park at Concord, a 1.3 million square foot master-planned business park, and the Concord Commerce Center, a 358,000 SF Class A industrial park that was recently delivered.
- These projects are driving substantial daytime population growth, increased traffic counts, and demand for essential service-oriented real estate
- Institutional capital investment in the area reinforces Concord's evolution into a premier industrial and employment hub within the Charlotte MSA

Accessible Charlotte Submarket

- Immediate adjacency to Charlotte, Concord is positioned for substantial spill over demand in housing, industrial, and service retail
- Close proximity to major traffic drivers like the Charlotte Motor Speedway and the I-85 corridor create recurring, non-local demand driving job growth and increased traffic to Concord
- The Charlotte region has incurred substantial in-migration powering absorption across asset classes
- North Carolina continues to rank among fastest-growing states, adding 146,000 residents from July 2024 to July 2025

		CURRENT
Price		\$4,600,000
Capitalization Rate		5.90%
Building Size (SF)		14,640
Lot Size (Acres)		2.60
Stabilized Income	\$/SF	
Scheduled Rent	\$18.53	\$271,212
Less	\$/SF	
Taxes	NNN	\$0.00
Insurance	NNN	\$0.00
Repairs & Maintenance	NN	\$0.00
Net Operating Income		\$271,212

The details contained within the Lease Abstract are provided as a courtesy to the recipient for purposes of evaluating the subject property's initial suitability. While every effort is made to accurately reflect the terms of the lease document(s), many of the items represented herein have been paraphrased, may have changed since the time of publication, or are potentially in error. CPP and its employees explicitly disclaim any responsibility for inaccuracies and it is the duty of the recipient to exercise an independent due diligence investigation in verifying all such information, including, but not limited to, the actual lease document(s).

LEASE ABSTRACT	
Premise & Term	
Tenant	Caliber Collision
Lease Guarantor	Wand Newco 3 Inc.
Lease Type	Corporate NN
Lease Term	10 Years
Rent Commencement	4/1/2024
Options	Three, 5-Year Options
Tenant Occupancy Duration	27 Years
Expenses	
Property Taxes	NNN
Insurance	NNN
Utilities	NNN
HVAC	NNN
Roof & Structure	NN

Tenant Info		Lease Terms		Rent Summary					
TENANT NAME	SQ. FT.	TERM YEARS		CURRENT RENT	MONTHLY RENT	YEARLY RENT	MONTHLY RENT/FT	YEAR RENT/FT	
Caliber Collision	14,640	4/1/2024	3/31/2029	\$271,212	\$22,601	\$271,212	\$1.54	\$18.53	
		4/1/2029	3/31/2034		\$23,731	\$284,773	\$1.62	\$19.45	
		Option 1	4/1/2034	3/31/2039		\$24,918	\$299,011	\$1.70	\$20.42
		Option 2	4/1/2039	3/31/2044		\$26,163	\$313,962	\$1.79	\$21.45
		Option 3	4/1/2044	3/31/2049		\$27,472	\$329,660	\$1.88	\$22.52
TOTALS:	14,640			\$271,212	\$22,601	\$271,212	\$1.54	\$18.53	

LEGEND

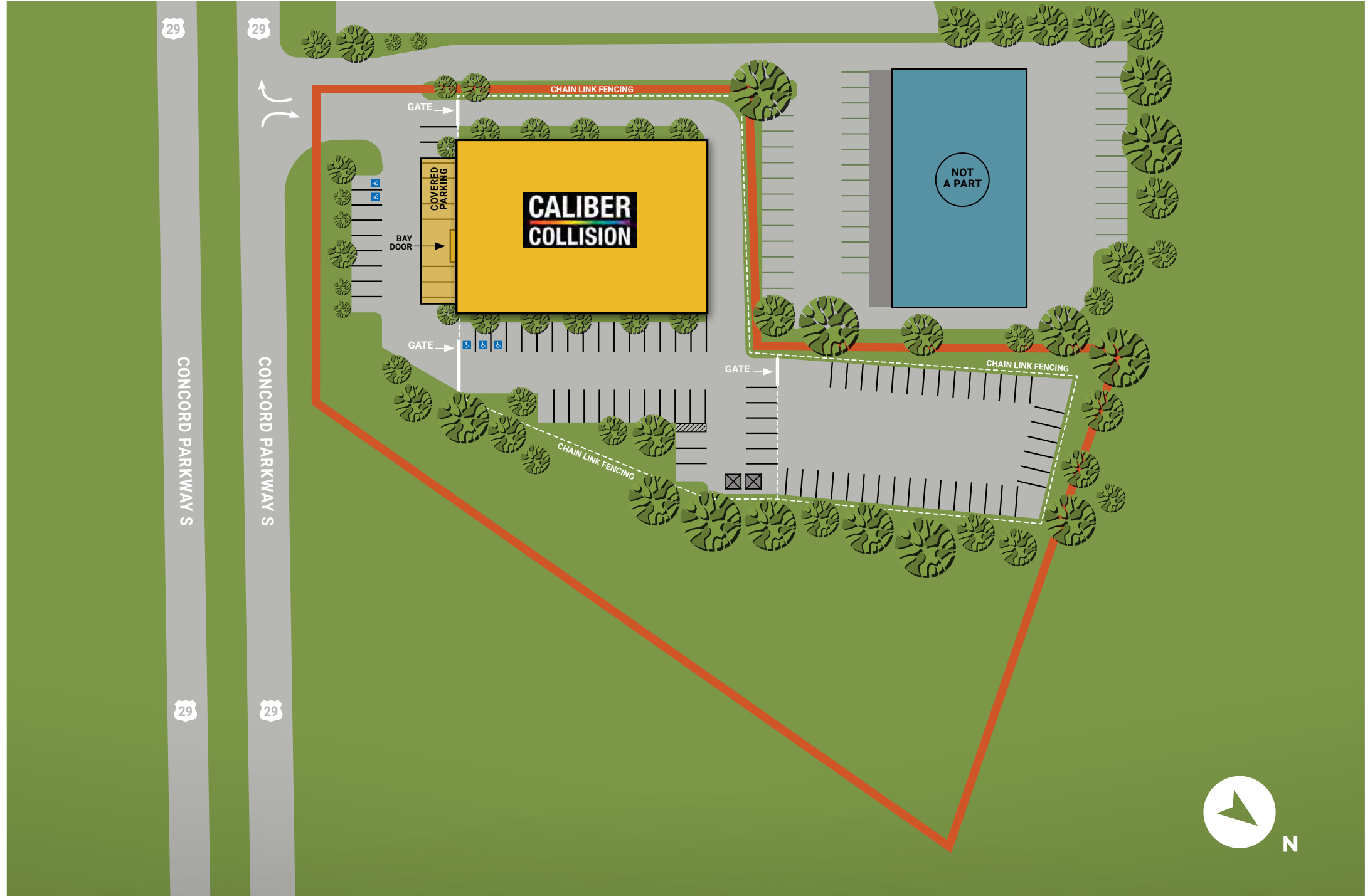
 Property Boundary

14,640
Rentable SF

2.60
Acres

51
Parking Spaces

 Egress



CALIBER COLLISION

Wand Newco 3, Inc
Guarantor of Lease

Wand Caliber
Holdings, Inc

CH Holding Corp

Caliber Holdings Corporation

Collision Acquisition Holding Company LP

Subsidiaries

Caliber Bodyworks of Arizona, Inc. | Caliber Bodyworks of Colorado, Inc. | Caliber Bodyworks of DC, Inc. | Caliber Bodyworks of Delaware, Inc. | Caliber Bodyworks of Florida, Inc. | Caliber Bodyworks of Georgia, Inc. | Caliber Bodyworks of Maryland, Inc. | Caliber Bodyworks of Nevada, Inc. | Caliber Bodyworks of New Jersey, Inc. | Caliber Bodyworks of New Mexico, Inc. | Caliber Bodyworks of North Carolina, Inc. | Caliber Bodyworks of Oklahoma, Inc. | Caliber Bodyworks of Pennsylvania, Inc. | Caliber Bodyworks of South Carolina, Inc. | Caliber Bodyworks of Texas, Inc. | Caliber Bodyworks of Virginia, Inc. | Caliber Bodyworks of West Virginia, Inc.

1,800+

STORES
WORLDWIDE

\$6.9 Billion

ANNUALIZED REVENUE
(2023)

27,000+

TOTAL
EMPLOYEES

Caliber Collision

The Nation's Largest Auto Collision Repair Provider

Overview [TENANT WEBSITE](#) >

- Founded in 1997, the Caliber portfolio of brands has grown to 1,800+ centers nationwide and features a full range of complementary automotive services
- Services include Caliber Collision, the nation's largest auto collision repair provider across 41 states; Caliber Auto Care (for mechanical repair and quick oil change services); and Caliber Auto Glass (for repair and replacement)
- The company has over 27,000 teammates committed to getting customers back on the road safely
- Caliber is consistently ranked among the highest customer satisfaction scores in the industry and backs all repair work with a written, lifetime warranty available at any of its repair centers
- Honored with the 2024 NABC President's Award for leadership in the collision repair industry, having refurbished over 600 vehicles for NABC Recycled Rides and hosted 25+ first responder training events

Recent IPO Filing [MORE INFO](#) >

- Caliber Holdings Inc., the nation's largest collision repair company, has confidentially filed for an IPO to raise capital for debt repayment and expansion.
- The move highlights industry consolidation, giving Caliber greater scale and resources while increasing competition for smaller independent shops.



95,000 Person Capacity

Corbin Row Housing Development
~150 Townhomes
Under Construction

Concord Commerce Center
5 Buildings | 358,100 SF
Class A Light Industrial
Development



Trade Park at Concord
Phase 1 ~399,000 SF
Total Project Size (Phases 1-4) ~1.3M SF
SEE PAGE 18 FOR MORE INFO

Parkway Commons
28,290 SF Retail Development

25,687 VPD

CONCORD PARKWAY S

Baker's Outlet

Subject Property
CALIBER COLLISION

Hub for American Motor Sports

150

TOWNHOMES ACROSS CONCORD PARKWAY S.

25,687

VEHICLES PER DAY ALONG CONCORD PARKWAY S

18.1 miles

TO DOWNTOWN CHARLOTTE

Lilly
 Life Science Manufacturing Campus
 The Grounds \$2 billion | 1.3 million SF
 SEE PAGES 17 AND 19 FOR MORE INFO

goldenhome
 home maintenance club

Red Bull **RAUCH** **Ball**
 Red Bull Manufacturing and Distribution facility
 The Grounds \$1.7 Billion
 2.36 Million SF
 Under Construction
 SEE PAGES 17 AND 19 FOR MORE INFO

TP TradePark AT CONCORD
 Trade Park at Concord
 Phases 2-4 planning/under construction
 SEE PAGE 18 FOR MORE INFO

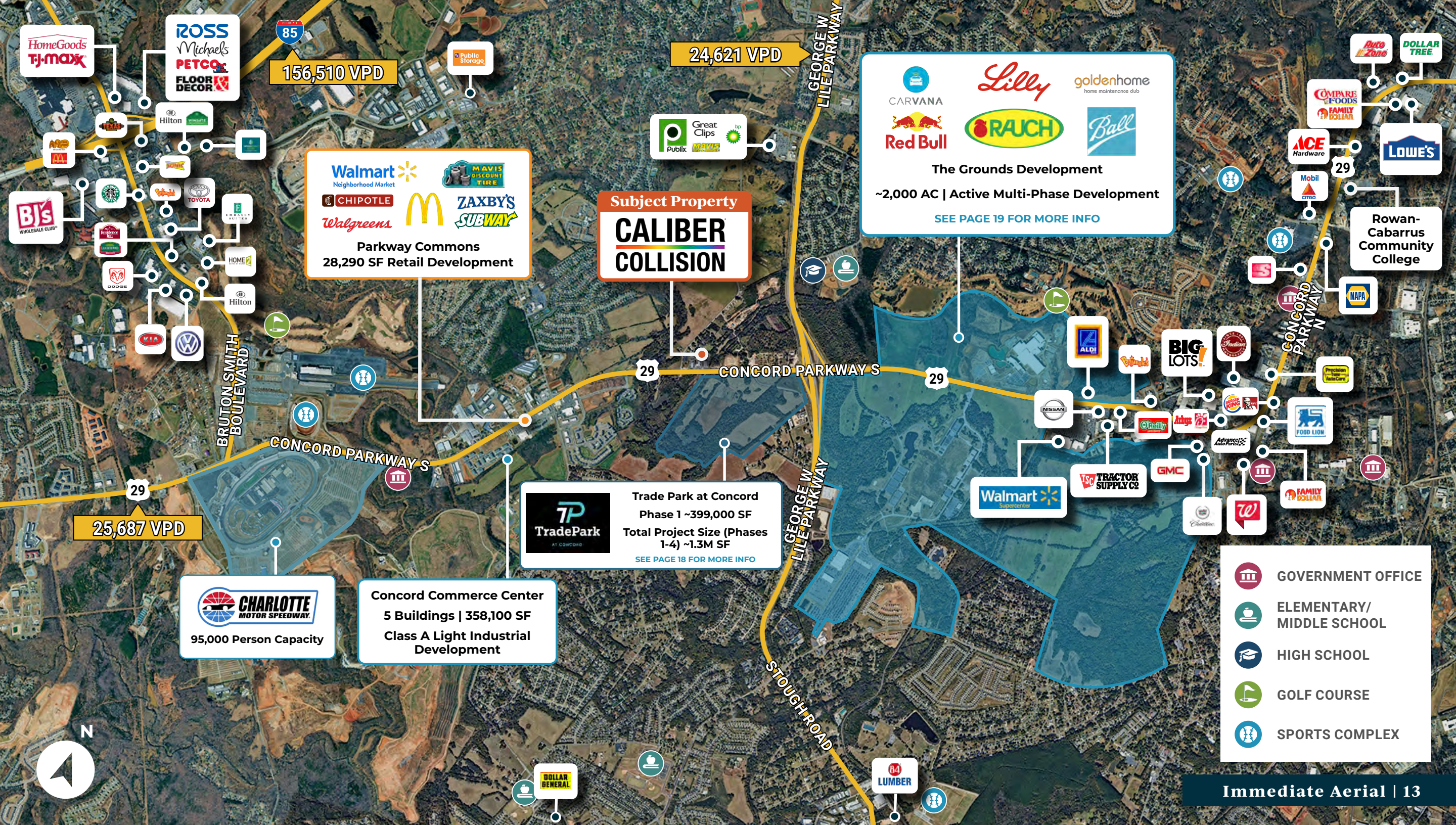
CARVANA

25,687 VPD

CONCORD PARKWAYS

Subject Property
CALIBER COLLISION

TP TradePark AT CONCORD
 Trade Park at Concord
 Phase 1 ~399,000 SF (Delivered)
 SEE PAGE 18 FOR MORE INFO



156,510 VPD

24,621 VPD

25,687 VPD

Walmart
Neighborhood Market

CHIPOTLE **McDonald's** **ZAXBY'S**
Walgreens **Subway**

Mavis Discount Tire

Parkway Commons
28,290 SF Retail Development

Subject Property

CALIBER COLLISION

CARVANA **Lilly** **goldenhome**
home maintenance club

Red Bull **RAUCH** **Ball**

The Grounds Development
~2,000 AC | Active Multi-Phase Development

SEE PAGE 19 FOR MORE INFO

TP
TradePark
AT CONCORD

Trade Park at Concord
Phase 1 ~399,000 SF
Total Project Size (Phases 1-4) ~1.3M SF

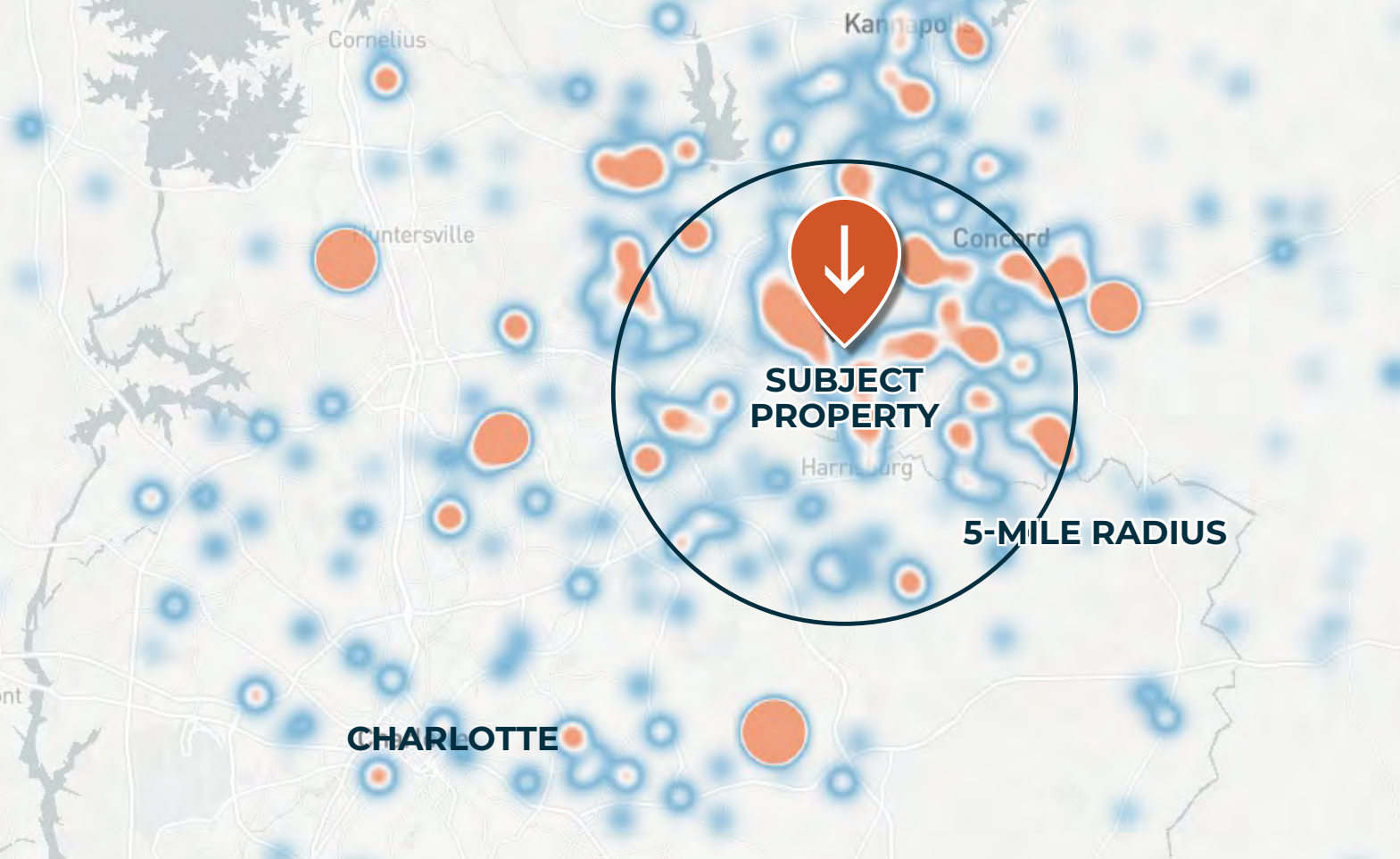
SEE PAGE 18 FOR MORE INFO

CHARLOTTE
MOTOR SPEEDWAY

95,000 Person Capacity

Concord Commerce Center
5 Buildings | 358,100 SF
Class A Light Industrial Development

- GOVERNMENT OFFICE
- ELEMENTARY/MIDDLE SCHOOL
- HIGH SCHOOL
- GOLF COURSE
- SPORTS COMPLEX



Visitation Heatmap

The shading on the map above shows the **home location of people who visited the subject property over the past 12 months**. Orange shading represents the highest concentration of visits.

Visitation Data

20.7K Visits

OVER THE PAST 12 MONTHS TO THE SUBJECT PROPERTY

41 Min

AVERAGE DWELL TIME AT THE SUBJECT PROPERTY

Demographics

Ring Radius Population Data

	1-Mile	3-Mile	5-Mile
2025	3,576	40,458	115,645
2030 PROJ.	4,422	47,370	139,430

Ring Radius Household Income Data

	1-Mile	3-Mile	5-Mile
AVERAGE	\$209,086	\$126,764	\$115,554
MEDIAN	\$156,151	\$98,701	\$89,220

*Map and data on this page provided by Placer.ai. Placer.ai uses location data collected from mobile devices of consumers nationwide to model visitation and demographic trends at any physical location. Demographic Data is sourced from Popstats 2025 dataset.



Concord, NC

Hub of American Motorsports



About Concord

- Concord is a growing suburb located approximately 20 miles northeast of Charlotte
- The city has a population of over 110,000 residents and serves as the county seat of Cabarrus County
- Located along I-85 and I-485, providing direct access to Charlotte, Greensboro, and Atlanta

Economy & Employment

- Anchored by advanced manufacturing, motorsports, healthcare, and logistics/distribution, reducing reliance on any single industry.
- Home to Charlotte Motor Speedway and a supporting ecosystem of race teams, suppliers, and specialized manufacturers, drawing major NASCAR events and hundreds of thousands of visitors annually.
- Sustained business park and industrial development along the I-85 corridor (p. 17) signals expanding commercial demand.
- Concord Mills ranks among NC's largest retail and entertainment centers, pulling regional and out-of-state traffic.
- A strong national hotel brand presence, event-driven visitation, and spillover tourism from Charlotte's pro sports, conventions, and entertainment scene support sustained demand



2.8 Million

CHARLOTTE MSA ESTIMATED POPULATION (2024)

\$255.6 Billion

CHARLOTTE MSA GDP

Why Charlotte?

Charlotte: A Leading U.S. Metro

- The Charlotte-Concord-Gastonia MSA is one of the fastest-growing metropolitan areas in the United States, with a population exceeding 2.8 million residents
- Charlotte serves as the primary economic and employment center of the Carolinas, anchoring a multi-state regional economy
- Charlotte's business climate and population growth continue to attract institutional capital and corporate relocations, such as Maersk North America, Odyssey Logistics, Daimler Truck Financial Services, and Scout Motors (\$270M HQ in 2025)
- The region generates more than \$255 billion in annual GDP, ranking among the largest urban economies in the country
- Charlotte Douglas International Airport (CLT) is one of the busiest airports globally by aircraft movements

Banking HQ of the U.S.

- The city is the second-largest banking center in the U.S., serving as headquarters or major operations hub for Bank of America, Truist Financial, and other global financial institutions
- The concentration of banking and financial services firms has positioned Charlotte as the financial capital of the Southeast



Local Industrial Developments

Red Bull Facility



Eli Lilly Facility

- **Concord Commerce Center** – A 14.2-acre Class A light industrial park featuring five buildings totaling approximately 358,000 SF, offering flexible suite sizes, dock-high and drive-in loading, and clear heights up to 24 feet with direct access to Highway 29 and I-85 ([Read more here](#))
- **Hendrick Motorsports Expansion** – A major motorsports and advanced manufacturing campus expansion by Hendrick Motorsports encompassing newly acquired acreage near Charlotte Motor Speedway, supporting race operations, engine development, fabrication, and related industrial uses as part of the organization’s long-term growth strategy ([Read more here](#))
- **Trade Park at Concord** – When completed, Trade Park at Concord will be a 1.3 million SF master-planned business park zoned Campus District, allowing for manufacturing, light assembly, research and development, warehousing, distribution, and logistics users ([Read more on page 18](#))
- **Eli Lilly Life Science Manufacturing Campus** – A state-of-the-art pharmaceutical manufacturing campus with a ~1.3 million SF parenteral production and support facility on a ~400-acre site, representing a \$2 billion investment and advanced automated manufacturing operations to support high-demand drug production and packaging ([Read more here & on page 19](#))
- **Red Bull Manufacturing & Distribution Facility** – A large-scale beverage manufacturing and distribution facility developed for Red Bull totaling approximately 2.3 million SF, situated on a 300+ acre site designed to support high-volume bottling, warehousing, and logistics operations upon completion ([Read more here & on page 19](#))



Trade Park at Concord

Phase 1 delivered in Q4 2025

Trade Park at Concord is a master-planned industrial campus in the heart of the Charlotte/Concord logistics market. Phase 1 of the development delivered two Class A speculative buildings totaling ±399,000 SF designed for distribution, assembly, and light manufacturing tenants requiring space ±30,000 SF and up.

When fully built out, Trade Park at Concord will comprise approximately 1.3 million SF of industrial space across 4 phases, delivering a curated mix of building sizes and configurations to serve a broad range of users in warehousing, distribution, research and development, and light industrial sectors.

LOCATION	Corner of Concord Pkwy/George Liles Pkwy
PHASE 1 SIZE	~399,000 SF
TOTAL SIZE	~1,300,000 SF (After Complete Buildout)
STATUS	Phase 1 Complete
CONSTRUCTION	Class A Industrial

[READ MORE](#) ➔



The Grounds at Concord

Multi-Phase Industrial Megaproject | Concord, NC

The Grounds at Concord is a transformative, master-planned industrial megaproject redeveloping the former Philip Morris campus into one of the Southeast's most significant advanced manufacturing and logistics hubs. Strategically positioned in the Charlotte-Concord market, the site offers unmatched scale, infrastructure, and access to major transportation corridors.

Spanning more than 2,000 acres when fully built out, The Grounds supports a diverse mix of large-format manufacturing, distribution, and technology users. The development has already attracted several nationally recognized tenants and owner-users, reinforcing the site's position as a premier destination for next-generation industrial investment.

[READ MORE](#) >





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