

Lowe's | Charlotte, NC

\$ Purchase Price:
\$27,600,000

% Cap Rate:
5.50%

Stan Johnson Company is pleased to offer for sale to qualified investors, the opportunity to purchase 100% fee simple interest in the Lowe's property located at 5310 Ballantyne Commons Parkway, Charlotte, North Carolina (the "Property"). Lowe's has occupied this exceptional 120,000+ SF Property since 2001. The newly extended NNN lease includes ~15 years of an additional base term that runs through May 2034, along with Six (6), Five (5) year options. The lease features 10% rental increases every ten (10) years during the option periods and permits Lowe's to occupy the Property until 2064. Lowe's has operated from this location for over 18 years, providing evidence of their strong sales performance, loyal customer base, and commitment to the Property location.

Location Synopsis

Charlotte is the largest city in North Carolina and the seat of Mecklenburg County. While the city itself is the second largest in the Southeast, the MSA's population in excess of 2.4 million is rapidly growing, making it the 22nd largest and the 5th fastest growing in the U.S. In fact, the Charlotte region's population has grown almost 40% over the last ten years.



Investment Grade Guaranty
NASDAQ: LOW | S&P: BBB+/Stable
2019 Revenues of **\$71.31B**

Investment Highlights

- NNN Lease with ~15 Years of Lease Term
- Excellent Demographics With High Incomes
- Highway On/Off-Ramp Lowe's in Dense Retail Corridor
- Situated Within Major Retail Corridor
- Established Store With Loyal Customer Base
- Nationally Recognized Industry Leader
- Investment Grade Guaranty by Lowe's Companies, Inc.
- Large Site with Ample Parking



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