



SANDS INVESTMENT GROUP

NET INVESTMENTS... NET RESULTS



# Subway

3232 Freedom Drive  
Charlotte, NC 28208

# EXCLUSIVELY MARKETED BY:



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# INVESTMENT SUMMARY

Sands Investment Group is Pleased to Exclusively Offer For Sale the 1,557 SF Subway Located 3232 Freedom Drive in Charlotte, NC. This Opportunity Includes a High Quality Tenant Located in a Prime Location Near the Charlotte Douglas Airport and Downtown Charlotte, Providing For a Great Investment.

## OFFERING SUMMARY

PRICE	\$835,000
NOI	\$33,651
PRICE PER SF	\$536.29
GUARANTOR	Franchisee

## PROPERTY SUMMARY

ADDRESS	3232 Freedom Drive Charlotte, NC 28208
COUNTY	Mecklenburg
BUILDING AREA	1,557 SF
LAND AREA	0.59 AC
BUILT	1977



ACTUAL PROPERTY IMAGE



S U B W A Y

# HIGHLIGHTS

- Franchise Opportunity - Owner is Willing to Sell the Franchise as Well as the Real Estate
- Owner May Consider Leasing Back For Period of Time
- Extremely Low Rent Opportunity to Re-Tenant and Increase Rent
- Long Time Franchisee at This Location
- Prime Location - Adjacent to a New Development of Medical Offices Including a 168,160 SF Retail Shopping Center
- Easement Providing Additional Parking
- Freedom Drive Sees Over 45,400 VPD
- Property is Adjacent to the Busy I-85 - Which Sees Over 148,600 VPD
- Over 196,560 Residents Live Within a 5-Mile Radius With an Average Household Income of \$75,154
- Located About 3-Miles From Downtown Charlotte
- Situated 5-Miles From the Charlotte Douglas International Airport - Which Saw Over 46 Million Travelers in 2018
- Nearby Tenants Include: Wendy's, Dollar Tree, Planet Fitness, Family Dollar, ALDI, Advanced Auto Parts, McDonald's, Taco Bell, Bank of America and More





# LEASE SUMMARY

TENANT	Subway, Inc.	
PREMISES	A Building of Approximately 1,557 SF	
LEASE COMMENCEMENT	May 1, 2003	
LEASE EXPIRATION	April 30, 2023	
LEASE TERM	3+ Years Remaining	
RENEWAL OPTIONS	3 x 5 Years	
	3% Annually For the Remainder of the Term (2023)	
RENT INCREASES	May 1, 2020 - \$34,660.53 May 1, 2021 - \$35,700.35 May 1, 2022 - \$36,771.36	
LEASE TYPE	Triple Net (NNN)	
PERMITTED USE	Retail	
PROPERTY TAXES	Tenant's Responsibility	
INSURANCE	Tenant's Responsibility	
COMMON AREA	Tenant's Responsibility	
ROOF & STRUCTURE	Tenant's Responsibility	
REPAIRS & MAINTENANCE	Tenant's Responsibility	
	Tenant is to Maintain;	
HVAC	Landlord is Responsible For Replacement Cost if and When Necessary	
UTILITIES	Tenant's Responsibility	
RIGHT OF FIRST REFUSAL	No	
Tenant's Option to Terminate = 3 Month's Rent or the Rent That Would Become Due For the Remainder of the Lease's Term		

SQUARE FOOTAGE	ANNUAL BASE RENT	RENT PER SF
1,557 SF	\$33,651	\$21.61

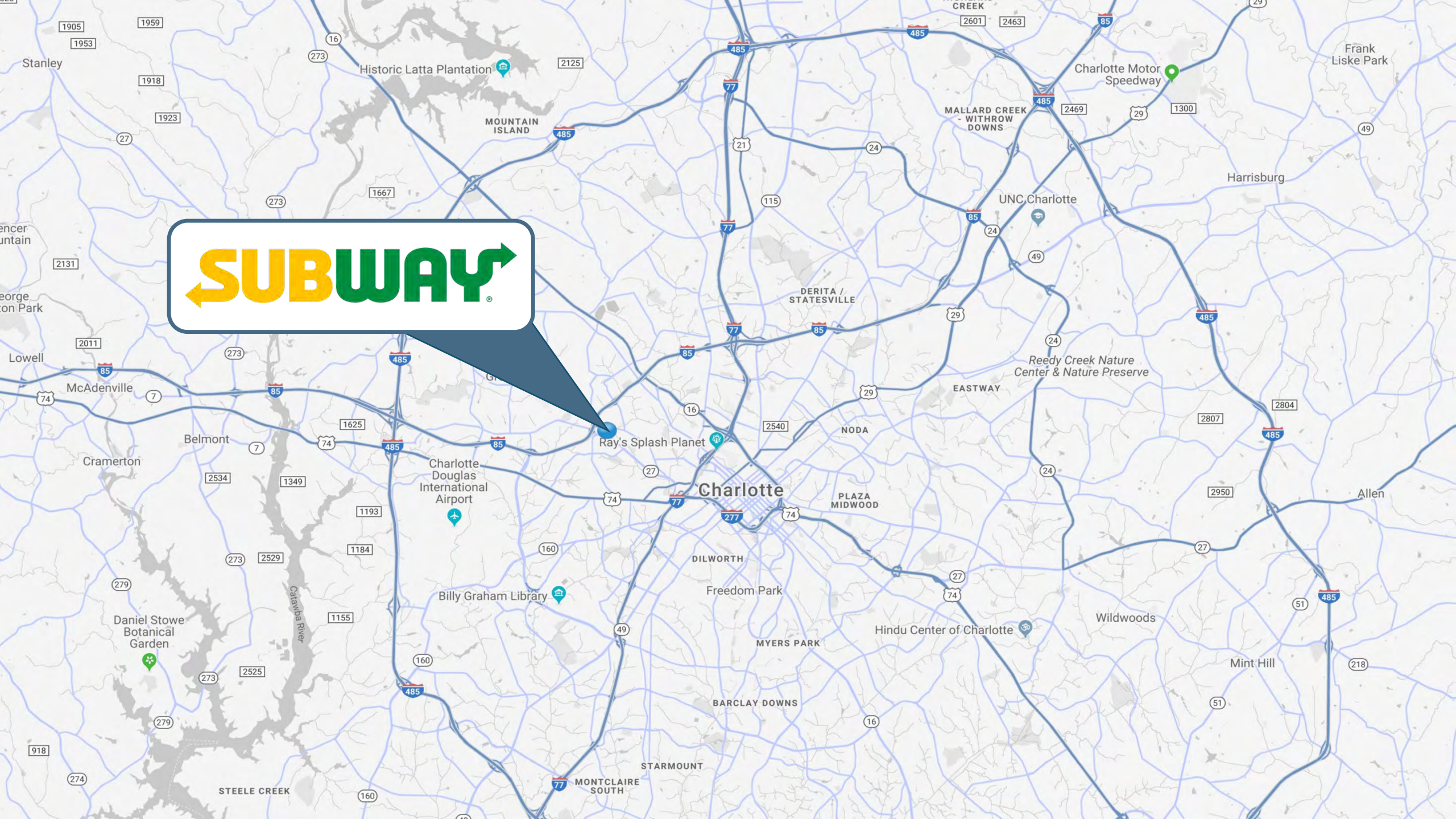




ACTUAL PROPERTY IMAGES



**SUBWAY**





DOWNTOWN CHARLOTTE

DEALER SPIKE

FREEDOM CYCLES



Beauregards Restaurant & Bar



USED TIRES EXPRESS



CITITRENDS



Foot Locker



SHOE WAREHOUSE

WEBTAX  
TAX SPECIALIST & ACCOUNTING

AA  
ACCESS Advantage Insurance Agency

SUBWAY



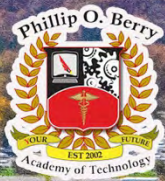
Freedom Dr



Walgreens







MECKNC.GOV



Ashley Rd



Freedom Dr



Rosalyn C. Mann,  
RPh





FOOD LION

DOLLAR TREE



SUBWAY

ROOMS TO GO

Advance Auto Parts



Freedom Dr

FAMILY DOLLAR



Sheraton



Billy Graham Pkwy





(148,669 VPD)

(23,900 VPD)

(45,457 VPD)

Wilkinson Blvd (49,329 VPD)



	3 MILES	5 MILES	10 MILES
POPULATION	87,212	196,560	680,273
AVERAGE HH INCOME	\$65,716	\$75,154	\$79,933



## CHARLOTTE | MECKLENBURG COUNTY | NC

Charlotte, located in Mecklenburg County, is the largest city in North Carolina. It is also the second largest city in the Southeastern United States and the third fastest growing major city in the United States. In 2018 the population of Charlotte was 872,498 people. The Charlotte metropolitan area ranks 23rd largest in the US and had a 2018 population of 2,569,213 residents. Nicknamed the Queen City, Charlotte and its resident county received its name in honor of Charlotte of Mecklenburg-Strelitz, who had become queen consort of Great Britain the year before the city's founding. Charlotte is a metro area on the rise, and has its own culture, culinary sophistication and unique feel that's making it a more enticing place for people from all over the world to settle down.

Charlotte is home to the corporate headquarters of Bank of America and the east coast operations of Wells Fargo, which among other financial operations makes it the second largest banking center in the United States. The Charlotte MSA is headquartered to 8 Fortune 500 and 7 Fortune 1000 companies including Bank of America, Duke Energy, Sealed Air Corporation, Nucor Steel, and Lowe's Home Improvement Stores. Additional headquarters include Harris Teeter, Food Lion, Cheerwine and Sundrop. It is home to one of the world's busiest airports, Charlotte Douglas International Airport, and is also the Carolinas' largest manufacturing region. Charlotte was voted "Top 20 Cities to Live In" and since then more people have moved into the Queen city helping it's economy increase.

Culture is rich in Charlotte, with places like the Blumenthal Performing Arts Center, the Mint Museum and the Levine Museum of the New South offering plenty of opportunities to learn. Charlotte is home to a thriving craft brewing scene, with breweries hosting events such as yoga classes or running groups. The city also has thirty-seven miles of greenway trails that provide the perfect opportunity for outdoor activities. Among Charlotte's many notable attractions, some of the most popular include the Carolina Panthers of the NFL, the Charlotte Hornets of the NBA, two NASCAR Sprint Cup races and the NASCAR All-Star Race, the Wells Fargo Championship, the NASCAR Hall of Fame, Carowinds park, and the U.S. National Whitewater Center.



CHARLOTTE DOUGLAS AIRPORT



CAROWINDS AMUSEMENT PARK



CHARLOTTE, NC



SANDS INVESTMENT GROUP

# CHARLOTTE ACCOLADES

25 BEST CITIES  
FOR JOBS IN 2018

*Glassdoor*  
2018

AMERICA'S BEST  
PLACE TO RETIRE

*Forbes*  
2019

TOP 100 PLACES  
TO LIVE

*Livability*  
2019

BEST OF THE BEST:  
PLATINUM CHOICE  
WINNER

*Smart Meetings*  
2018

#1 BEST CITY FOR  
HIGH PAY AND  
LOW EXPENSES

*Yahoo Finance*  
2015

#1 BEST CITY  
TO WORK FOR A  
SMALL BUSINESS

*Wallethub*  
2015



S U B W A Y

# TENANT PROFILE

Subway is an American privately held fast food restaurant franchise that primarily sells submarine sandwiches (subs) and salads. In 1965, the founder Fred Deluca started the company as "Pete's Super Submarines" in Bridgeport, Connecticut. In 1968, the sandwich shop was renamed "Subway". Since then, Subway has become one of the fastest-growing franchises in the world.

As of 2019, the company has approximately 41,600 stores located in 112 countries. More than half of the stores are located in the United States. Outside North America, the countries with the most locations are Australia (approximately 1,400), Brazil (approximately 2,200) and the United Kingdom (approximately 2,300). Subway's international headquarters are located in Milford, Connecticut, and the company also has 5 regional centers. Subway is the largest single-brand restaurant chain and the largest restaurant operator in the world. Since 2007, Subway has consistently ranked in Entrepreneur magazine's "Top 500 Franchises list". In 2015, it ranked #3 on the "Top Global Franchises" list and #1 as the "Fastest Growing Franchise". At the end of 2010, Subway became the largest fast food chain worldwide, beating McDonald's and Burger King.



COMPANY TYPE  
Private



FOUNDED  
1965



# OF LOCATIONS  
41,600+



HEADQUARTERS  
Milford, CT



WEBSITE  
[subway.com](https://subway.com)



# CONFIDENTIALITY AGREEMENT

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Sands Investment Group and should not be made available to any other person or entity without the written consent of Sands Investment Group.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Sands Investment Group has not verified, and will not verify, any of the information contained herein, nor has Sands Investment Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release Sands Investment Group and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.





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