



Academy[®]
SPORTS+OUTDOORS

ACADEMY SPORTS

8675 CONCORD MILLS BOULEVARD
CONCORD, NC 28027

Offering Summary



OFFERING SUMMARY

Sale Price:	\$11,440,000
Building Size:	72,809 SF
Lot Size:	8.85 Acres
Price / SF:	\$157.12
Cap Rate:	7.0%
NOI:	\$800,899
Year Built:	2013
Market:	Charlotte
Submarket:	Concord

PROPERTY OVERVIEW

SVN Blackstream is pleased to offer to qualified investors an opportunity to purchase a single tenant Academy Sports investment positioned along the main retail corridor in Concord NC. The property is about 15 minutes northeast of Charlotte's central business district along the most traveled route in and out of Charlotte. Concord's proximity to I-85 puts it in the heart of the highest growth area in North Carolina. Among many nearby attractions and retailers, a few notable include Concord Mills Mall, Charlotte Motor Speedway, Bass Pro Shop, Lowes Home Improvement, Great Wolf Lodge, Carolina Panthers Stadium, Charlotte Hornets Arena, & Carolina Mall.

*Buyer subject to assuming existing loan for 1% fee or paying 5% prepayment penalty

*Loan Summary: \$6.9MM, 4.25% fixed rate, 25 year amortization, maturing June 2025

*Loan assumption requires an aggregate net worth of \$5 million and \$2 million liquidity

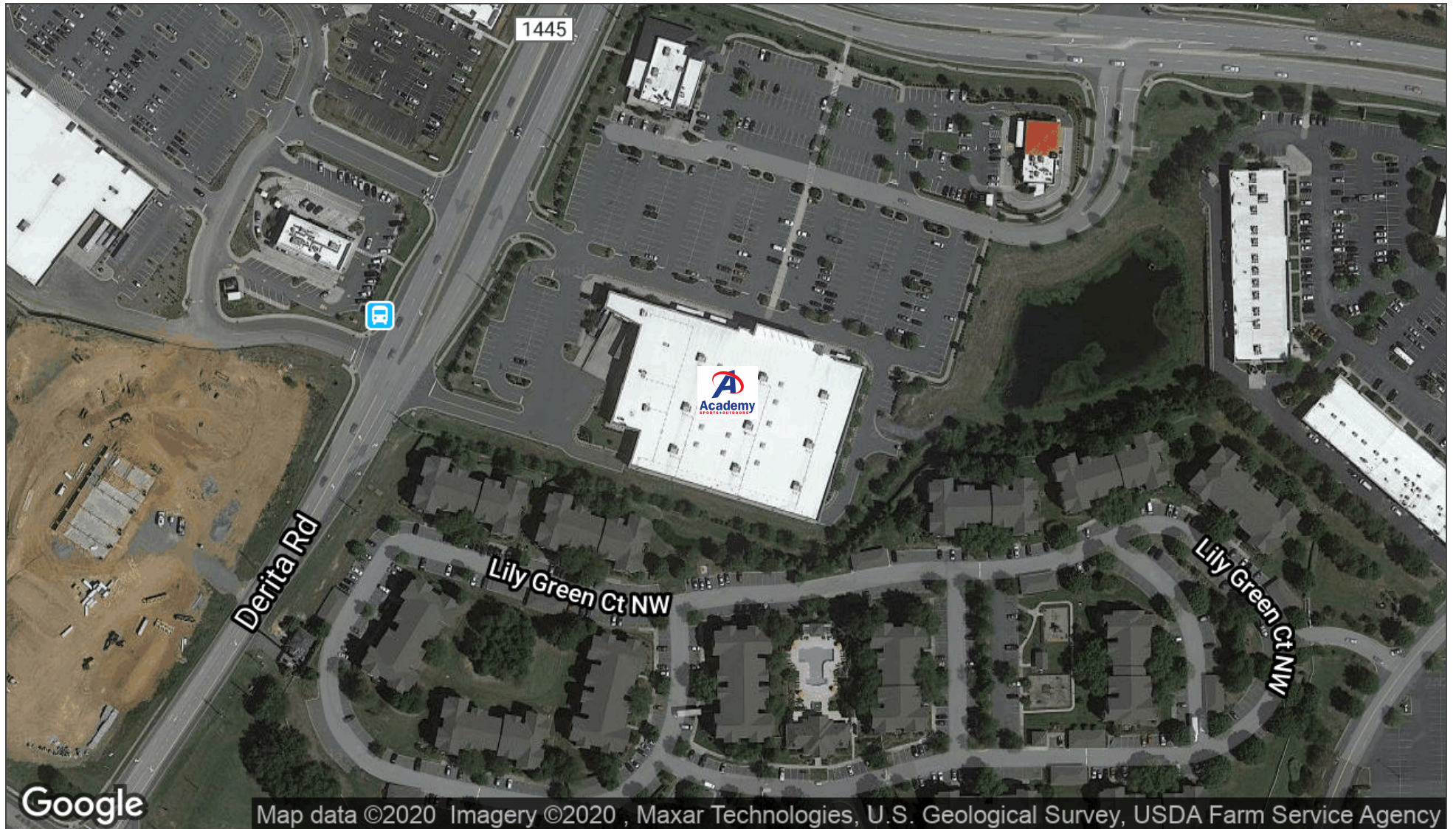
PROPERTY HIGHLIGHTS

- NNN Corporate-backed Lease
- 8 Years Remaining Base Term
- 15 Years Remaining Options Available
- Roof & Structure Landlord Responsibilities - Roof warranty through 1/2028

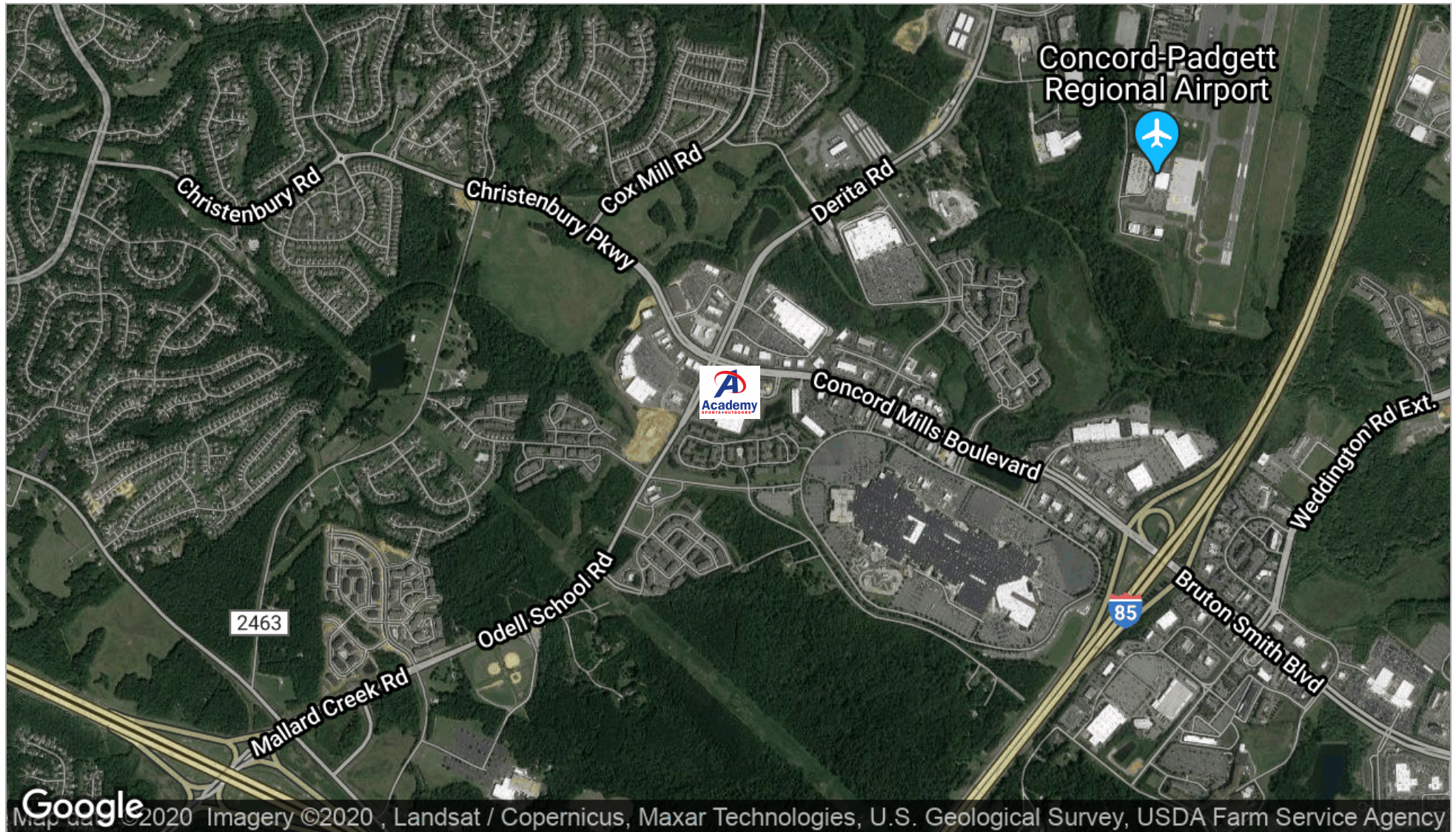
Aerial Photo



Aerial Map



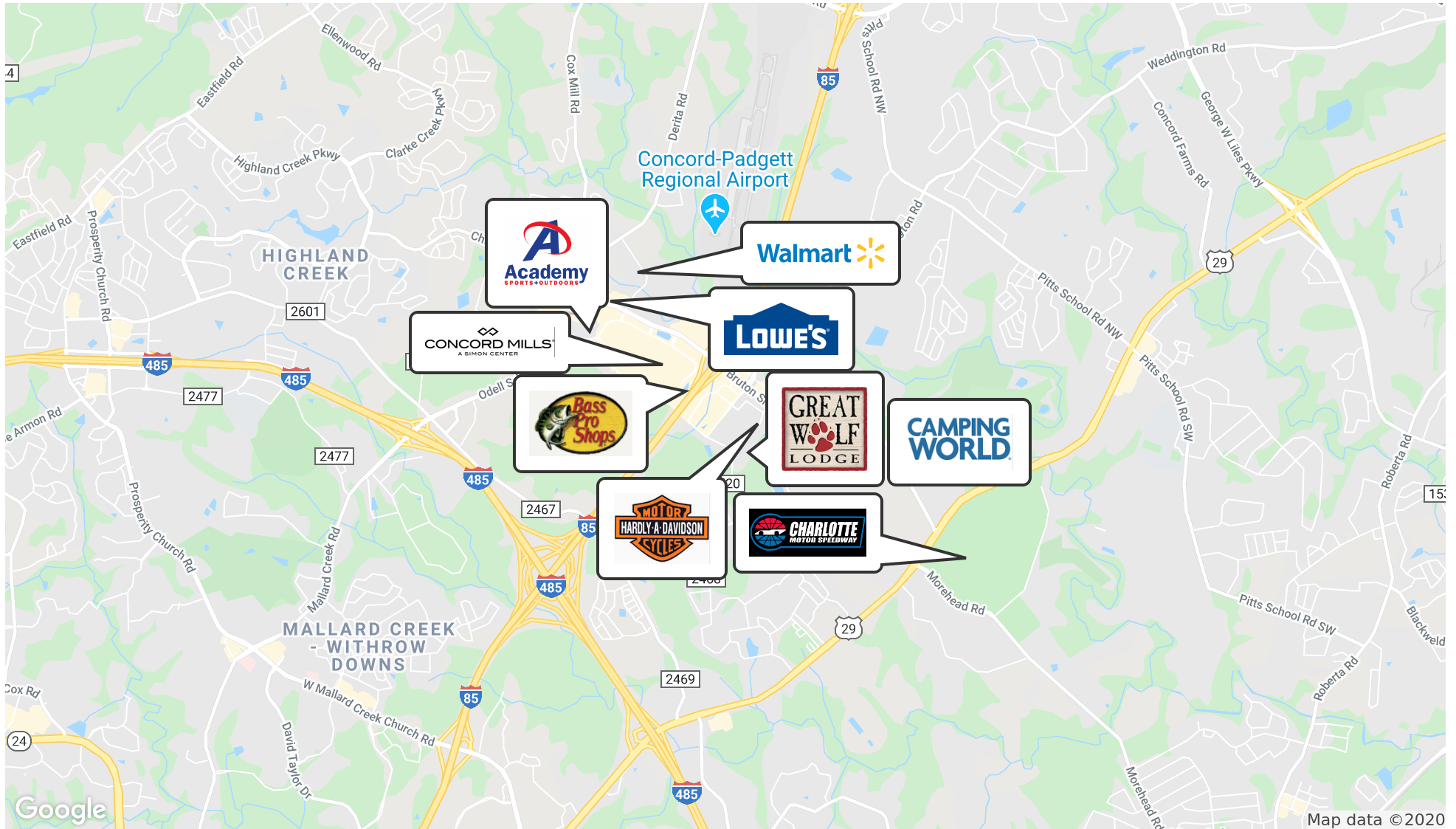
Location Map



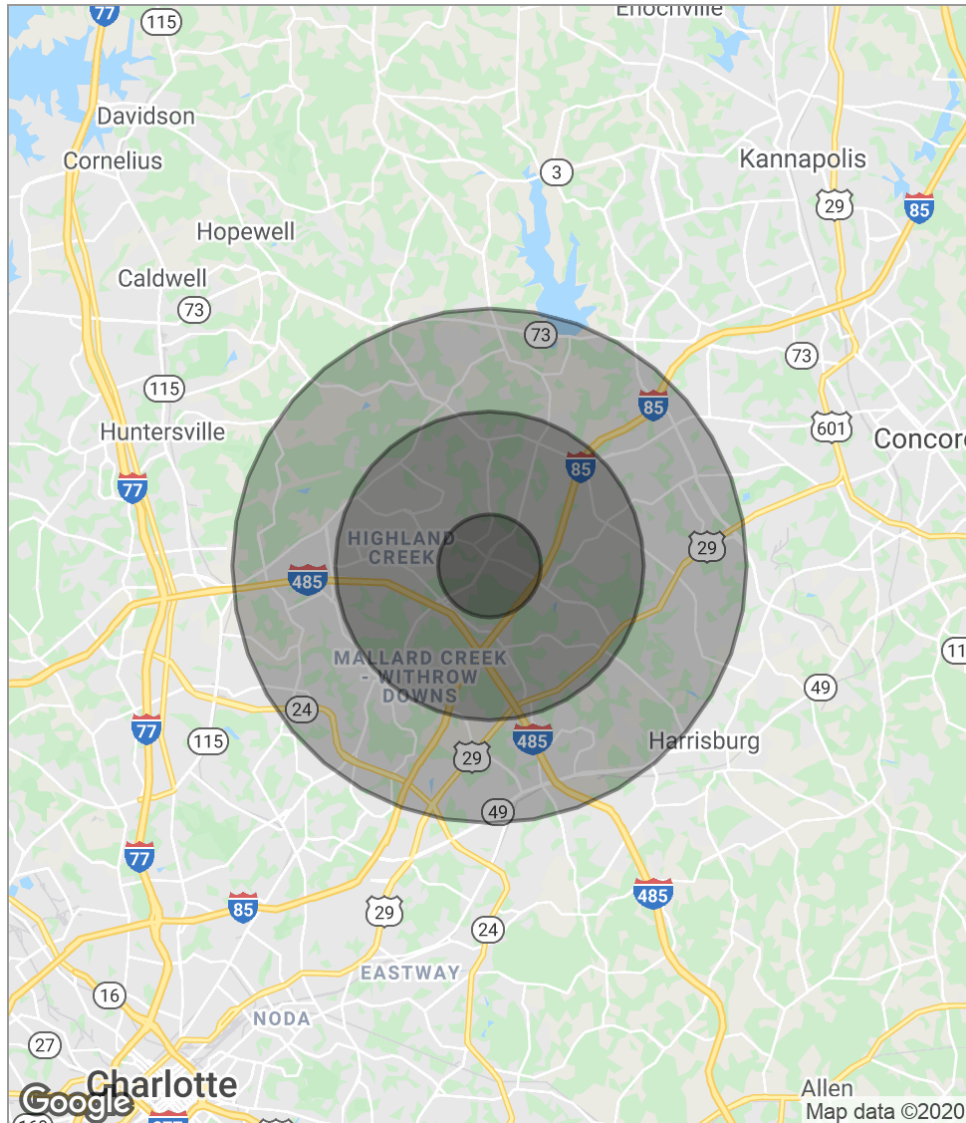
Regional Map



Retailer & Attractions Map



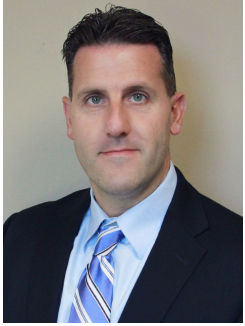
Demographics Map & Report



POPULATION	1 MILE	3 MILES	5 MILES
Total population	3,348	34,786	105,514
Median age	31.2	32.0	31.7
Median age [Male]	30.7	31.8	31.8
Median age [Female]	31.5	32.4	31.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,191	12,706	37,871
# of persons per HH	2.8	2.7	2.8
Average HH income	\$99,650	\$89,644	\$81,090
Average house value		\$252,430	\$250,316

* Demographic data derived from 2010 US Census

Advisor Contact



FRANK SPROVIERO, CPM

Senior Advisor

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PROFESSIONAL BACKGROUND

Frank Sproviero has been active in the Real Estate industry for over 25 years, starting his professional career as a mixed use & multi-family property manager in the early 90's, and then transitioning to commercial property and asset management soon after.

Frank earned the internationally observed Certified Property Manager (CPM) designation from the Institute of Real Estate Management, and is a licensed Real Estate Broker in both North Carolina and Connecticut.

Over many years in the industry, Frank has had the great opportunity to provide a multitude of management and brokerage services for his clients, and is adamant that he and his team's practices are based on integrity, honesty, trust and providing an unlimited value to their property owners and tenants.

Before moving to Charlotte NC. with his family, Frank headed up the Asset & Property Management division for 21st. Century Management Inc. for 15 years, where he gained priceless experience in brokering and managing all aspects of multi-tenant office complexes, retail shopping centers, industrial flex properties, free standing single tenant retail sites and franchised & non-franchised hotels.

EDUCATION

Western Connecticut State University
Institute of Real Estate Management

MEMBERSHIPS

Brokerage & Management Specialties:
Retail
Office
Industrial
Hospitality