



SANDS INVESTMENT GROUP  
NET INVESTMENTS... NET RESULTS



Dollar Tree  
(Walgreens Sublease)  
5811 Prosperity Church Road  
Charlotte, NC 28269



# EXCLUSIVELY MARKETED BY:



**ADAM BRIDGES**

Lic. # 112622

843.405.9391 | **DIRECT**  
abridges@SIGnnn.com



**AMANDA REEVES**

Lic. # 84221

843.608.9585 | **DIRECT**  
amanda@SIGnnn.com



**DOUG ROLAND**

Lic. # 73064

706.814.2217 | **DIRECT**  
doug@SIGnnn.com

310 Arlington Avenue, Suite 302  
Charlotte, NC 28203  
844.4.SIG.NNN  
www.SIGnnn.com

In Cooperation With:  
Sands Investment Group North Carolina, LLC Lic. # 29362  
BoR: Amar Goli - NC Lic. # 310575

## TABLE OF CONTENTS



04

06

07

13

16

## INVESTMENT OVERVIEW

Investment Summary  
Investment Highlights

## LEASE ABSTRACT

Lease Summary  
Rent Roll

## PROPERTY OVERVIEW

Property Images  
Location, Aerial & Retail Maps

## AREA OVERVIEW

Demographics  
City Overview

## TENANT OVERVIEW

Tenant Profile

© 2020 Sands Investment Group (SIG). The information contained in this 'Offering Memorandum', has been obtained from sources believed to be reliable. Sands Investment Group does not doubt its accuracy; however, Sands Investment Group makes no guarantee, representation or warranty about the accuracy contained herein. It is the responsibility of each individual to conduct thorough due diligence on any and all information that is passed on about the property to determine its accuracy and completeness. Any and all projections, market assumptions and cash flow analysis are used to help determine a potential overview on the property, however there is no guarantee or assurance these projections, market assumptions and cash flow analysis are subject to change with property and market conditions. Sands Investment Group encourages all potential interested buyers to seek advice from your tax, financial and legal advisors before making any real estate purchase and transaction.



# INVESTMENT SUMMARY

Sands Investment Group is Pleased to Exclusively Offer For Sale the 15,236 SF Walgreens/Dollar Tree Sublease at 5811 Prosperity Church Road in Charlotte, Located Less Than ¼-Mile From I-485 With Strong Retailers Nearby. This Opportunity Includes About 2 Years Remaining on an Absolute Triple Net (NNN) Walgreens Lease With a Sublease From Dollar Tree in Charlotte, Which is One of the Fastest Growing Markets in the Country.

## OFFERING SUMMARY

PRICE	\$4,357,280
CAP	7.50%
NOI	\$326,796
PRICE PER SF	\$285.99
GUARANTOR	Walgreens (Subleased)

## PROPERTY SUMMARY

ADDRESS	5811 Prosperity Church Road Charlotte, NC 28269
COUNTY	Mecklenburg
BUILDING AREA	15,236 SF
LAND AREA	1.45 AC
BUILT	2004



ACTUAL PROPERTY IMAGE



# HIGHLIGHTS

- Absolute Triple Net (NNN) Walgreens Lease With Zero Landlord Responsibilities
- Tenant and Subtenant Remained Open During COVID and Did Not Miss Any Rent Payments
- 15,236 SF Building Situated on 1.45 Acres With Over 54 Parking Spaces on Site, a Drive-Thru and Potential Opportunity For a Kiosk
- Strategically Located With a Population of Over 136,169 Residents Making an Average Household Income of \$94,023 Within a 5-Mile Radius of the Property
- Located Directly Across the Street From the Pointe at Prosperity Village, a Newly Constructed (2017) 292-Unit Class A Apartment Community
- Located at a Signalized Intersection With Ridge Rd and Less Than ¼-Mile From I-485, Which Sees Over 123,800 VPD Providing Great Exposure
- Convenient Location – Only 20 Minutes From Uptown Charlotte
- Part of the Thriving Charlotte MSA, Which is Home to Over 3,000,000 Residents
- High Growth Submarket – Projected Annual Growth of 2.5% Through 2025 Within a 5-Mile Radius
- Positioned Within a Strong Retail Corridor With Nearby Tenants Including: Publix, ALDI, Harris Teeter, Chick-fil-A, Bojangles', Pep Boys and More





ACTUAL PROPERTY IMAGE

# LEASE SUMMARY

TENANT	Walgreens
PREMISES	A Building of Approximately 15,236 SF
LEASE COMMENCEMENT	January 23, 2003
LEASE EXPIRATION	January 22, 2023
LEASE TERM	2+ Years Remaining
RENEWAL OPTIONS	4 x 5 Years
RENT INCREASES	2% at Every Option
LEASE TYPE	Absolute Triple Net (NNN)
PROPERTY TAXES	Tenant's Responsibility
INSURANCE	Tenant's Responsibility
COMMON AREA	Tenant's Responsibility
ROOF & STRUCTURE	Tenant's Responsibility
REPAIRS & MAINTENANCE	Tenant's Responsibility
HVAC	Tenant's Responsibility
UTILITIES	Tenant's Responsibility
GUARANTEE	Corporate

SQUARE  
FOOTAGE

ANNUAL  
BASE RENT

RENT  
PER SF

15,236 SF

\$326,796

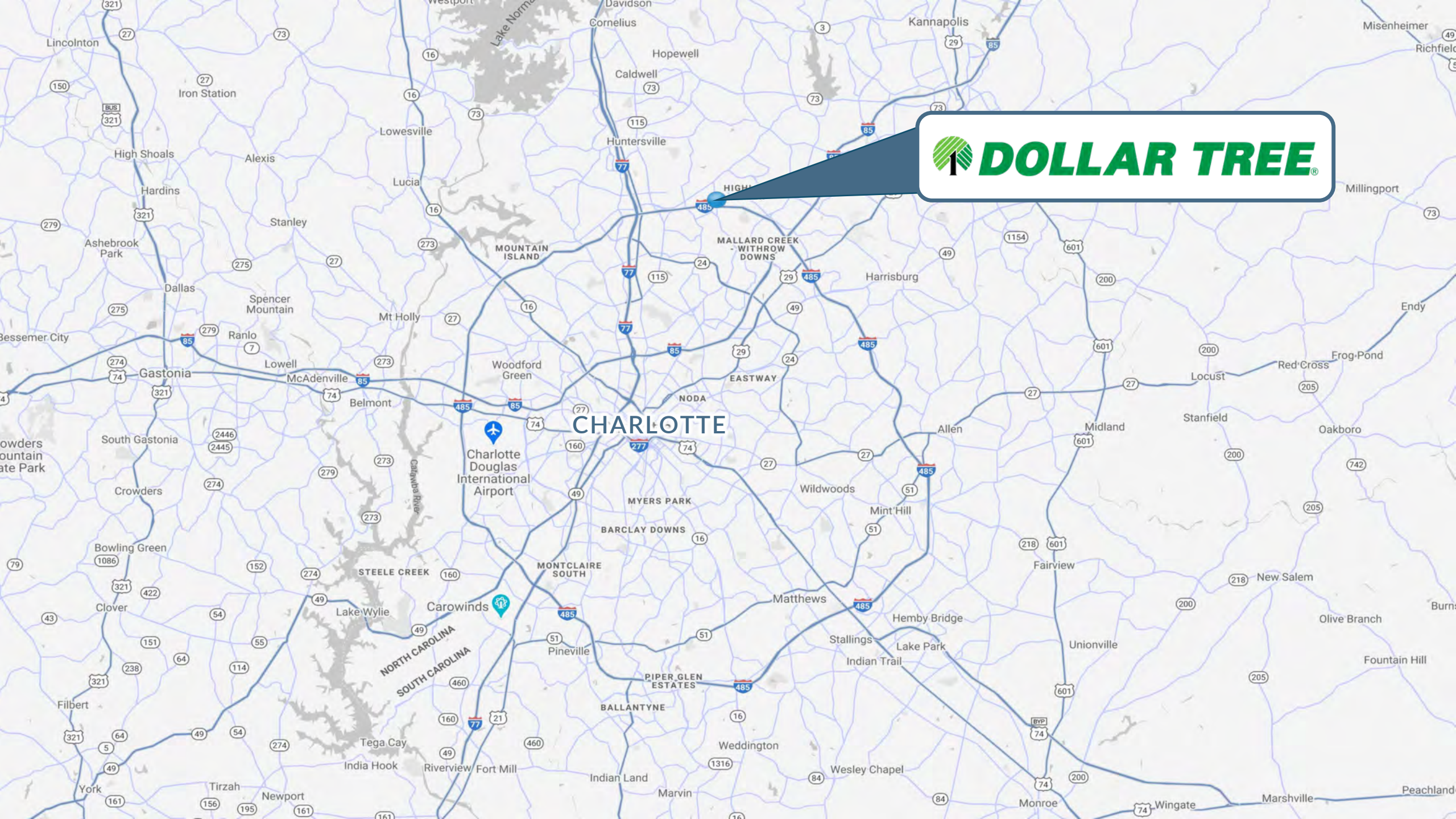
\$21.45





ACTUAL PROPERTY IMAGES









ALTA  
CROFT  
NORTH CAROLINA

INTERSTATE  
485

Prosperity

Century  
Highland Creek

NY PIZZA  
HAWTHORNE'S  
& BAR

Harris Teeter  
Neighborhood Food & Pharmacy

MAVIS  
TIRES, BRAKES  
IN DISCOUNT PRICES

tropical CAFE

ABC  
SPIRITS  
MECKLENBURG COUNTY  
ALCOHOLIC BEVERAGE CONTROL BOARD

Bojangles

PIKE  
NURSERIES

bp

Prosperity Church Rd

SALSARITA'S  
FRESH MEXICAN GRILL

Ridge Rd

Chick-fil-A

DOLLAR TREE

ALDI



DOWNTOWN CHARLOTTE

Shads  
Landing

**STUDIO  
MOVIE GRILL**

 **Atrium Health**

INTERSTATE  
**485**

**ABC  
SPIRITS**  
MECKLENBURG COUNTY  
ALCOHOLIC BEVERAGE CONTROL BOARD

 **PIKE  
NURSERIES**

 **Pella**

**tropical CAFE**

**Bojangles**

**SALSARITA'S**  
FRESH MEXICAN GRILL

 **ALDI**

Prosperity Church Rd

Ridge Rd

**bp**



 **DOLLAR TREE**



PRESERVE AT  
PROSPERITY CHURCH

Publix

Bambu  
organic massage & spa

PetPeople



NOVANT  
HEALTH

little big burger



Ridge Rd

POINT

AT PROSPERITY VILLAGE



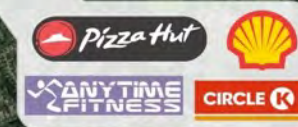
Prosperity Church Rd



DOLLAR TREE











Prosperity Church Rd

(123,871 VPD)

(154,331 VPD)

(22,586 VPD)

	1 MILE	3 MILES	5 MILES
POPULATION	10,851	58,410	136,169
AVERAGE HH INCOME	\$90,883	\$108,577	\$94,023



## 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 2019 the population of Charlotte was 885,708 people. The Charlotte metropolitan area ranks 22nd largest in the US and had a 2019 population of 2,636,883 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 its 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



DOLLAR TREE

# TENANT PROFILE

Dollar Tree Stores, Inc., is an American chain of discount variety stores that sells items for \$1 or less. Headquartered in Chesapeake, Virginia, it is a Fortune 500 company and operates over 15,479 stores throughout the 48 contiguous U.S. state and five provinces in Canada. Its stores are supported by a nationwide logistics network of eleven distribution centers. The company operates one-dollar stores under the names of Dollar Tree and Dollar Bills. The company also operates a multi-price-point variety chain under Family Dollar.

Dollar Tree competes in the dollar store and low-end retail markets. Each Dollar Tree stocks a variety of products including national, regional, and private-label brands. Departments found in a Dollar Tree store include health and beauty, food and snacks, party, seasonal décor, housewares, glassware, dinnerware, household cleaning supplies, candy, toys, gifts, gift bags and wrap, stationery, craft supplies, teaching supplies, automotive, electronics, pet supplies, and books. Most Dollar Tree stores also sell frozen foods and dairy items such as milk, eggs, pizza, ice cream, frozen dinners, and pre-made baked goods. In August 2012, the company began accepting manufacturer's coupons at all of its store locations.



COMPANY TYPE  
NASDAQ: DLTR



FOUNDED  
1986



# OF LOCATIONS  
15,479 +



HEADQUARTERS  
Chesapeake, VA



WEBSITE  
[dollartree.com](http://dollartree.com)  
[familydollar.com](http://familydollar.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.







**SANDS INVESTMENT GROUP**

NET INVESTMENTS... NET RESULTS

In Cooperation With:

Sands Investment Group North Carolina, LLC Lic. # 29362  
BoR: Amar Goli - NC Lic. # 310575

EXCLUSIVELY MARKETED BY:

**ADAM BRIDGES**

Lic. # 112622

843.405.9391 | DIRECT

abridges@SIGnnn.com

**AMANDA REEVES**

Lic. # 84221

843.608.9585 | DIRECT

amanda@SIGnnn.com

**DOUG ROLAND**

Lic. # 73064

706.814.2217 | DIRECT

doug@SIGnnn.com



**Dollar Tree**  
**(Walgreens Sublease)**

5811 Prosperity Church Road  
Charlotte, NC 28269