



OFFERED FOR SALE
\$3,000,000 | 5.50% CAP

9 PLAZA PKWY
Lexington, NC
(NC Triad MSA)



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INVESTMENT SUMMARY

Address	9 Plaza Parkway, Lexington, NC 27292	
Property	Absolute NNN Leased Restaurant	
Tenant	Freddy's Frozen Custard & Steakburgers (Franchisee Guarantee)	
Price	\$3,000,000	
Cap Rate	5.50%	
Current NOI	\$165,000	
Term	20 Years	
Rent Commencement	12/01/2023	
Lease Expiration	12/31/2043	
Rent Schedule	Year	Rent
	1-5	\$165,000
	6-10	\$181,500
	11-15	\$199,650
	16-20	\$219,615
	21-25 (Option 1)	\$241,577
	26-30 (Option 2)	\$265,734
	31-35 (Option 3)	\$292,308
	36-40 (Option 4)	\$321,538
Year Built/Renovated	2000/2023	
Building SF	± 3,400 SF	
Parcel Size	± 0.71 Acres	
Lease Type	Absolute NNN	



- **Absolute NNN Lease - No Landlord Responsibilities**
 - Freddy's, founded in 2002, operates and franchises 450 restaurants in 36 states
 - Zero Landlord Responsibility
 - 10% Rent increases every 5 years hedges against inflation
- **Strong Demographics with Compelling Growth - 700+ Apartment Units Under Construction Nearby Subject Property**
 - 88,689 residents living within a 10 mile radius of the subject property
 - Average annual household income of \$62,909 within 10 miles of the site with a projected increase of 13% by 2026
- **Located Next to Starbucks, IHOP, Chick-Fil-A, & Other National Retailers**
 - Being Located Next to Three High Volume Tenants will Further Drive Patron Volume to the Subject Property
 - High-demand parcel location should the property ever need to be backfilled
 - National retailers such as Walmart Supercenter, Lowe's Home Improvement, Walgreens, PetSmart, Applebee's, McDonald's, Waffle House, Wendy's and many more
- **Ease of Access**
 - Shared Access with Lexington Parkway Plaza Promotes Crossover Synergies with the Subject Property
 - Plaza Parkway is adjacent to Exit 91 on I-85
 - 2 Curb-Cuts allow for Seamless Ingress/Egress Options for Customers
- **Outparcel to Lexington Parkway Plaza**
 - One of the Highest Performing Retail Centers in the Area with 2.4M visitors in the last 12 Months
 - The center is Anchored by Belk, Tractor Supply Company, Planet Fitness, Ollie's, and Dollar Tree
- **Strategically Located Near Major NC Cities**
 - Approximately 24 miles from Winston-Salem, NC and 32 miles from Greensboro, NC
- **High-Visibility Location Near Major Market Drivers**
 - Strategic Location Near Large Schools, Employers, and Community Hubs
 - Prime Location in a Major North Carolina Commuter Corridor
 - Close Proximity to Several High-Density Single Family Developments
 - Fly High Lexington/Davidson County Airport is less than 10 minutes away
 - Davidson County Community College is 15 minutes away
 - Minutes from Downtown Lexington
 - Located 4.4 Miles from Wake Forest Baptist Health - Lexington Medical Center (94 beds)

PROPERTY RENDERINGS



EXTERIOR 4



EXTERIOR 3

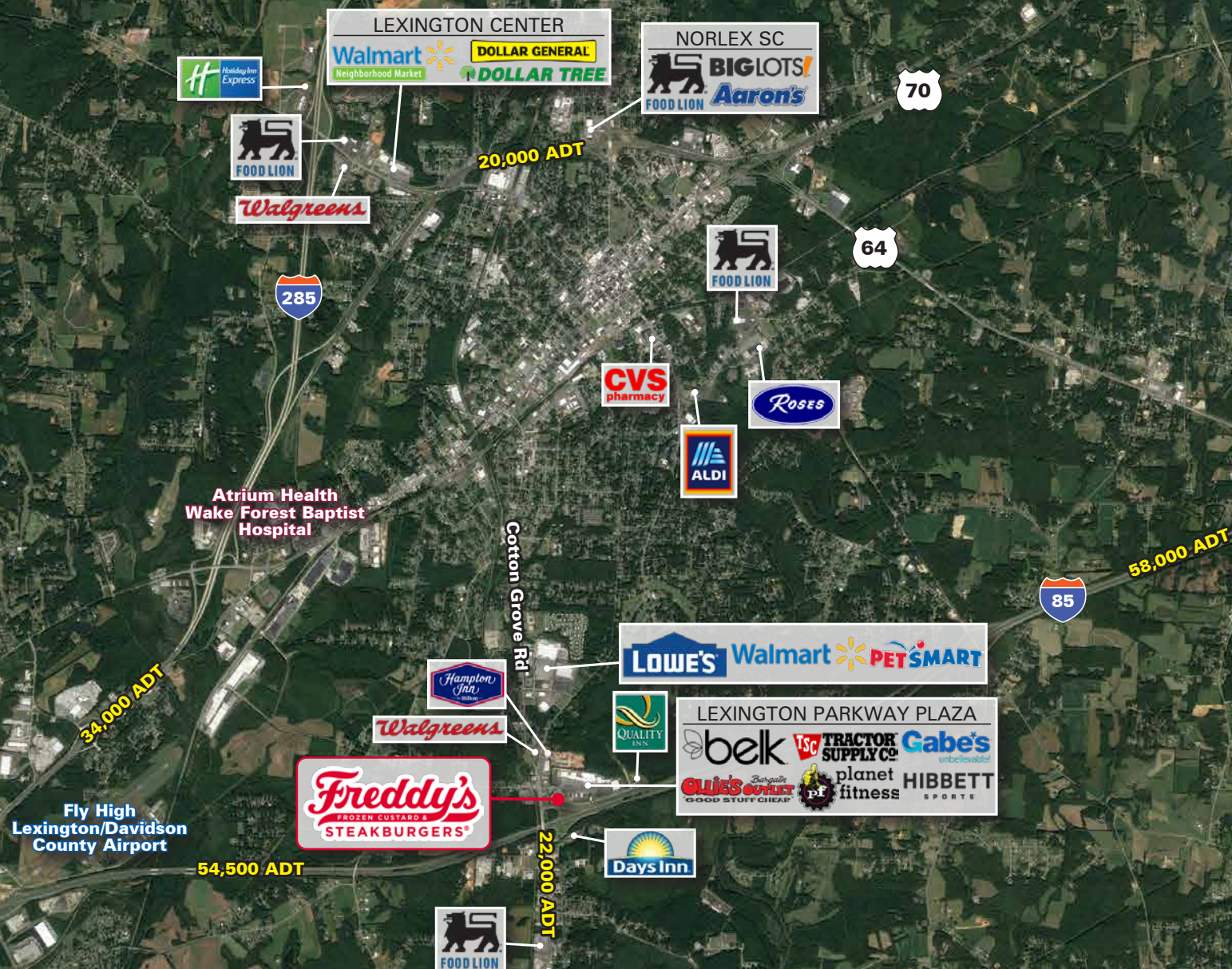


EXTERIOR 2



EXTERIOR 1

MARKET AERIAL



SITE AERIAL

Walgreens

Hampton Inn

The Arbor at
Cotton Grove
80 MF Units

PROPOSED
NATIONAL C-STORE

ZAXBY'S

Shell

TACO
BELL

BURGER
KING

Arbys

DUNKIN'
DONUTS
AspenDental
MATTRESSFIRM

Chick-fil-A

TSC TRACTOR
SUPPLY CO.

OLLIE'S OUTLET
GOOD STUFF CHEAP

GNC

Gabe's
unbelievable!

planet
fitness

DOLLAR TREE

Coach's

HIBBETT
SPORTS

belk

Freddy's
FROZEN CUSTARD &
STEAKBURGERS

ihop

Starbucks

Chick-fil-A

Applebee's

Cotton Grove Rd

Plaza Pkwy

85

22,000 ADT

54,500 ADT

SITE PLAN

Year Built/Renovated:
2000/2023

Parking:
22 Spaces

0.71 AC

3,400 SF

Freddie's
STEAKBURGERS®

Plaza Pkwy

ihop

Cracker Barrel
OLD COUNTRY STORE

TENANT OVERVIEW

Freddy's Frozen Custard & Steakburgers was co-founded in 2002 by brothers Bill and Randy Simon with their friend and business partner, Scott Redler. It was named in honor of Bill and Randy's father. Together, they built a brand focused on quality, hospitality, cleanliness, and timeless traditions.

Freddy's has become one of the fastest growing franchises in the U.S. starting in 2002 with a single restaurant in Wichita, Kansas to more than 450 locations and 11,000+ employees today. Despite this growth, many Freddy's franchise opportunities exist nationwide with key regions targeted for expansion. ||| Freddy's menu includes everything from savory sandwiches, hot dogs, and desserts. But the restaurant is widely famous for its Steakburgers. Their steakburgers are made with high-quality beef and are made when ordered. With your meal, you can order from a variety of sides such as chicken tenders, chili cheese fries, and onion rings. And to satisfy your sweet tooth, you can have their best-selling frozen yogurt, sundaes, and concretes. Freddy's menu also includes an assortment of decadent shakes and malts.

Location Details

Building SF	± 3,400 SF
Parcel Size	± 0.71 Acres
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Tenant Overview

Founded	2002
# of Locations	450+
Headquarters	Wichita, KS



WINSTON-SALEM OVERVIEW

#2

Most Livable
Downtown
(NYT, 2017)

1.6M

Regional Population
Within the Triad

#6

Best Places to Retire
(CNNMoney.com)

3RD

Busiest Airport in North
Carolina - Piedmont Triad
International Airport

#2

Most Affordable Metro
Among 100 Largest
U.S. Metro Areas
(bizjournals.com,
2022)

#5

Best Cities for First-
Time Homebuyers
(Liveability.com,
2020)

21

Fortune 500
Companies Have a
Presence in the Triad

DEMOS & DRIVERS

Winston Salem

Winston Salem, NC
20 Miles | 30 Min Drive

Greensboro

Greensboro, NC
30 Miles | 36 Min Drive

High Point

High Point, NC
18 Miles | 28 Min Drive

Lexington



Economic Drivers

Institution

1. Atrium Health Wake Forest
2. Novant Health
3. Winston Salem Schools
4. Truist
5. Wells Fargo

Emply. Institution

6. Reynolds American 2,500
7. Hanesbrands 2,400
8. City of Winston Salem 2,287
9. Wake Forest University 2,270
10. Forsyth County 2,127

Demographics

	1 Mile	3 Miles	5 Miles
Population	1,660	16,777	36,723
Households	712	6,645	14,929
Avg. Household Income	\$55,069	\$54,883	\$60,092
Annual Budget Expenditures	\$35M	\$323M	\$793M



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9 Plaza Pkwy | Offered For Sale
Lexington, NC | \$3,000,000 | 5.50%

Exclusively Offered By
 **Atlantic**
CAPITAL PARTNERS

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