

Chase Bank Ground Lease

[View Drone Video](#)

7911 Fayetteville Road
Raleigh, NC 27603



\$4,777,778 Asking Price • 4.5% Cap Rate

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Table of Contents

- 04 Investment Summary
- 06 Location Overview
- 12 Local Market Overview



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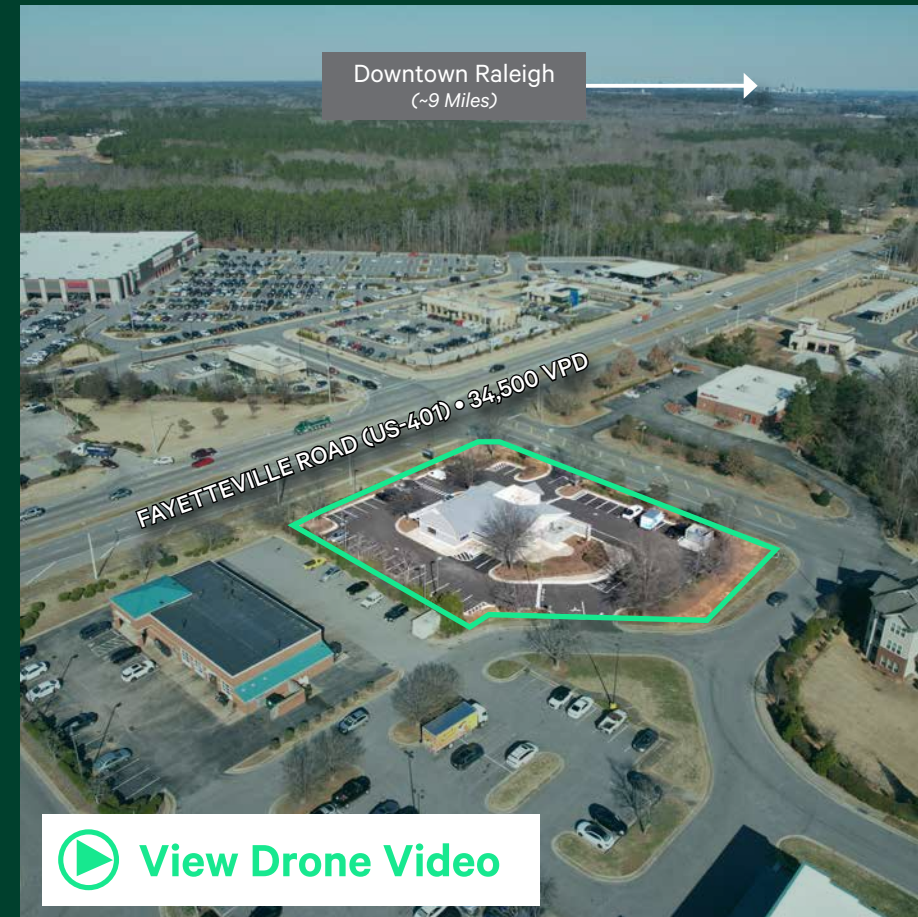
Investment Summary

01

Investment Summary

CBRE is pleased to present the Chase Bank absolute net ground lease offering in Raleigh, North Carolina. The offering represents the opportunity to purchase a high-profile freestanding bank ground lease in the growing Raleigh-Durham MSA.

Address	7911 Fayetteville Road Raleigh, NC 27603
Building Size	4,406 SF
Land Size	1.22 Acre
Lease Type	Absolute NNN Ground Lease
Term	15 Years
Rent Commencement Date	12/11/2024
Years 1-5 NOI	\$215,000
Years 6-10 NOI	\$236,500
Years 11-15 NOI	\$260,150
Options	Three (3) renewals of five(5) years each with same 10% escalations in rent
Cap Rate	4.5%
Asking Price	\$4,777,778



Investment Highlights

- + 4,406 SF Building
- + 1.22 acres in Wake County, North Carolina
- + Across from the new Costco at I-540 and Fayetteville Road
- + 34,500 VPD along Fayetteville Road
- + Outparcel of McCullers Crossing (Anchored by Food Lion)
- + 15 minutes south of Downtown Raleigh (9 miles)

Chase Bank: Tenant Highlights

- + Chase Bank is an American national bank headquartered in New York City that constitutes the consumer and commercial banking subsidiary of the U.S. multinational banking and financial services holding company, JPMorgan Chase.
- + Chase offers more than 4,700 branches and 15,000 ATMs nationwide and has 18.5 million checking accounts and 25 million debit card users as of 2023.
- + Parent company is JPMorgan Chase and traded on the New York Stock Exchange as JPM (DJIA component, S&P 100 component, S&P 500 component)
- + Long term credit ratings for Chase are S&P (AA-) and Moody's (Aa3)

Location Overview

02



NC 540 INTERCHANGE

540

540

To Fuquay- Varina
(~9 Miles)

Harris Teeter
Wendy's
The UPS Store
SUBWAY
THE PEACH COBBLER FACTORY

TEN TEN ROAD (20,000 VPD)



SUBJECT PROPERTY
CHASE

SHADY SUMMIT WAY

FAYETTEVILLE ROAD (US-401) • 34,500 VPD





FAYETTEVILLE ROAD (US-401) • 34,500 VPD

SHADY SUMMIT WAY



THE VILLAGES AT MCCULLERS
WALK APARTMENTS
412 UNITS | BUILT IN 2018

Downtown Raleigh
(~9 Miles)

Chase Bank • NNN Ground Lease

COMET GARNER APARTMENTS
264 UNITS | BUILT IN 2022

COSTCO
WHOLESALE
FUEL

FIFTH THIRD BANK

Chick-fil-A

STARBUCKS
COFFEE

7
ELEVEN

Valvoline

AutoZone

FAYETTEVILLE ROAD (US-401) • 34,500 VPD

SHADY SUMMIT WAY

SUBJECT PROPERTY

CHASE

MR. TIRE
AUTO SERVICE CENTERS



To Apex, Cary,
RTP, RDU Airport

Walgreens

TEN TEN ROAD (20,000 VPD)

SHEETZ

COSTCO
WHOLESALE

STARBUCKS
COFFEE

Chick-fil-A

FIFTH THIRD BANK

FAYETTEVILLE ROAD (US-401) • 34,500 VPD

MR. TIRE
AUTO SERVICE CENTERS

AutoZone

SHADY SUMMIT WAY

SUBJECT PROPERTY

CHASE

FOOD LION

Jersey Mike's

ANYTIME FITNESS

DOLLAR GENERAL

THE VILLAGES AT MCCULLERS
WALK APARTMENTS
412 UNITS | BUILT IN 2018

Demographic Snapshot

7911 Fayetteville Road Demographics	1 MILE	3 MILES	5 MILES
Estimated Population (2024)	3,678	27,149	77,745
Population Growth Rate (2020-2024)	9.40%	3.01%	1.75%
Projected Population (2029)	4,524	30,487	82,470
Population Growth Rate (2024-2029)	4.23%	2.35%	1.19%
Estimated Households (2024)	1,495	9,772	28,629
Compound Annual Household Growth (2020-2024)	8.40%	3.15%	1.92%
Projected Households (2029)	1,880	11,028	30,505
Annual Household Growth Rate (2024-2029)	4.69%	2.45%	1.28%
Estimated Average Household Income (2024)	\$137,469	\$146,254	\$146,111
Projected Average Household Income (2029)	\$155,156	\$165,770	\$167,369
Bachelor's Degree or Higher	58.00%	55.70%	54.60%



Local Market Overview

03

Raleigh-Durham Market Overview

Economic Diversity

The Raleigh-Durham region, also referred to as the Research Triangle, has become one of the nation's top destinations for new residents, businesses and investors thanks to its low cost of living and doing business, outstanding quality of life and deep bench of talent.

Business & Economy

#1	Best Place to Start a Business (Raleigh) <i>LendingTree, November 2023</i>	#2	Best State for Business <i>CNBC, 2024</i>
#2	Best Performing City in the U.S. (Raleigh) <i>Milken Institute, February 2024</i>	#2	Best State for Business Climate <i>Business Facilities Magazine, August 2024</i>
#2	Best Large Metro for Business Climate (Raleigh-Cary) <i>Business Facilities Magazine, August 2024</i>	#3	Fastest Growing Regional Economy in the U.S. <i>Kenan Institute of Private Enterprise, 2023</i>
#3	Best City to Start a Career in 2024 (Raleigh) <i>Elevate Leadership, September 2024</i>	#3	Best Job Market in the U.S. (Cary) <i>SmartAsset, May 2024</i>

Year-Over-Year Job Growth

2.0%

Raleigh-Durham

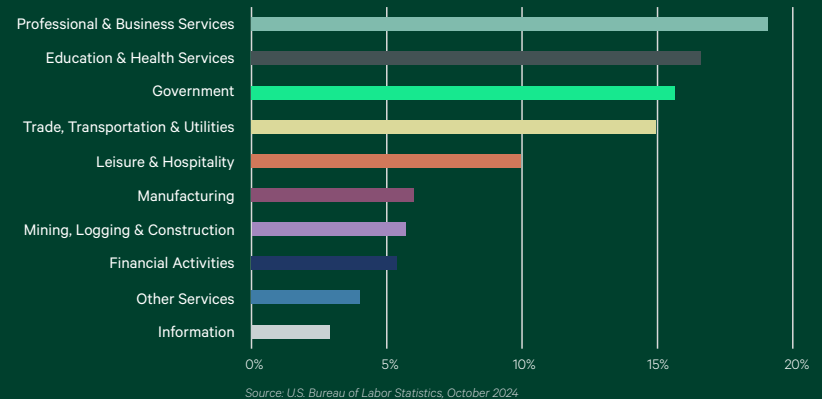
1.3%

U.S.

Source: U.S. Bureau of Labor Statistics, October 2024

Diverse Labor Force

Employment by Industry



The Raleigh-Durham region features a diverse local economy. As the state capital, Raleigh has a significant government presence, providing a considerable level of stability in the region's employment base. Other primary drivers include professional and business services, education, health care, technology, life science and a growing advanced manufacturing base.

Leader in Economic Growth

North Carolina – 2022 & 2023

Best State for Business
(Second Best in 2024)

CNBC

North Carolina – 2024 **Silver
Shovel Award** for Investment and
Job Creation

Area Development Magazine

North Carolina – 2021, 2022 & 2023
Prosperity Cup Award Winner for
Economic Development

Site Selection

North Carolina – 2022 & 2023
Platinum Shovel Award for
Investment and Job Creation

Area Development Magazine

Between 2020 and November 2024, Raleigh-Durham attracted corporate expansions and relocations resulting in more than 36,300 new jobs and \$23.1B in investments.

Select Notable Job Announcements



7,500 jobs



4,595 jobs



3,000 jobs



1,800 jobs



1,405 jobs



1,165 jobs



1,000 jobs



1,100 jobs



600 jobs



560 jobs



500 jobs



500 jobs



400 jobs



398 jobs



203 jobs

Demographic Profile

Affluent Population Median Household Income

RALEIGH-DURHAM

U.S.

2024 Est. **\$94,424**

2024 Est. **\$79,068**

2029 Projected **\$108,514**

2029 Projected **\$91,442**

Source: Esri Demographics

#1 most livable city in
the U.S. (Raleigh)

Far & Wide, January 2023

#1 best metro for first-time
homebuyers

Consumer Affairs, 2023

Younger than Average Median Age

RALEIGH-DURHAM

U.S.

2024 Est. **37.5**

2024 Est. **39.3**

Source: Esri Demographics

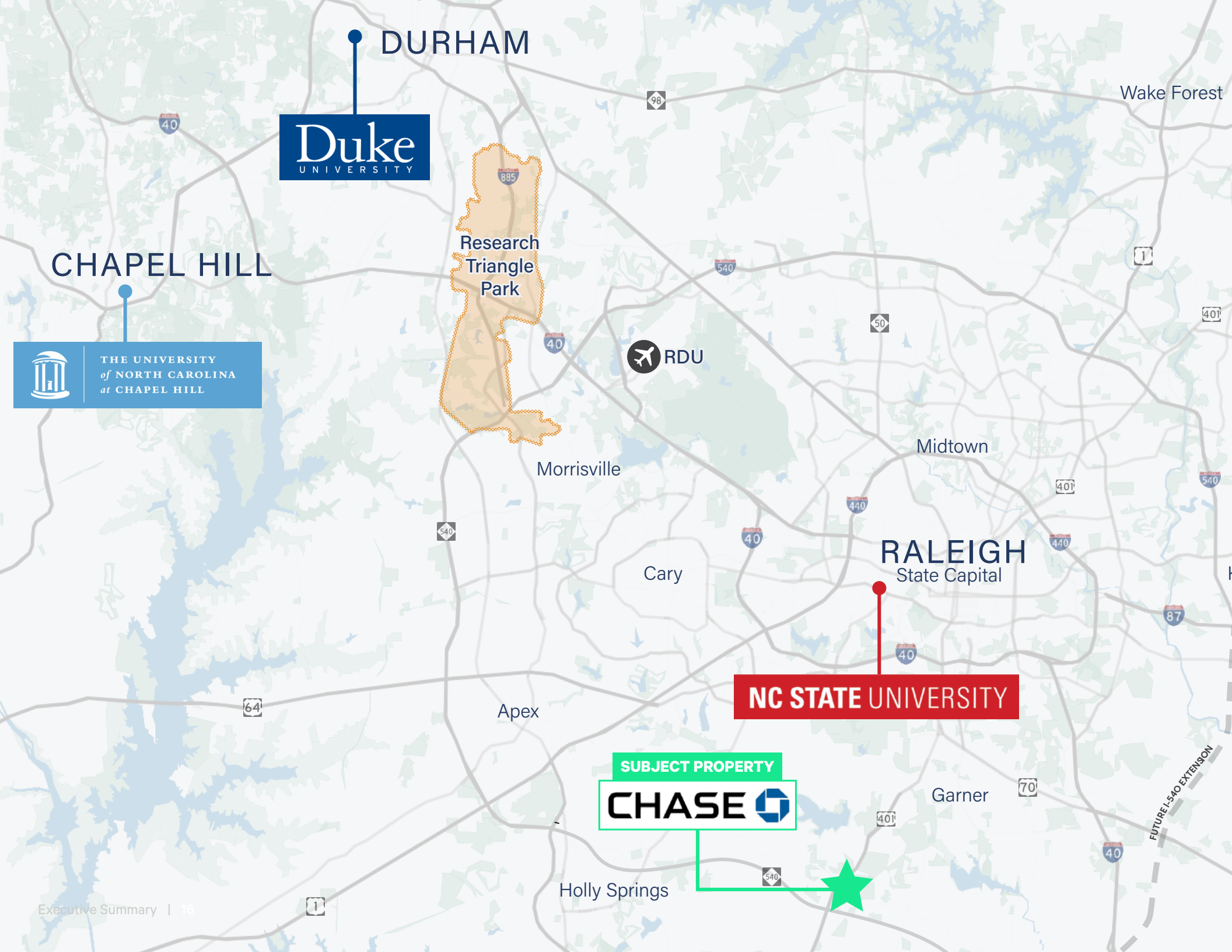
41.6% of population aged
between 25 and 54 years old

Esri Demographics

#3 state for Gen Z migration
in 2022

StorageCafe, 2024





DURHAM



CHAPEL HILL



THE UNIVERSITY
of NORTH CAROLINA
at CHAPEL HILL

Research
Triangle
Park



RDU

Morrisville

Cary

Midtown

RALEIGH
State Capital

NC STATE UNIVERSITY

SUBJECT PROPERTY



Garner

Holly Springs





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