



**OFFERED
FOR SALE**
\$1,846,000 | 6.50% CAP

REPRESENTATIVE PHOTO



**216 HUFFMAN MILL ROAD
BURLINGTON, NC**

 **Atlantic**
CAPITAL PARTNERS™

EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of a Caribou Coffee in Burlington, NC. The Premises is leased to Caribou for a 11 year initial term. The Asset is Caribou's new "Cabin Coffee" drive thru and walk up only concept that maximizes operational efficiency. Well positioned on a major roadway, the site enjoys close proximity to a major interstate, I-40.



**11-YR
LEASE**



**MAIN RETAIL
CORRIDOR**



**IN HIGH
GROWTH MARKET**

LEASE YEARS	TERM	ANNUAL RENT
Current Term	1-6	\$120,000
Rent Escalation	7-11	\$132,000
1st Option Term	12-16	\$145,200
2nd Option Term	17-21	\$159,720
3rd Option Term	22-26	\$175,692

NOI	\$120,000
CAP	6.50%
PRICE	\$1,846,000

ASSET SNAPSHOT

Tenant Name	Caribou Coffee
Address	216 Huffman Mill Road, Burlington, NC 27215
Building Size (GLA)	1,551 SF
Land Size	0.35 Acres
Year Built/Renovated	2003/2024
Signator/Guarantor	Caribou Coffee (Corporate)
Rent Type	NN
Landlord Responsibilities	Roof, Structure, and Parking Lot Replacement
Rent Commencement Date	7/1/2025
Lease Expiration Date	6/30/2036
Remaining Term	11 Years
Rent Escalations	10% Every 5 Years and in Option Periods
Current Annual Rent	\$120,000

REPRESENTATIVE PHOTO



99,589 PEOPLE
IN 5 MILE RADIUS



\$91,145 AHHI
IN 3 MILE RADIUS



25,500 VPD
ON HUFFMAN MILL RD





ATTRACTIVE LEASE FUNDAMENTALS

11 year lease provides next owner with stable cash flow for the next decade | 10% rental increases in primary term and in option periods | Three (3) five (5) year option periods



NAME BRAND TENANT

Caribou Coffee has over 700 locations worldwide | Caribou Coffee is a subsidiary of Panera Brands (parent company of Panera Bread and Einstein Bagels)



ADJACENT TO MAJOR LOGISTICS AND COMMUTER INTERSTATE

This 30 mile stretch of interstate is the only time that I-85 and I-40 merge into a single route | Interstate 40/85 has over 126K vehicles per day | Both interstates are considered one of the busiest trucking routes in the nation



POSITIONED IN A DENSE RETAIL NODE

Over 2.6M SF of retail space located within a 1-mile radius of the site | Nearby National Retail Tenants Include: Lowe's Home Improvement, Walmart Supercenter, Publix Supermarket, Academy Sports + Outdoors, Hobby Lobby and more



ACROSS THE STREET FROM TOP PERFORMING REGIONAL MALL

Located across the street from Holly Mill Mall, a 385K SF Regional Mall | Anchored By Dunham's Sports and Publix, the Mall hosts over 3.7M visitors annually (Placer.ai), ranking it in the top 87th percentile of all regional malls in the state and 72nd percentile in the country



CLOSE PROXIMITY TO ELON UNIVERSITY

Located just 2.5 miles from the center of Elon Universities campus | Elon University has over 7,200 students and more than 500 full-time faculty members | Elon generates an annual economic impact of \$696 million dollars supporting over 7,400 jobs



MATTRESS FIRM

Peachtree St

Huffman Mill Rd (25,500 VPD)

ALDI **Office DEPOT** **BIG LOTS!**
HARBOR FREIGHT TOOLS
Quality Tools at Ridiculously Low Prices

AutoZone



O'Reilly
AUTO PARTS

Advance Auto Parts

NTB
TIRE & SERVICE CENTERS

MATTRESS Warehouse

DUNKIN'

Walgreens

Harris Teeter

CVS

DOLLAR GENERAL

LOWE'S

TAKE 5
RESTAURANT

AspenDental **crumbl**
COOKIES

LONGHORN
STEAKHOUSE

Krispy Kreme
DOUGHNUTS

S Church St (27,500 VPD)

Publix

POPEYES
LOUISIANA KITCHEN

S Mebane St (13,000 VPD)

MATTRESS FIRM

FIVE GUYS

Huffman Mill Rd (25,500 VPD)





belk JCPenney Dillard's
BARNES & NOBLE HOBBY LOBBY

TARGET TJ-maxx Ashley
PET SMART HOMESTORE
BEST BUY ULTA
ROSS DRESS FOR LESS

McDonald's Arby's mellow MUSHROOM
Bojangles biscuitville

Applebee's golden corral
Chick-fil-e ZAXBY'S

Walmart Supercenter TRACTOR SUPPLY CO

BJ's DICK'S five BELOW
KOHLS

WING STOP
CHIPOTLE KFC

Panera BREAD

Burlington planet fitness
Academy SPORTS+OUTDOORS

DQ

FIRST HORIZON

STARBUCKS

Dunham's SPORTS

Andy's Frozen Custard

COOK-OUT

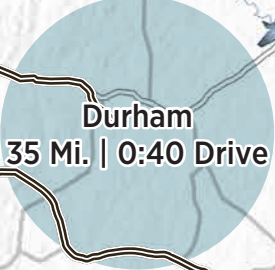
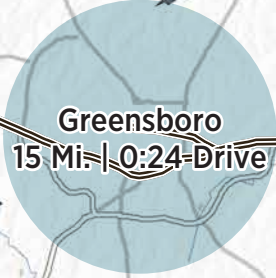
VALERO



FIVE GUYS

MATTRESS FIRM

POPEYES LOUISIANA KITCHEN



The Burlington, NC Metropolitan Statistical Area (MSA) was characterized by a diverse economic landscape. Historically known for its textile and manufacturing industries, the region had undergone a significant transformation in recent years. While manufacturing continued to play a vital role, the economy had diversified into sectors such as healthcare, education, and retail. The presence of major employers like LabCorp and Elon University had contributed to job growth and stability.

Founded in 1992, Caribou Coffee is the second largest company-operated premium coffeehouse in the United States with nearly 400 company-owned locations nationwide. Caribou Coffee also has over 120 domestic license locations in 22 states, and over 200 international franchise stores in 11 countries. Caribou Coffee provides high quality, handcrafted beverages and food options to fuel life's adventures, both big and small. Known for a commitment to sustainability, the Company was the first major U.S. coffeehouse to serve 100% Rainforest Alliance Certified™ coffees and espresso. Caribou Coffee products can also be found in grocery stores, mass retailers, club stores, foodservice providers, hotels, entertainment venues and online.

In the fall of 2021, Caribou Coffee merged with Panera Bread and Einstein Bagels to form Panera Brands. Panera Brands consist of 4,000 units in total and over a 100,000+ employees globally. The business boasts over 700 owned and franchised locations in 23 states, Washington, D.C., and 12 countries. Its beans sell in grocery stores in all 50 states, and the retail chain has bragging rights as the No. 1 coffee shop in Kuwait.



CARIBOU COFFEE QUICK FACTS	
Founded	1992
Ownership	Private
# of Locations	600
Headquarters	Brooklyn Center, MN
Guaranty	Corporate

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**216 HUFFMAN MILL ROAD
BURLINGTON, NC**

Exclusively Offered By



PRIMARY DEAL CONTACTS

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This Offering Memorandum has been prepared by Atlantic Capital Partners ("ACP") for use by a limited number of prospective investors of Caribou Coffee - Burlington, NC (the "Property") and is not to be used for any other purpose or made available to any other person without the express written consent of the owner of the Property and ACP. All information contained herein has been obtained from sources other than ACP, and neither Owner nor ACP, nor their respective equity holders, officers, employees and agents makes any representations or warranties, expressed or implied, as to the accuracy or completeness of the information contained herein. Further, the Offering Memorandum does not constitute a representation that no change in the business or affairs of the Property or the Owner has occurred since the date of the preparation of the Offering Memorandum. This Offering Memorandum is the property of Owner and Atlantic Capital Partners and may be used only by prospective investors approved by Owner and Atlantic Capital Partners. All analysis and verification of the information contained in the Offering Memorandum is solely the responsibility of the recipient. ACP and Owner and their respective officers, directors, employees, equity holders and agents expressly disclaim any and all liability that may be based upon or relate to the use of the information contained in this offering Memorandum.