

Business & Real Estate  
Investment Opportunity

Offering Memorandum

MATTHEWS™



# Auto Performance Center

922 US-70 | Garner, NC 27529

# Exclusively Listed By



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# PROPERTY OVERVIEW

**Auto Performance Center**  
922 US-70 Garner, NC 27529



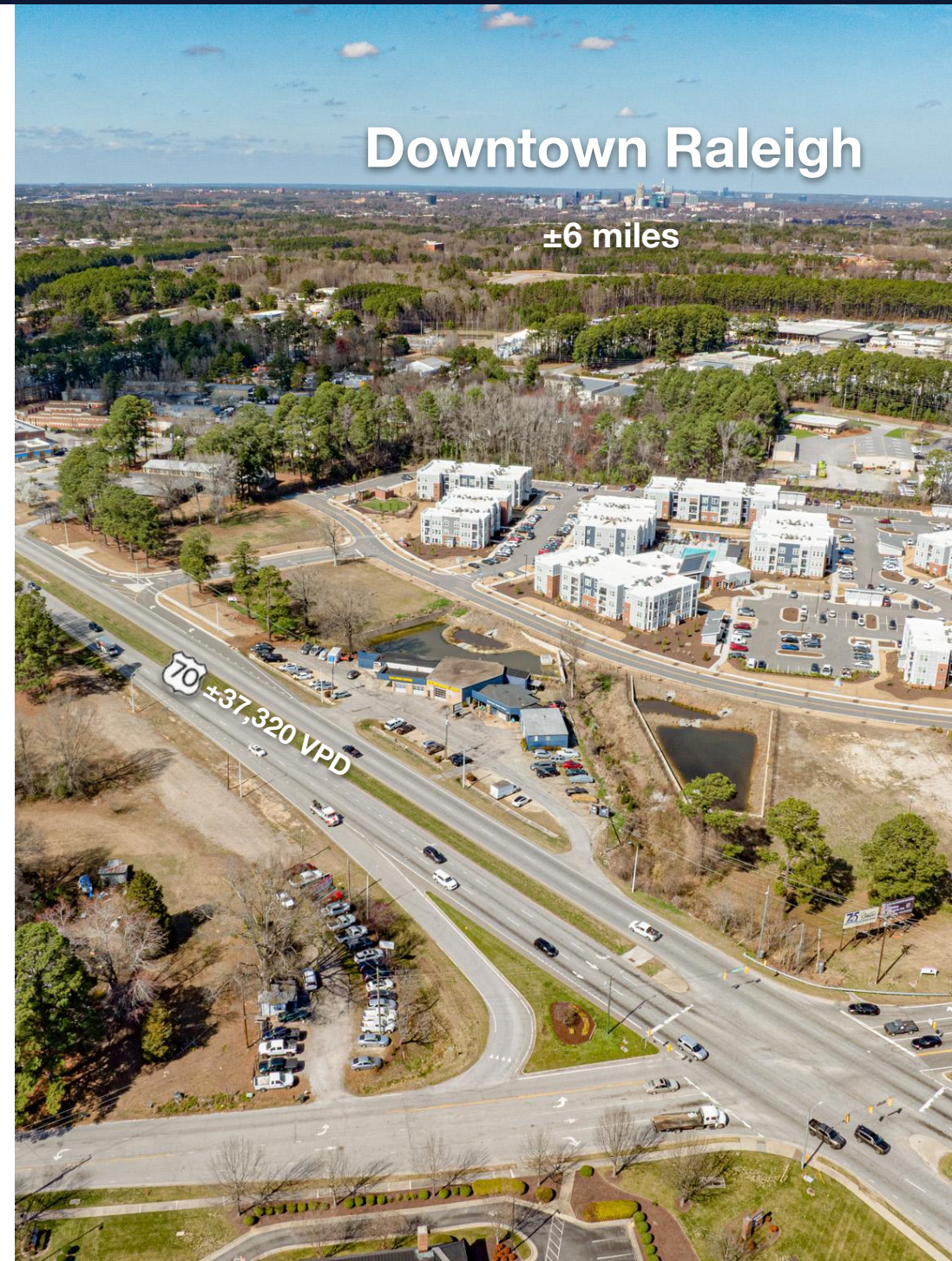
# Investment Highlights

## Property Highlights

- **Turn-Key Operation:** Established automotive business with a diversified and stable revenue base, operating at this location for 52+ years. Significant runway remains for operational efficiencies and revenue growth.
- **All FF&E Included:** Fully equipped facilities including paint booth, lifts, frame machines, alignment equipment, and air compressor — enabling immediate continuation of operations.
- **Versatile CMX Zoning:** Commercial Mixed-Use (CMX) zoning permits a wide range of commercial and mixed-use applications, a rare entitlement given the high barriers to entry in the greater Raleigh market.
- **Functional Building Layout:** Facility features eight (8) bay doors of varying sizes, allowing efficient workflow and high vehicle throughput. Purpose-built automotive facility equipped with downdraft flooring enhancing operational efficiency and environmental control.
- **Opportunity Zone Benefits:** Located within a designated Opportunity Zone, offering potential tax advantages while maintaining strong surrounding demographics, high traffic counts, and convenient access to the I-40 Beltline.
- **Owner-User or Investment Optionality:** Opportunity to acquire both the collision and auto repair operations, allowing an owner-operator to occupy the entire facility or lease a portion for passive income generation.


## Location Highlights

- **Well-Sized Facility & Site:** ±8,323 SF of heated space including two separate office areas, storage, and expansive service areas. The ±0.6-acre parcel supports approximately 40 customer parking spaces.
- **High-Visibility Automotive Location:** Prominent frontage along US Highway 70 with traffic counts of approximately 37,320 vehicles per day (Alpha Maps).
- **Strong Population Growth:** Garner ranked among the fastest-growing municipalities nationally between 2023–2024, experiencing approximately 15.65% population growth, adding nearly 21,000 residents within a 5 mile radius, and ranking within the top 10 U.S. communities over 20,000 population.



# Garner Towne Square



 **Swift Creek Elementary**  
±331 Students



± 37,320 VPD

 **Subject Property**



**Bluebird on Seventy**  
±264 Units

**Strong Population Growth**  
Garner Ranked Among The Fastest-Growing Municipalities Nationally  
Between 2023—2024, Experiencing Approximately 10.4% Population Growth

**922 US-70**  
Garner, NC 27529

**±8,323 SF**  
GLA

**1965**  
Year Built

**±37,320**  
Vehicles Per Day

**±0.6 AC**  
Lot Size

**40 Spaces**  
Parking

**CMX**  
Zoning

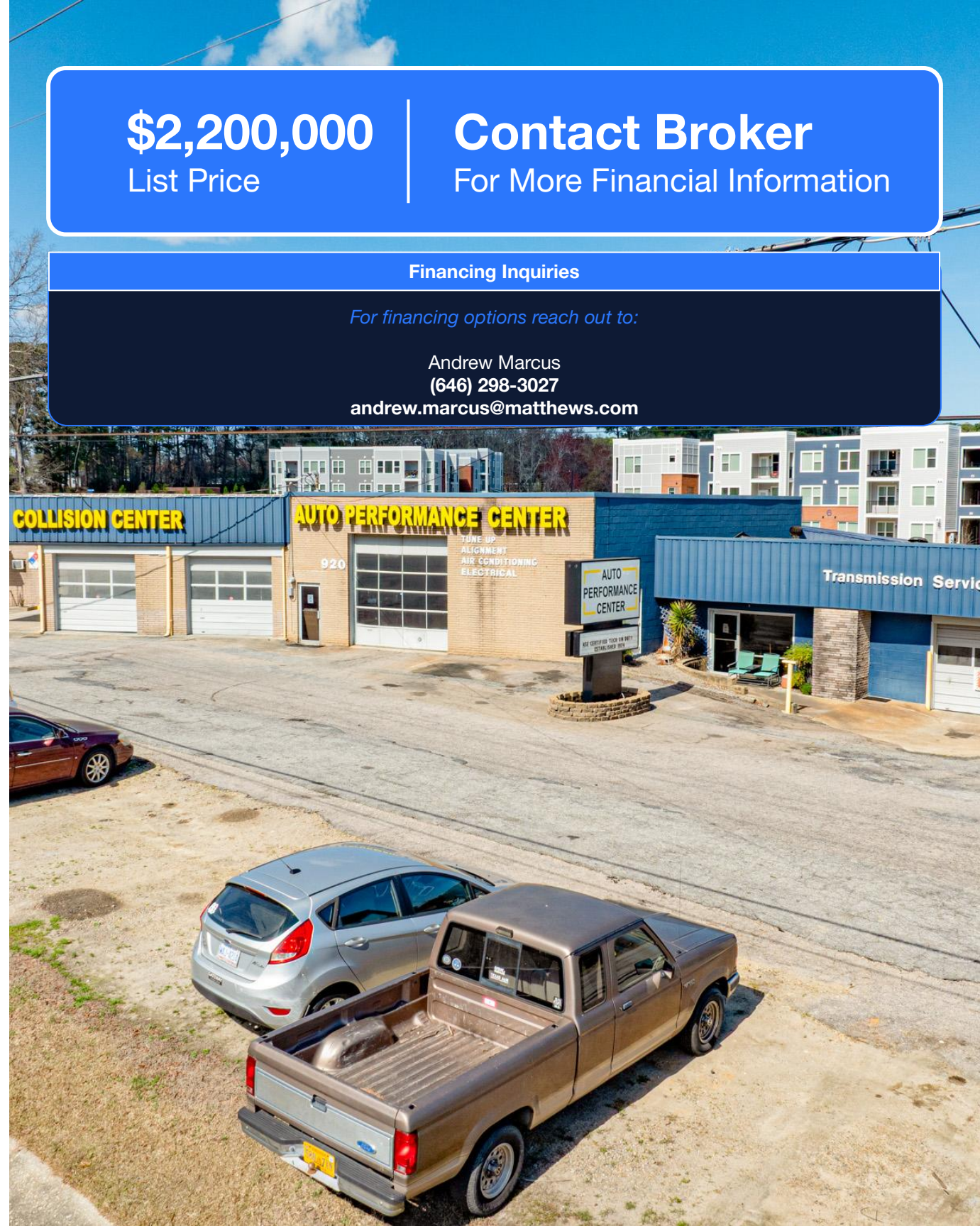
**\$2,200,000**  
List Price

**Contact Broker**  
For More Financial Information

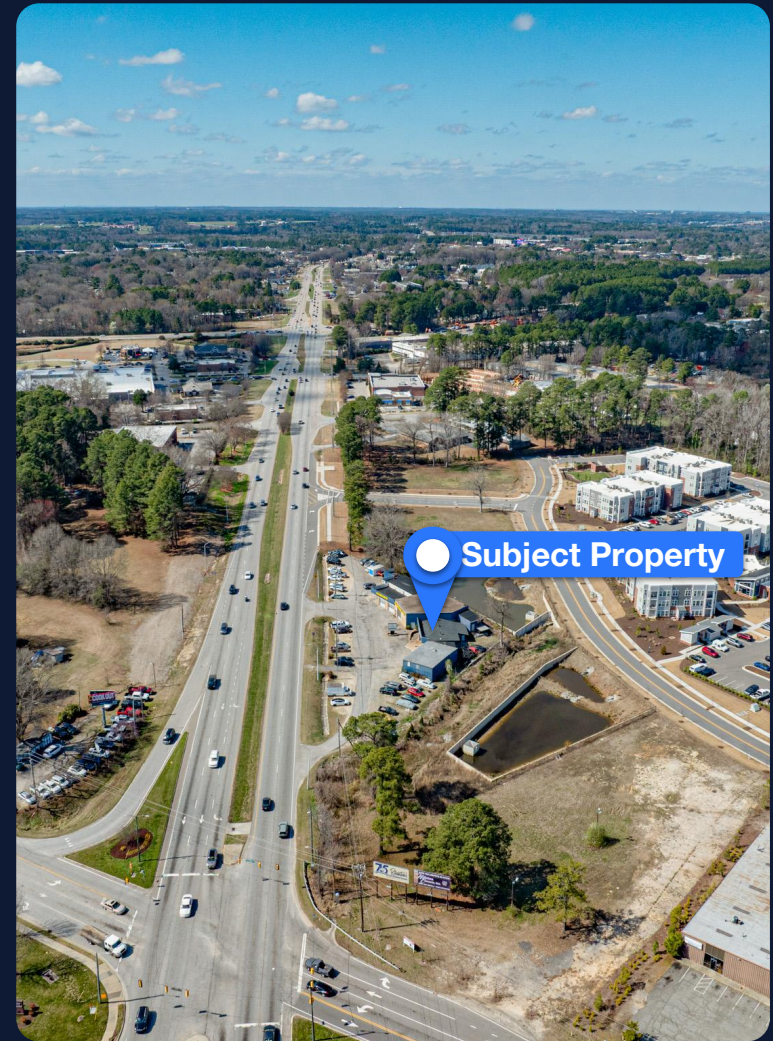
Financing Inquiries

*For financing options reach out to:*

Andrew Marcus  
(646) 298-3027  
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# Property Photos



# Operation Summary



## Auto Performance Center, Inc.

### Operation Summary

Auto Performance Center is a long-standing independent automotive service provider specializing in comprehensive vehicle maintenance and repair services. The company has established a strong local reputation within the Garner, North Carolina market by offering reliable, full-service automotive repair for both domestic and import vehicles. With a focus on customer service, transparent pricing, and efficient turnaround times, the business has cultivated a loyal customer base and steady repeat clientele. Its positioning within the essential automotive repair sector—supported by consistent vehicle maintenance demand—provides stable, service-oriented operations within the local community.

Year Founded  
1974

Family  
Owned & Operated

Headquarters  
Garner, NC

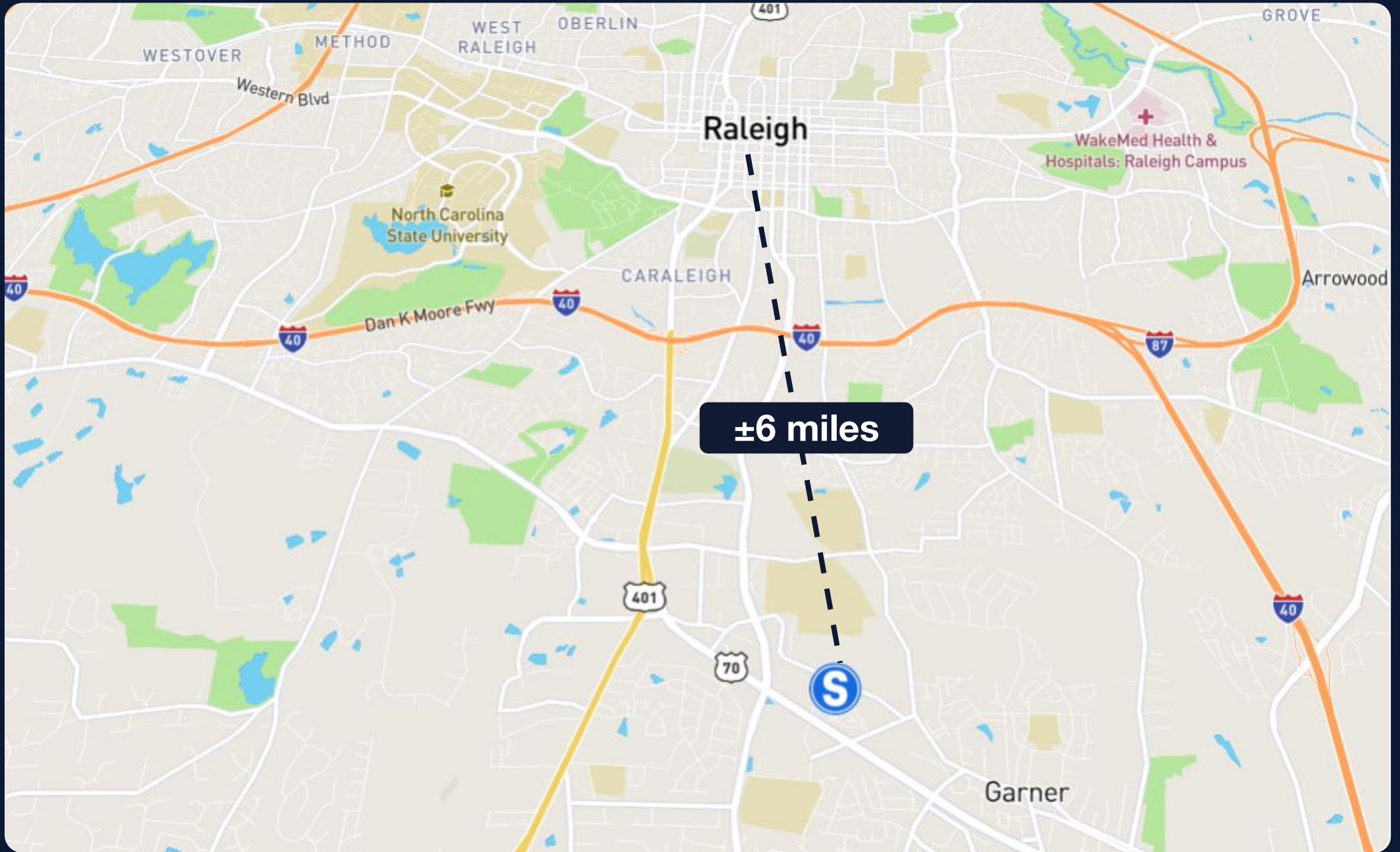
Founded in 1974, Auto Performance Center operates as a family-owned and privately held company headquartered in Garner, North Carolina. The company's primary facility is located at 922 U.S. Highway 70 West, Unit A, where it provides a wide range of services including factory-scheduled maintenance, engine diagnostics, brake repair, suspension work, transmission services, and North Carolina state inspections. The business serves the broader Wake County market, including Garner, Raleigh, Clayton, Knightdale, and surrounding communities. With more than five decades of operating history, the company has maintained its reputation as a trusted neighborhood repair center supported by experienced technicians and a customer-first service model.

### Operational & Market Highlights

- Over 50 years of operating history, demonstrating long-term stability and community presence.
- Family-owned automotive service provider known for personalized customer relationships and repeat business.
- Offers full-service automotive repair, including oil changes, brake service, engine diagnostics, transmission work, suspension repair, inspections, and general maintenance.
- Serves a broad regional customer base including Garner, Raleigh, Clayton, Knightdale, Holly Springs, Apex, Cary, and surrounding Wake County markets.
- Positioned within the essential automotive maintenance industry, which benefits from consistent demand driven by the aging U.S. vehicle fleet and ongoing maintenance requirements.
- Customer-focused marketing strategy centered on local reputation, referrals, online reviews, and digital appointment scheduling through its website.

# MARKET OVERVIEW

**Auto Performance Center**  
922 US-70 Garner, NC 27529



# Garner, NC

## Local Market Overview

Garner, North Carolina is a fast-growing suburban community within the Raleigh–Cary metropolitan area, one of the strongest economic regions in the Southeast. Located just south of downtown Raleigh, Garner benefits from the region’s sustained population growth driven by a robust job market, top-tier universities, and a thriving technology sector anchored by Research Triangle Park. The town’s proximity to major employment centers and its expanding residential base have positioned Garner as an increasingly attractive location for both residents and businesses seeking accessibility with a suburban quality of life.

The broader Wake County area continues to experience significant demographic expansion supported by rising household incomes and strong employment growth across technology, healthcare, education, and advanced manufacturing. Garner offers convenient connectivity via Interstate 40 and U.S. Highway 70, providing direct access to Raleigh-Durham International Airport and major regional destinations. With continued residential development, infrastructure investment, and strong economic fundamentals across the Raleigh metropolitan area, Garner remains well positioned for sustained growth and long-term investment stability.



Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	5,747	51,294	165,546
Current Year Estimate	5,692	48,450	151,244
2020 Census	5,513	44,812	130,781
Growth Current Year-Five-Year	0.95%	5.87%	9.46%
Growth 2020-Current Year	3.26%	8.12%	15.65%
Households	1-Mile	3-Mile	5-Mile
Five-Year Projection	2,502	21,114	68,438
Current Year Estimate	2,418	19,433	60,796
2020 Census	2,264	17,358	50,027
Growth Current Year-Five-Year	3.51%	8.65%	12.57%
Growth 2020-Current Year	6.79%	11.95%	21.53%
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$90,885	\$104,595	\$113,404

# Raleigh, NC | MSA

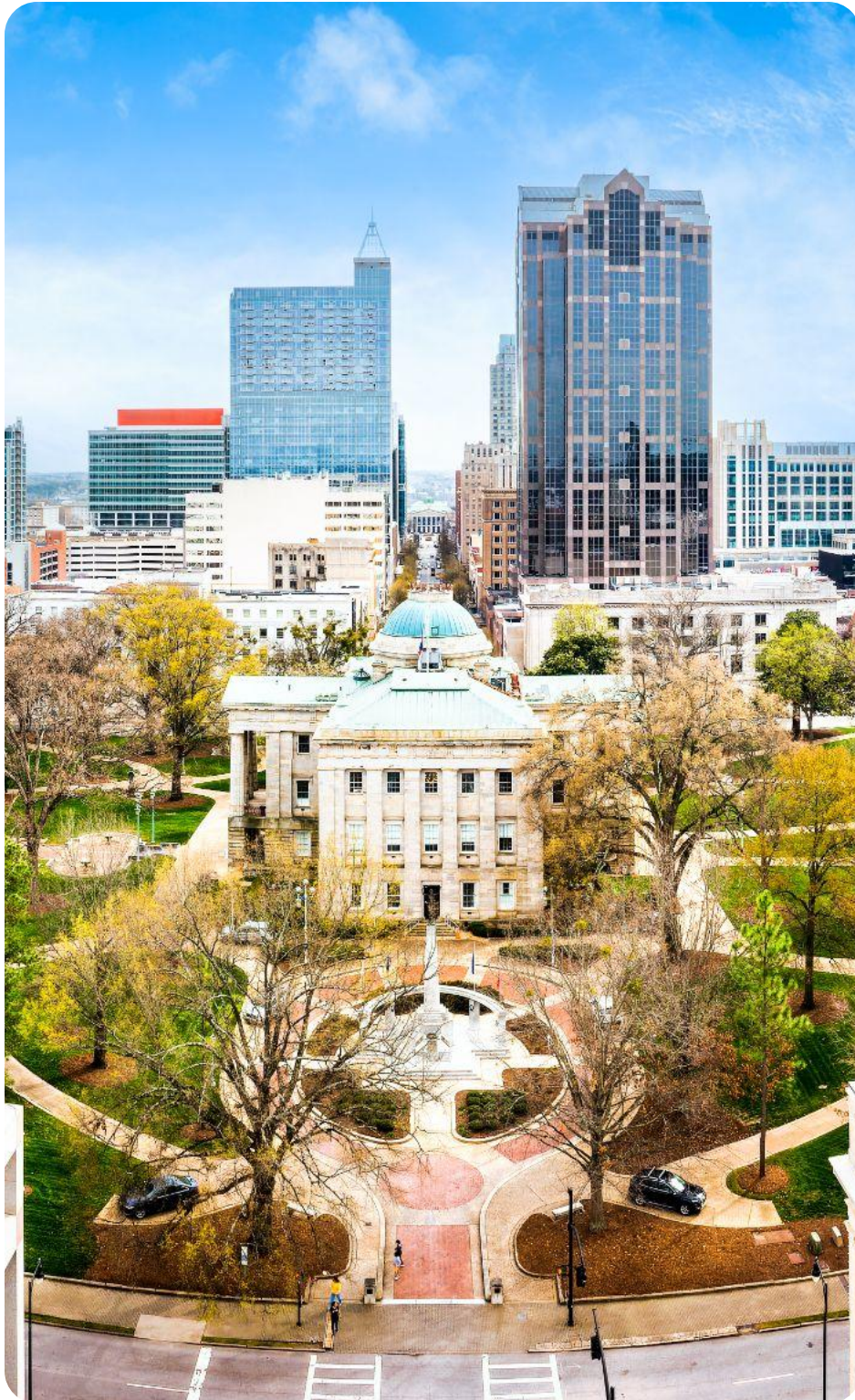


## Local Market Overview

Raleigh continues to attract steady population and income growth, supporting a resilient retail landscape. The city was the third fastest-growing large city in the U.S. from 2022 to 2023, while the broader metro area reached 1.6 million residents by 2024. This growth is driven by a mix of domestic and international migration, with foreign-born residents making up over 12% of the workforce. Average household income rose nearly 5% year-over-year to \$89,197 reflecting strong consumer spending potential. As of Q3 2024, retail vacancy remains low at 2.35%, with net absorption exceeding  $\pm 377,000$  square feet and average asking rents approaching \$27 per SF NNN.

Raleigh anchors the Research Triangle, home to a high concentration of technology, life sciences, and higher education institutions. The city was recently ranked the top U.S. market for job opportunity and earning potential. Retail corridors are anchored by major centers like Crabtree, Triangle Town Center, and the mixed-use North Hills. Access to Raleigh-Durham International Airport and a growing regional transit network support continued retail demand and traffic.





## Economy

Raleigh's economy is among the most resilient and rapidly expanding in the Southeast, thanks to its role as a cornerstone of the Research Triangle region. Anchored by North Carolina State University and its Centennial Campus innovation hub, Raleigh has attracted an impressive range of high-tech companies, life sciences firms, and startups. Global leaders like IBM, Red Hat (a subsidiary of IBM), Cisco, and PRA Health Sciences have chosen Raleigh for its access to a deep talent pool, bolstered by the nearby presence of Duke University and UNC-Chapel Hill. The city's business-friendly climate, robust infrastructure, and competitive operating costs have made it a magnet for corporate relocations and expansions. Raleigh continues to rank nationally for job growth, workforce education levels, and economic development, with unemployment rates consistently below the national average. The diversification of its economy—spanning tech, finance, clean energy, and biotech—positions Raleigh for sustained growth and resilience amid national economic fluctuations.

## Attractions

Culturally rich and surrounded by natural beauty, Raleigh blends Southern charm with urban sophistication, making it one of the most desirable places to live and visit in the U.S. The city boasts more than 180 miles of greenways, a rapidly expanding culinary scene, and a packed calendar of music, arts, and food festivals. Key attractions include the North Carolina Museum of Natural Sciences—one of the most visited natural history museums in the country—and the North Carolina Museum of Art, which features both classical works and an outdoor park with large-scale installations. Family-friendly destinations like Marbles Kids Museum and Pullen Park add to the city's appeal, while sports enthusiasts can catch a Carolina Hurricanes NHL game or NC State athletics. Raleigh's downtown continues to evolve, with mixed-use developments, craft breweries, live music venues, and a growing tech startup community. Its central location in North Carolina allows residents to enjoy weekend getaways to the Blue Ridge Mountains or the Outer Banks, offering unmatched access to both adventure and relaxation.

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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **922 US-70, Garner, NC, 27529** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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Owner and Matthews™. expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

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