

THE SHOPPES AT RAMSEY

4251 Ramsey St | Fayetteville, NC 28311

Multi-Tenant Retail
Investment Opportunity

Offering Memorandum



ideal dental[®]
EST. 2008



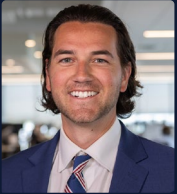
ME Massage Envy



ANYTIME
FITNESS

MATTHEWS[™]

Exclusively Listed By



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MATTHEWS™



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EXECUTIVE OVERVIEW

The Shoppes at Ramsey
4251 Ramsey St | Fayetteville, NC 28311



Executive Summary

\$5,174,854

Price

6.75%

Cap Rate

±14,333

Total GLA (SF)

100%

Occupancy

\$361

Price/SF

Executive Summary

Matthews™ is pleased to exclusively offer the opportunity to acquire the fee simple interest in The Shoppes at Ramsey, located at 4251 Ramsey St in Fayetteville, NC. This is a ±14,333 square-foot unanchored retail center in a rapidly growing market where similar investment opportunities rarely come available.

The Shoppes at Ramsey sits directly along Ramsey Street, which sees nearly 35,000 vehicles per day, and is positioned within a dense retail corridor featuring a strong mix of national and regional tenants such as Chick-fil-a, Starbucks, Zaxby's, 7-Eleven, Walmart, Chipotle, Panera Bread, Taco Bell, Lowes and many more.

The Shoppes at Ramsey is a fully occupied unanchored strip center consisting of five tenants, all under NNN lease structures providing a natural hedge against inflation while delivering stable, predictable cash flow. Current rents are below market, which presents a future market-to-market opportunity and a clear path to increase yield. Additionally, all leases feature built-in rent escalations, offering built-in upside and supporting long-term income growth.

This offering presents a rare opportunity for investors to acquire a class A unanchored strip center in one of North Carolina's most sought after growth markets, backed by strong surrounding retail fundamentals and consistent traffic patterns.



Investment Highlights

Lease & Property Highlights

- **Long-Term Tenant Commitments:** A majority of the tenants have shown multiple years of commitment to the site.
- **National Tenant Roster:** The Shoppes at Ramsey is leased to nationally recognized tenants with strong operating history.
- **Attractive Retail Design:** Features prominent signage, ample parking, and high visibility, ideal for tenant success and consumer convenience.
- **Full Occupancy:** 100% leased providing steady income from day one.
- **Strip Center Intrinsic:** The Shoppes at Ramsey embodies the low risk associated with smaller, leasable tenant spaces.
- **Essential Retail Exposure:** Tenancy profile is predominantly service-oriented, offering resistance to online retail disruption.
- **Below Market Rent:** All tenants are currently paying below market rent, which presents a future mark-to-market opportunity and protects your downside in the event of tenant turnover.



The Shoppes at Ramsey

Location Highlights

- **Premier Retail Corridor:** Located along Fayetteville's primary retail artery, surrounded by a dense concentration of national retailers, QSR tenants, and neighborhood-serving centers.
- **Strong Accessibility and Visibility:** Excellent frontage on Ramsey Street with $\pm 35,000$ vehicles per day, providing strong exposure for retail tenants.
- **Located in Growing Market:** Fayetteville benefits from the presence of Fort Bragg, one of the largest military bases in the world, driving consistent housing and retail demand.
- **Dense Population Base:** Strong residential density, which supports neighborhood retail demand.
- **Population Growth:** Consistent year over year population growth of nearly 1%.
- **Affluent Market:** The average household income in a 5-mile radius is north of \$79,840.





Walmart
Supercenter

SecurCare
Self Storage

Future Development
Not Pronounced, Future Retail Pad

Fairfield
BY MARRIOTT

CUBESMART
self storage

The Shoppes at Ramsey

GameStop

WABI JR
JAPANESE EXPRESS

FastMed SUPER WINGS SPORTS
RESTAURANT

Arby's

ZAXBY'S

H
HUTCHENS LAW FIRM
HIGH PERFORMANCE FINANCE

BROOKLYN
PIZZERIA

Ramsey Street Center

ME Massage Envy **ideal dental**
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MARCO'S
PIZZA
franchise opportunity

WING-STOP
RESTAURANT

ANYTIME FITNESS

planet fitness

PET SMART

FIRST HORIZON

ALDI

TAKE 5
DRINKS

Applebee's
GRILL + BAR

METHODIST UNIVERSITY
MEMORIAL
VERITAS ET VIRTUS

Methodist University
±2,300 Students



Mobil

TACO BELL

Panera
BREAD

AT&T

MURPHY USA

Ramsey Commons

SMOOTHIE KING

QDOBA
MEXICAN EATS
STARBUCKS

Ramsey St ±35,000 VPD

DOLLAR TREE CATO

Little Caesars

KFC

COOK-OUT

McDonald's

Firestone

WAFFLE HOUSE

Exxon

Jersey Mike's
SINCE 1956
SUBS

Northgate Shopping Mall
MMC MILLER-MOTTE COLLEGE
OLIE'S OUTLET Bargain GOOD STUFF CHEAP
ROSS DRESS FOR LESS™
PAPA JOHN'S PIZZA UPS SUBWAY

LOWE'S

BIG!LOTS

H&R BLOCK

CUBESMART
self storage



43-Acre Commercial Development
Multi-Tenant Retail Project | Planned to Complete Late 2026

Ramsey Street
FAMILY DENTAL CARE

LEWIS
FAMILY DENTISTRY

Ramsey Street Center

ME Massage Envy **ideal dental**
EST. 2008

MARCO'S
PIZZA
Franchise opportunity

WING-STOP

ANYTIME FITNESS

Fairfield
BY MARRIOTT

Ramsey St # 53,000 VPD

ASSET OVERVIEW

The Shoppes at Ramsey
4251 Ramsey St | Fayetteville, NC 28311



Asset Overview

Asset Overview

Name	The Shoppes at Ramsey	GLA (SF)	±14,333
Address	4251 Ramsey St	Year Built	2017
City, State, Zip Code	Fayetteville, NC 28311	# of Suites	5
Property Type	Unanchored Strip Center	Occupancy	100%



Site Plan



Ramsey St ± 35,000 VPD

In Place Rent Roll

Unit #	Tenant	GLA (SF)	% of GLA	Lease Start	Lease End	Annual Rent	Monthly Rent	Rent PSF	% Increase	Date of Increase	Options Remaining	Lease Structure
101	Wing Stop	±1,533	10.70%	1/1/24	1/1/34	\$42,924	\$3,577	\$28.00	10%	Every 5 years	Two, 5-Year	NNN
102	Message Envy	±2,160	15.07%	10/21/19	10/31/29	\$54,648	\$4,554	\$25.30	10%	At Options	Two, 5-Year	NNN
103	Marco's Pizza	±1,440	10.05%	1/7/18	1/7/28	\$38,520	\$3,210	\$26.75	10%	At Options	Two, 5-Year	NNN
104	Anytime Fitness	±6,000	41.86%	1/31/17	3/31/28	\$138,780	\$11,565	\$23.13	1.5%	Annually	Two, 5-Year	NNN
108-109	Ideal Dental	±3,200	22.33%	5/1/17	8/31/27	\$85,820	\$7,152	\$26.82	10%	At Options	Two, 5-Year	NNN
Occupied	5 Suites	±14,333	100.00%			\$360,696	\$30,058	\$25.17				
Vacant	0 Suites	±0	0.00%			\$0	\$0	\$0				
Total	5 Suites	±14,333	100.00%			\$360,696	\$30,058	\$25.17				

**Landlord is responsible for roof and structure.



Tenant Overviews



The Shoppes at Ramsey

ideal dental[®]

EST. 2008

Ideal Dental is a rapidly growing dental service organization (DSO) that supports a network of modern, full-service dental offices across the United States. Known for its patient-centric approach and emphasis on accessibility, Ideal Dental has established a strong presence in high-growth suburban markets, particularly throughout Texas and the Southeast. The brand is recognized for its contemporary office design, extended hours, and broad service offerings, positioning it as a convenient, one-stop solution for family dental care and specialty services.

Year Founded: 2008

Headquarters: Dallas, TX

Total Locations: 100+ stores across the U.S.

Employees: 2,000+ corporate employees

Website: myidealdental.com

Rentable SF	±3,200
% of GLA	22.33%
Lease Structure	NNN

Tenant Overviews



Anytime Fitness is a globally recognized fitness franchise known for its convenient, community-oriented approach to health and wellness, offering 24/7 access to its facilities and a consistent member experience across thousands of locations worldwide. Anytime Fitness differentiates itself through its emphasis on accessibility, affordability, and personalized support, providing members with secure, key fob-enabled entry, modern cardio and strength equipment, and access to personal training and digital fitness tools. As part of Self Esteem Brands, Anytime Fitness benefits from a broader portfolio of health and wellness concepts, further reinforcing its position within the fitness industry. Its scalable model, strong brand recognition, and focus on member retention and technological integration have contributed to its sustained growth and resilience, making it a prominent player in the evolving fitness landscape.

Year Founded: 2002

Headquarters: Woodbury, Minnesota

Total Locations: 5,000+ worldwide across 40+ countries

Employees: 200+ corporate employees

Website: anytimefitness.com

Rentable SF	±6,000
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% of GLA	41.86%
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Lease Structure	NNN
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Tenant Overviews



The Shoppes at Ramsey



Marco's Pizza is a rapidly expanding quick-service restaurant brand recognized for its commitment to authentic Italian-quality pizza and a franchise model that has driven consistent national growth. Marco's has demonstrated sustained momentum through disciplined franchise expansion, strong unit-level economics, and consistent same-store sales growth in recent years. The company's focus on quality differentiation, streamlined operations, and off-premise dining, particularly delivery and carryout, has supported its resilience and appeal in evolving consumer environments. With continued investment in digital ordering platforms, loyalty programs, and targeted marketing campaigns, Marco's Pizza remains well-positioned as a competitive and growing player in the quick-service restaurant industry.

Year Founded: 1978

Headquarters: Toldeo, Ohio

Total Locations: 1,100+ stores across the U.S. and international markets

Employees: 1,000+ corporate employees

Website: marcos.com

Rentable SF	±1,440
% of GLA	10.05%
Lease Structure	NNN

Tenant Overviews



Massage Envy is a nationally recognized wellness franchise specializing in massage therapy and skincare services, positioned as a leader in the membership-based personal care segment. Massage Envy operates under a franchise model and is a subsidiary of Roark Capital Group, a prominent private equity firm with a broad portfolio of consumer and franchise brands. Massage Envy maintains a solid market position through its scale, brand recognition, and focus on affordable wellness services. The company has evolved its offerings beyond massage to include advanced skincare treatments, stretch services, and retail products, aligning with broader health and wellness trends. Continued investment in digital booking platforms, personalized service plans, and national marketing campaigns has reinforced its competitive positioning and supported long-term growth within the expanding wellness industry.

Year Founded: 2002

Headquarters: Scottsdale, Arizona

Total Locations: 1,000+ locations nationwide

Employees: 500+ corporate employees

Website: massageenvy.com

Rentable SF	±2,160
% of GLA	15.07%
Lease Structure	NNN

The Shoppes at Ramsey



North Carolina 16

Tenant Overviews



The Shoppes at Ramsey



Wingstop Inc. is a publicly traded fast-casual restaurant chain specializing in cooked-to-order chicken wings, known for its focused menu, strong brand identity, and highly efficient franchise-driven operating model. Wingstop's emphasis on digital ordering, which now represents a significant majority of systemwide sales, has enhanced operational efficiency and customer convenience. The brand's streamlined menu and focus on delivery and carryout have positioned it well within the evolving quick-service landscape. With a loyal customer base, strong franchise economics, and continued international expansion, Wingstop has established itself as a leading player in the chicken QSR segment.

Year Founded: 1994

Headquarters: Dallas, Texas

Total Locations: 2,200+ worldwide

Employees: 2,000+ corporate employees

Website: wingstop.com

Rentable SF	±1,533
% of GLA	10.70%
Lease Structure	NNN

FINANCIAL OVERVIEW

The Shoppes at Ramsey
4251 Ramsey St | Fayetteville, NC 28311



Financial Overview

Year	Proforma/Budget		
INCOME	Total	PSF/Year	Assumptions
Rental Income	\$361,559	\$25.23	
Reimbursement Revenue	\$63,322	\$4.42	
Vacancy Factor (2.64%)	(\$11,225)	(\$0.78)	
Effective Gross Revenue	\$413,656	\$28.86	
EXPENSES			
Real Estate Taxes	\$28,185	\$1.97	Assumes 10% increase in RET from 2025
Insurance	\$6,555	\$0.46	Assumes 3% Increase from 2025
Cleaning and Maintenance	\$8,549	\$0.60	Assumes 3% Increase from 2025
Repairs	\$5,150	\$0.36	Assumes 3% Increase from 2025
Utilities	\$3,504	\$0.24	Assumes 3% Increase from 2025
Property Management Fee	\$12,410	\$0.87	Assumes 3% Management fee
EGR (%)	3.0%	-	
Total Operating Expenses	\$64,353	\$4.49	
Net Operating Income	\$349,303	\$24.37	

Argus Assumptions

Market Leasing Assumptions

	\$31 PSF
Renewal Probability	75%
Term	5 Years
Market Rent PSF	\$31.00
Rental Escalations	3% Annually
Expense Recovery Method	NNN
Tenant Improvements	
New	\$25.00 PSF
Renewal	\$10.00 PSF
Weighted Average	\$13.75 PSF
Leasing Commissions	
New	6.00%
Renewal	3.00%
Weighted Average	3.75%
Downtime	14 Months

Property Assumptions

Analysis Period	
Commencement Date	July 1, 2026
End Date	June 30, 2036
Term	10 Years
Vacancy & Credit Loss	2.64%
General Inflation	3.00%
Management Fee (% of EGR)	3.00%
Capital Reserves	\$0.25 PSF
Operating Expense Source	Provided Assumptions
Property Tax Source	Provided Assumptions

10-Year Cash Flow

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Revision Year	
	Jun-27	Jun-28	Jun-29	Jun-30	Jun-31	Jun-32	Jun-33	Jun-34	Jun-35	Jun-36	Jun-37	
Gross Rental Income Per SF	\$29.64	\$24.14	\$34.39	\$35.61	\$38.97	\$40.04	\$37.21	\$34.16	\$41.74	\$45.49	\$46.85	
Effective Gross Revenue Per SF	\$28.86	\$24.01	\$33.53	\$34.96	\$37.94	\$38.98	\$36.67	\$33.88	\$40.97	\$44.29	\$45.61	
Total Operating Expense Per SF	\$4.49	\$4.45	\$4.85	\$5.01	\$5.22	\$5.37	\$5.43	\$5.47	\$5.82	\$6.06	\$6.24	
Average Occupancy	100.00%	78.93%	96.51%	94.98%	100.00%	100.00%	90.88%	80.84%	94.98%	100.00%	100.00%	
Gross Revenue												
Potential Base Rent	\$361,559	\$393,025	\$446,952	\$471,381	\$489,001	\$502,255	\$515,906	\$535,700	\$553,563	\$571,866	\$589,022	
Absorption and Turnover Vacancy	\$0	(\$96,415)	(\$16,444)	(\$24,390)	\$0	\$0	(\$48,367)	(\$104,728)	(\$28,274)	\$0	\$0	
Scheduled Base Rent	\$361,559	\$296,610	\$430,508	\$446,991	\$489,001	\$502,255	\$467,539	\$430,972	\$525,289	\$571,866	\$589,022	
Reimbursement Revenue	\$63,320	\$49,349	\$62,408	\$63,441	\$69,602	\$71,647	\$65,768	\$58,636	\$73,032	\$80,097	\$82,500	
Gross Rental Income	\$424,879	\$345,959	\$492,916	\$510,432	\$558,603	\$573,902	\$533,307	\$489,608	\$598,321	\$651,963	\$671,522	
General Vacancy - 2.64%	(\$11,223)	(\$1,873)	(\$12,396)	(\$9,420)	(\$14,755)	(\$15,160)	(\$7,725)	(\$4,049)	(\$11,044)	(\$17,222)	(\$17,738)	
Effective Gross Income	\$413,656	\$344,086	\$480,520	\$501,012	\$543,848	\$558,742	\$525,582	\$485,559	\$587,277	\$634,741	\$653,784	
Operating Expenses												
	PSF											
CAM	\$1.20	\$17,203	\$17,719	\$18,251	\$18,798	\$19,362	\$19,943	\$20,541	\$21,158	\$21,792	\$22,446	\$23,119
Insurance	\$0.46	\$6,555	\$6,752	\$6,954	\$7,163	\$7,378	\$7,599	\$7,827	\$8,062	\$8,304	\$8,553	\$8,809
Real Estate Tax	\$1.97	\$28,185	\$29,031	\$29,902	\$30,799	\$31,723	\$32,674	\$33,655	\$34,664	\$35,704	\$36,775	\$37,879
Management Fee (3.0% of EGR)	\$0.87	\$12,410	\$10,323	\$14,416	\$15,030	\$16,315	\$16,762	\$15,767	\$14,567	\$17,618	\$19,042	\$19,613
Total Operating Expenses	\$4.49	\$64,353	\$63,825	\$69,523	\$71,790	\$74,778	\$76,978	\$77,790	\$78,451	\$83,418	\$86,816	\$89,420
Per SF. Monthly	\$0.37											
NET OPERATING INCOME		\$349,303	\$280,261	\$410,997	\$429,222	\$469,070	\$481,764	\$447,792	\$407,108	\$503,859	\$547,925	\$564,364
NOI Growth (CAGR)		-	-19.77%	8.47%	7.11%	7.65%	6.64%	4.23%	2.21%	4.69%	5.13%	-
CAPITAL EXPENDITURES												
Tenant Improvements	\$0	\$65,714	\$87,524	\$32,454	\$0	\$0	\$52,538	\$151,740	\$0	\$38,752	\$0	
Leasing Commissions	\$0	\$29,497	\$39,286	\$14,567	\$0	\$0	\$23,583	\$68,111	\$0	\$17,394	\$0	
Capital Reserves	\$3,583	\$3,691	\$3,801	\$3,916	\$4,033	\$4,154	\$4,279	\$4,407	\$4,539	\$4,675	\$4,816	
Total Capital Expenditures	\$3,583	\$98,902	\$130,611	\$50,937	\$4,033	\$4,154	\$80,400	\$224,258	\$4,539	\$60,821	-	
Unlevered Cash Flow		\$345,720	\$181,359	\$280,386	\$378,285	\$465,037	\$477,610	\$367,392	\$182,850	\$499,320	\$487,104	-
Interest Payment		(\$177,178)	(\$173,789)	(\$170,199)	(\$166,398)	(\$162,372)	(\$158,109)	(\$153,593)	(\$148,812)	(\$143,748)	(\$138,384)	-
Debt Payment		(\$57,408)	(\$60,797)	(\$64,387)	(\$68,188)	(\$72,214)	(\$76,478)	(\$80,993)	(\$85,775)	(\$90,839)	(\$96,202)	-
Levered Cash Flow		\$111,134	(\$53,227)	\$45,800	\$143,699	\$230,451	\$243,024	\$132,806	(\$51,736)	\$264,734	\$252,518	-

MARKET OVERVIEW

The Shoppes at Ramsey
4251 Ramsey St | Fayetteville, NC 28311



Fayetteville, NC

City Demographics

210,000

Total Population

\$30B+

Gross Domestic Product

85,000

of Households

31 Years

Median Age



Local Market Overview

Fayetteville, North Carolina serves as a strategic economic center in southeastern North Carolina, anchored by a stable population base and consistent demand drivers tied to the presence of Fort Liberty (formerly Fort Bragg), one of the largest military installations in the world. The area benefits from steady population turnover, supporting housing demand, retail activity, and service-based industries. Median household incomes are moderate but supported by government and defense-related employment, creating a reliable economic floor that reduces volatility relative to similarly sized markets.

The broader Cumberland County region continues to experience incremental growth driven by military personnel, healthcare expansion, and logistics activity. Fayetteville's affordability relative to larger North Carolina metros such as Raleigh and Charlotte enhances its appeal for residents and businesses seeking lower operating costs. Infrastructure connectivity, including proximity to Interstate 95 and regional transportation corridors, further supports distribution and commercial activity, positioning the market as a practical hub for both residential stability and business operations.

Property Demographics

POPULATION	3-MILE	5-MILE	10-MILE
2025 Population	40,094	71,016	246,571
HOUSEHOLDS	3-MILE	5-MILE	10-MILE
2025 Households	16,497	29,837	96,803
INCOME	3-MILE	5-MILE	10-MILE
Avg Household Income	\$74,166	\$77,614	\$76,076

Fayetteville Economy: Military Base, Expanding Growth

Fayetteville, North Carolina's economy is largely shaped by the *presence of Fort Liberty, which provides a steady stream of federal spending, jobs, and population growth*. This military foundation supports a wide range of local businesses, from housing and retail to healthcare and education. In recent years, *the area has been working to broaden its economic base by attracting defense contractors, expanding manufacturing, and strengthening logistics and distribution networks*. While this diversification is gradual, it helps reduce reliance on the military over time. Overall, Fayetteville's economy is stable and consistent, with moderate growth and a *cost of living that remains lower than many larger cities in the state*.

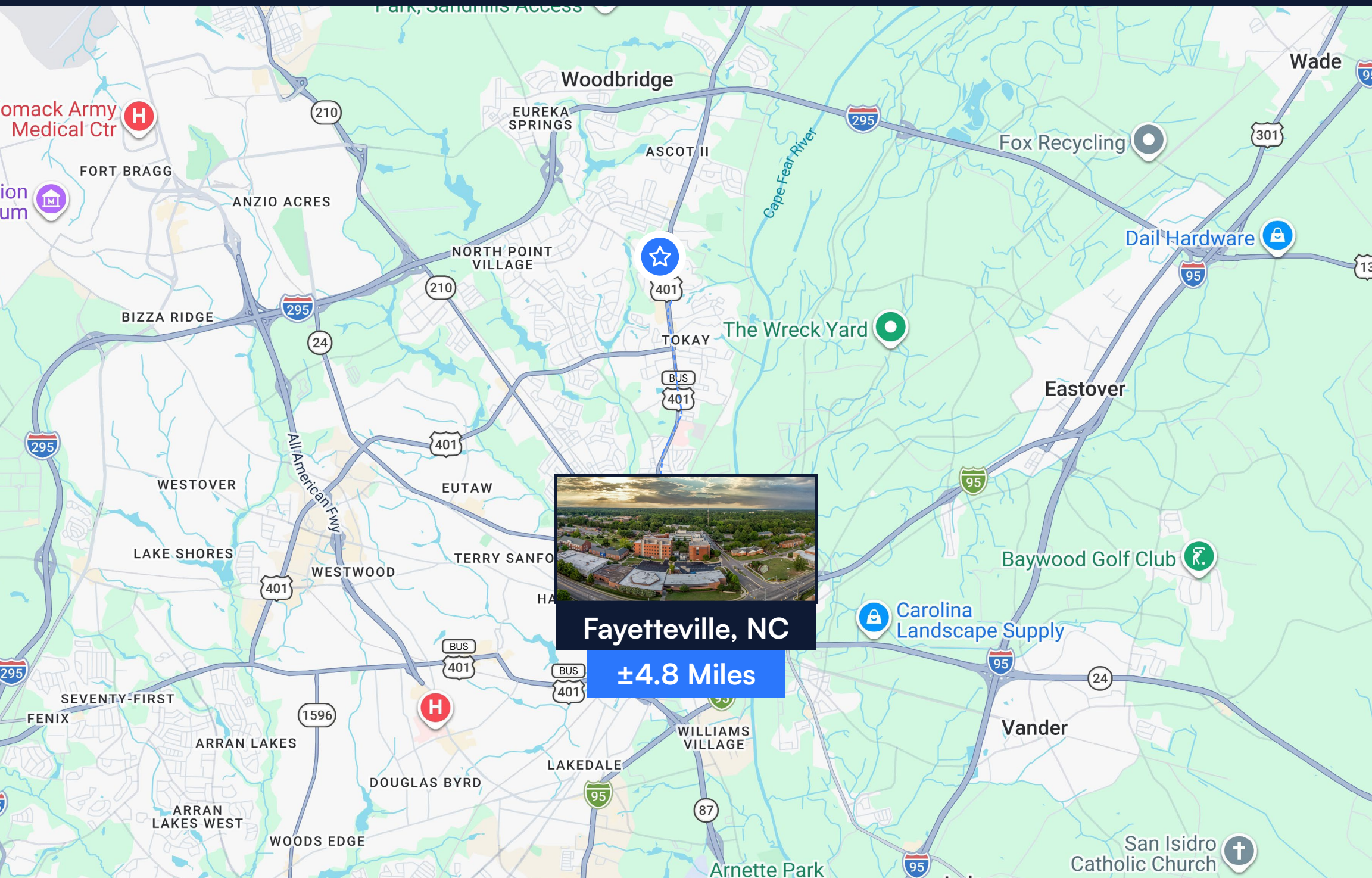


Fort Liberty is the primary economic driver in Fayetteville, *employing tens of thousands of active-duty service members, civilian personnel, and defense contractors*. Its consistent federal funding *brings billions of dollars into the region each year*, supporting local businesses, housing demand, and infrastructure development. The installation also attracts a steady influx of military families, which helps sustain retail, education, and service industries. Because of its scale and stability, Fort Liberty provides a strong economic foundation even during broader economic downturns.

Cape Fear Valley Health System is *one of the largest civilian employers in Fayetteville and a central part of the region's healthcare network*. The system operates multiple hospitals and clinics, delivering essential medical services to both residents and the military community. It employs a wide range of professionals, including doctors, nurses, technicians, and administrative staff, contributing significantly to local job creation. Beyond healthcare, *its presence supports economic growth by attracting related services and improving the overall quality of life in the area*.



Regional Map



Fayetteville, NC

±4.8 Miles

Confidentiality Agreement & Disclaimer

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **4251 Ramsey St, Fayetteville, NC 28311** (“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.

Matthews™ is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity’s name or logo, including any commercial tenant’s name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews™, the property, or the seller by such entity.

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.

Net Lease Disclaimer: There are many different types of leases, including gross, net, single net (“N”), double net (“NN”), and triple net (“NNN”) leases. The distinctions between different types of leases or within the same type of leases, such as “Bondable NNN,” “Absolute NNN,” “True NNN,” or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant’s respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers’ particular needs.

THE SHOPPES AT RAMSEY

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ideal dental®
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ME Massage Envy



ANYTIME FITNESS

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