



161 West Plaza Drive , Mooresville, NC 28117
Charlotte MSA

Retail
Investment Opportunity
Offering Memorandum



MATTHEWS™



EXCLUSIVELY LISTED BY



Nick Seltzer

Associate

(312) 690-6274

nick.seltzer@matthews.com

License No. 475210757 (IL)



Patrick Forkin

Senior Vice President

(773) 279-5390

patrick.forkin@matthews.com

License No. 475.118789 (IL)

Gerard Hamas

Broker of Record

Broker Lic No. 362768 (NC)

Firm Lic No. C42113 (NC)

Table of Contents

04 Property
Overview

10 Financial
Overview

13 Tenant
Overview

14 Market
Overview



PROPERTY OVERVIEW

QuikTrip

161 West Plaza Drive, Mooresville, NC 28117



INVESTMENT HIGHLIGHTS

ABSOLUTE NNN LEASE

Zero landlord responsibilities—tenant is responsible for CAM, taxes, insurance, roof, and structure, delivering a truly passive, hands-off, fee simple investment.

CORPORATE GUARANTEE

Lease backed by QuikTrip Corporation (~1,150 locations nationwide), one of the nation's most established convenience store operators, offering strong credit and long-term tenant stability.

STRATEGIC INTERSTATE ACCESS | I-77 CORRIDOR

Positioned just off a full interchange with Interstate 77, a major north-south corridor providing direct connectivity to Downtown Charlotte (~25 miles south) and supporting strong commuter and regional traffic.

HIGH-TRAFFIC SIGNALIZED INTERSECTION

Positioned just off a full interchange with Interstate 77, a major north-south corridor providing direct connectivity to Downtown Charlotte (~25 miles south) and supporting strong commuter and regional traffic.

“RACE CITY USA | AUTOMOTIVE HUB

Located in the heart of “Race City USA,” surrounded by 120+ automotive-related businesses within a 5-mile radius, including NASCAR operations and major dealerships such as Randy Marion and Keffer Kia within ½ mile—driving strong fleet and local demand.

DOMINANT NATIONAL RETAIL CORRIDOR

Situated within a dense retail corridor anchored by Walmart, Costco, Lowe's, Sam's Club, and other national retailers, generating high-frequency consumer traffic and reinforcing long-term site performance.

BONUS DEPRECIATION OPPORTUNITY

Fee simple ownership may qualify for 100% bonus depreciation in Year 1 (consult your CPA).





Winslow Bay Commons

TARGET **TJ-maxx**

Michael's **PET SMART**

ROSS **WORLD MARKET**
DRESS FOR LESS® WORLDMARKET.COM

DICK'S **popshelf**
SPORTING GOODS carter's

BJ's
Live Generously.

Mooresville Festival

BIG! **LOTS** **belk**
KOHL'S

sam's club

Brookhaven Townhomes
±193 Units

Cadillac **CHEVROLET**

Mooresville Station
±279 Units

150 ±41,000 VPD

INTERSTATE 77 ±72,000 VPD

Charlotte Hwy ±18,000 VPD

BEST BUY **NORDSTROM**
rack

ASHLEY & NOBLE
ULTA BEAUTY **STAPLES**

LOWE'S
HOBBY LOBBY

QT
QuikTrip
Subject Property

TSC **TRACTOR SUPPLY CO.**

Ford

150

Brawley School Rd ±31,000 VPD

Walmart Supercenter **OLLIE'S OUTLET**
Bargain GOOD STUFF CHEAP

FLOOR & DECOR **HobbyTown**

Jersey Mike's
SINCE 1946
SUBS

ALDI

W

Revere at Mooresville
±80 Units

Publix

COSTCO WHOLESALE **Chick-fil&c**
Academy **Culver's**
SPORTS+OUTDOORS

Google Earth

QT
QuikTrip

±6,712 SF
±6.44 AC

150

± 41,000 VPD

150



161 West Plaza Drive
Mooreville, NC 28117

±6,712 SF
GLA

2011
Year Built

±41,000
Vehicles Per Day (US-150)

Absolute NNN
Lease Type

±6.44 AC
Lot Size



PROPERTY PHOTOS



FINANCIAL OVERVIEW

QuikTrip

161 West Plaza Drive, Mooresville, NC 28117



FINANCIAL SUMMARY



\$4,670,400

List Price

6.00%

Cap Rate

\$280,224

NOI

Abs. NNN

Lease Type

Property Details

Original Lease Term	15 Years
Rent Commencement Date	1/9/2013
Lease Start Date	2/1/2013
Lease Expiration Date	1/31/2028
Term Remaining	±1.8 Years
Options	Seven, 5-Year Options
Increases	In Options
Lease Type	Abs. NNN
Guarantor	QuikTrip Corporation
Landlord Responsibilities	None
Year Built	2011
ROFR	30 Days
MPDs/Fueling Stations	8/16
Store Model	Generation 3

Annualized Operating Data

Option	Date	Monthly Rent	Annual Rent	Increase
Current:	1/9/2013-1/31/2028	\$23,352.00	\$280,224	-
Option 1:	2/1/2028-1/31/2033	\$24,157.00	\$289,884	3.45%
Option 2:	2/1/2033-1/31/2038	\$24,962.00	\$299,544	3.33%
Option 3:	2/1/2038-1/31/2043	\$25,768.00	\$309,216	3.23%
Option 4:	2/1/2043-1/31/2048	\$26,573.00	\$318,876	3.12%
Option 5:	2/1/2048-1/31/2053	\$27,378.00	\$328,536	3.03%
Option 6:	2/1/2053-1/31/2058	\$28,183.00	\$338,196	2.94%
Option 7:	2/1/2058-1/31/2063	\$28,989.00	\$347,868	2.86%

100% BONUS DEPRECIATION

With the signing of the “One Big Beautiful Bill Act” on July 4th, 2025, 100% Bonus Depreciation has officially been reinstated and made permanent. All qualifying properties purchase on or after January 20th, 2025, will be eligible for full Bonus Depreciation benefits.

Gas Station properties may qualify in one of three ways: **(1)** if 50% or more of the store’s gross revenue is generated from petroleum sales; **(2)** if at least 50% of the store’s floor area is dedicated to petroleum marketing activities; or **(3)** if the total floor space of the convenience store is 1,400 square feet or less.

Assumptions	
Asset	QuikTrip
Ownership	Fee Simple
NOI	\$280,224
Cap Rate	6.00%
Purchase Price	\$4,670,400
100% Bonus Depreciation Analysis	
Estimated Land Value*	\$934,080
Amount Eligible for Year-1 Depreciation	\$3,736,320
Estimated Tax Rate	37%
2026 Tax Savings	\$1,382,438

*Assumes 20% of Purchase Price

Matthews Real Estate Investment Services and its affiliates do not provide tax, legal or accounting advice. This material has been prepared for informational purposes only, and is not intended to provide, and should not be relied on for, tax, legal or accounting advice. You should consult your own tax, legal or accounting advisors before engaging in any transaction.

TENANT OVERVIEW

Year Founded
1958

Headquarters
Tulsa, OK

Ownership Status
Private

Employees
31,000+

Locations
1,195+

CSP 202 Ranking
#9

Annual Revenue
\$19.6 Billion



Tenant Overview

QuikTrip is one of the largest privately held convenience store and fuel operators in the United States, operating 1,195+ locations across the Midwest, South, and Southeast. Founded in 1958 and headquartered in Tulsa, the company has grown through disciplined, company-funded expansion and is widely recognized for its high-volume fuel sales, modern large-format store prototypes, and strong fresh food and beverage platform through QT Kitchens. QuikTrip's focus on prime real estate selection, operational efficiency, and consistent customer experience has positioned it among the top-performing operators in the convenience retail sector, while its conservative management and strong financial profile make it a highly desirable credit tenant in the net-lease investment market.

Why Invest in QuikTrip?

Long-Standing History & Market Stability:

- Founded in 1958, QuikTrip has over 65 years of operating history, establishing itself as a durable, recession-resistant convenience and fuel operator with strong brand recognition and consistent customer demand.

Resilient Business Model with High Traffic:

- QuikTrip's combination of high-volume fuel sales, in-store retail, and fresh food offerings drives steady daily traffic and repeat customers, making its locations more resilient than many single-tenant retail assets.

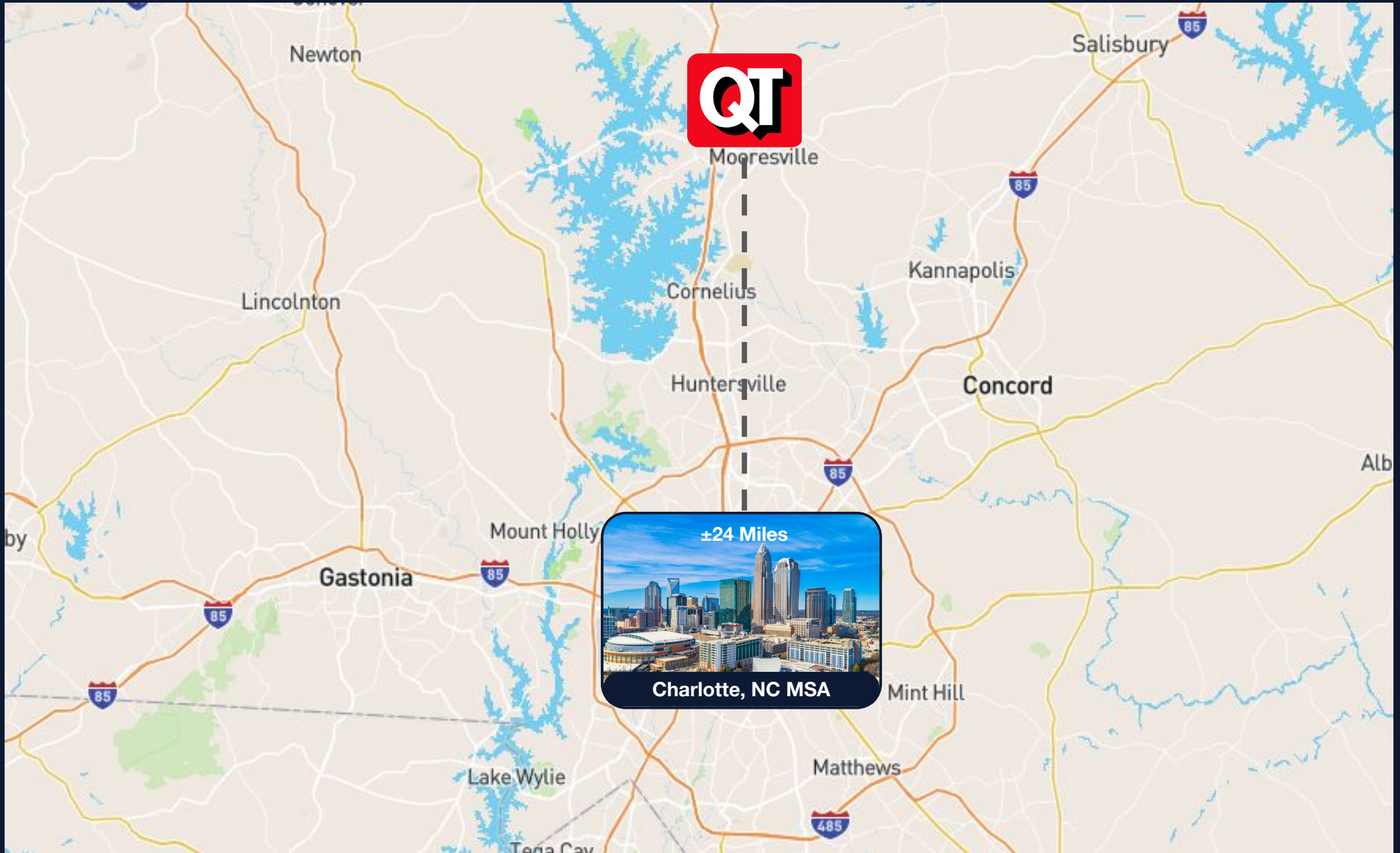
Strategic Expansion & Market Reach:

- Operating approximately 1,195 locations across 21 states, QuikTrip grows through disciplined, company-funded expansion, focusing on prime, high-traffic sites and larger-format store designs to maximize performance and long-term real estate value.

MARKET OVERVIEW

QuikTrip

161 West Plaza Drive, Mooresville, NC 28117



MOORESVILLE, NC

54,045

Total Population

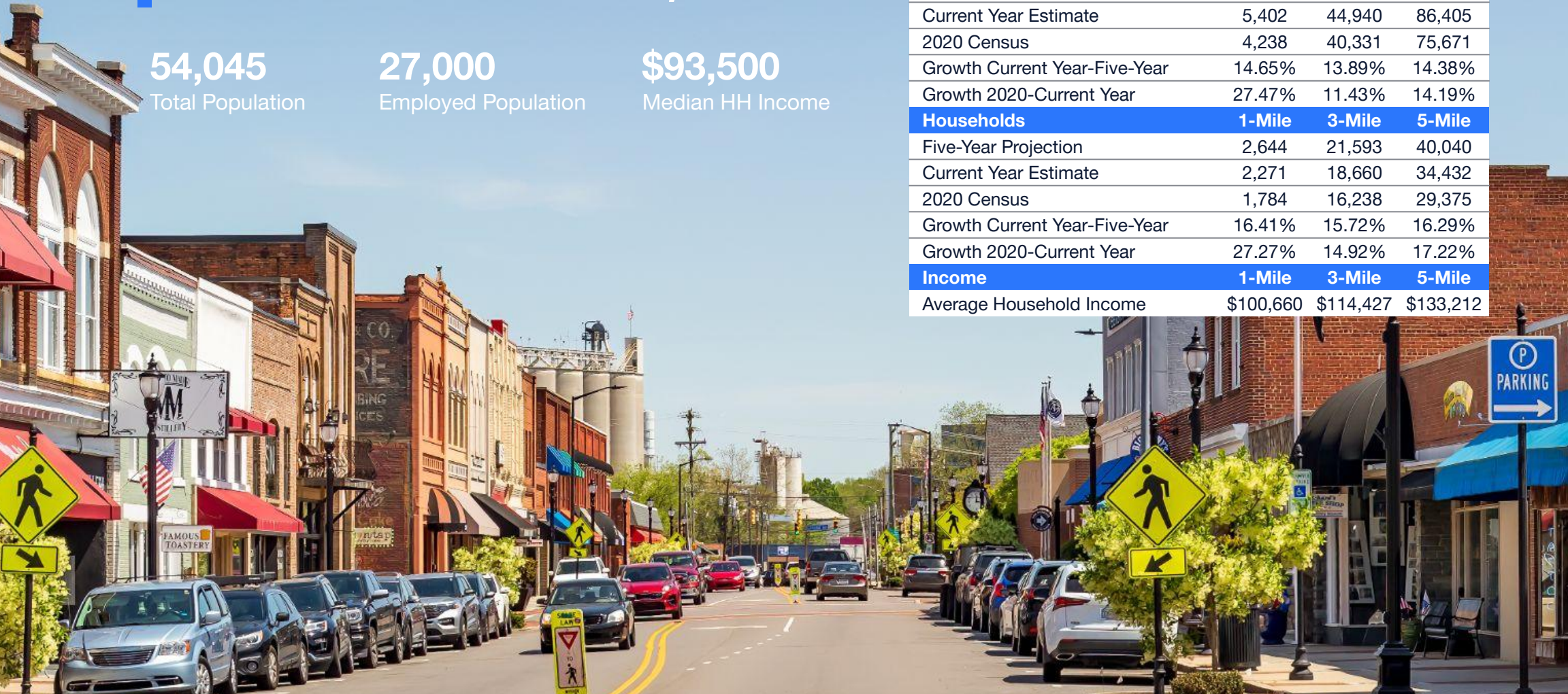
27,000

Employed Population

\$93,500

Median HH Income

Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	6,193	51,182	98,828
Current Year Estimate	5,402	44,940	86,405
2020 Census	4,238	40,331	75,671
Growth Current Year-Five-Year	14.65%	13.89%	14.38%
Growth 2020-Current Year	27.47%	11.43%	14.19%
Households	1-Mile	3-Mile	5-Mile
Five-Year Projection	2,644	21,593	40,040
Current Year Estimate	2,271	18,660	34,432
2020 Census	1,784	16,238	29,375
Growth Current Year-Five-Year	16.41%	15.72%	16.29%
Growth 2020-Current Year	27.27%	14.92%	17.22%
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$100,660	\$114,427	\$133,212



Local Market Overview

Mooresville, North Carolina has experienced steady population and economic growth, driven by its proximity to the Charlotte metropolitan area and a strong regional employment base. The town benefits from a diverse mix of corporate presence, advanced manufacturing, and small businesses, alongside a growing service sector. This expansion has supported rising household incomes and increased consumer spending, making Mooresville an attractive market for retail development.

The retail sector in Mooresville is anchored by a combination of national retailers and local businesses, with key corridors along I-77 and Highway 150 serving as primary commercial hubs. Lowe's corporate headquarters remains a major economic driver, contributing to daytime population density and consistent retail demand. Additionally, ongoing residential growth—particularly among higher-income households relocating from the Charlotte area—has strengthened demand for grocery-anchored centers, lifestyle retail, and experiential shopping environments.

CHARLOTTE, NC MSA

Market Overview

Charlotte is the county seat and the largest city in Mecklenburg County, North Carolina. With a population of over 879,000 people, Charlotte is the largest city in North Carolina and the 16th largest city in the United States. It is also the third-largest Banking Center in the country. It is home to several headquarters of prosperous companies such as Bank of America and Truist Financial. Charlotte is known for being a world-class city through a variety of art, science, and historical attractions, all while retaining its small-town charm.

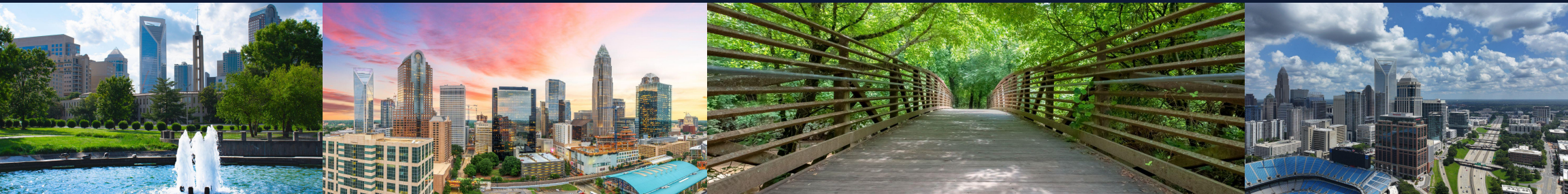
Referred to as the Queen City, Charlotte is home to the Carolina Panthers of the NFL, the Charlotte Hornets of the NBA, the NASCAR Hall of Fame, and the U.S. National Whitewater Center. The quality of life enjoyed by residents of Metropolitan Charlotte is an important factor in the tremendous growth of the city and surrounding rural acreage. An undisputed hub for entertainment and culture, the city draws regional audiences to performances and events at the North Carolina Blumenthal Performing Arts Center and other venues.

Total Population
2.83 Million+

Median HH Income
\$80,201

Annual Visitors
30 Million+

GDP
\$255.7 Billion



MATTHEWS™

EXCLUSIVELY LISTED BY



Nick Seltzer

Associate

(312) 690-6274

nick.seltzer@matthews.com

License No. 475210757 (IL)



Patrick Forkin

Senior Vice President

(773) 279-5390

patrick.forkin@matthews.com

License No. 475.118789 (IL)

Gerard Hamas | Broker of Record | Broker Lic No. 362768 (NC) Firm Lic No. C42113 (NC)

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **161 West Plaza Drive, Mooresville, NC, 28117** ("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.