

MATTHEWS™



Wadesboro IGA

805 Camden Rd, Wadesboro, NC 28170

**Retail
Investment Opportunity**
Offering Memorandum

Exclusively Listed By



Andrew Rollans

Associate

(704) 207-0736

andrew.rollans@matthews.com

License No. 363290 (NC)



Gerard Hamas

Associate Market Leader

(407) 790-9707

gerard.hamas@matthews.com

License No. 362768 (NC)

Gerard Hamas

Broker of Record

Broker Lic No. 362768 (NC)

Firm Lic No. C42113 (NC)

MATTHEWS™





Table of Contents

- 04 Property Overview
- 09 Financial Overview
- 11 Tenant Overview
- 12 Market Overview

Property Overview

Wadesboro IGA

805 Camden Rd, Wadesboro, NC 28170



Investment Highlights

Property Highlights

- **Signalized Hard Corner Location with Excellent Visibility** - Positioned at a signalized intersection, the property benefits from exceptional visibility, multiple points of ingress and egress, and strong exposure to daily commuter traffic, making it a highly desirable location for both retailers and customers.
- **Large, Easily Accessible Parking Field** - The property features a spacious parking lot with convenient access from the main roadway, providing ample parking capacity and enhancing the customer experience while accommodating a variety of retail and service-oriented uses.
- **Significant Value-Add Opportunity** - Situated on a generously sized site with established retail improvements, the property offers substantial redevelopment, repositioning, or lease-up potential, allowing investors to capitalize on future value creation in a proven commercial corridor.
- **Long-Term Ownership History** - Owned by the same party for more than 40 years, the property represents a rare acquisition opportunity with limited historical turnover, highlighting its long-term viability and potential for the next phase of investment.
- **Strategic Location Near U.S. Highway 74** - Located just off U.S. Highway 74, one of North Carolina's primary east-west transportation corridors, the property benefits from excellent regional connectivity, providing convenient access to surrounding communities, employment centers, and retail destinations.
- **Established Retail Corridor with Strong National Co-Tenancy** - Surrounded by nationally recognized retailers including CVS, Dollar General, KFC, AutoZone, Advance Auto Parts, Dunkin', and Arby's, the property benefits from consistent consumer traffic, established retail synergy, and a strong commercial presence that supports long-term tenant demand.





**SP SOUTH
PIEDMONT**
COMMUNITY COLLEGE
South Piedmont Community College
±4,000 Students | ±500 Employees

**+ Atrium Health Physical Therapy
Rehabilitation Center**

**Advance
Auto Parts**
Arby's
AutoZone

FAMILY DOLLAR

Anson Station
**TSC TRACTOR
SUPPLY CO.** **ROSES**
FOOD LION **BR
baskin
robbins** **BURGER
KING**

CAPTAIN D'S
SEAFOOD KITCHEN

DUNKIN'

DOLLAR GENERAL

Wadesboro Elementary
±232 Students

O'Reilly AUTO PARTS
Wendy's **KFC**

Speedway

**Pizza
Hut** **McDonald's**

IGA
Subject Property

**WADESBORO
SELF STORAGE**

CVS pharmacy®

74

74

±34,000 VPD

74

52

Camden Rd



Chesterfield

Camden Rd

**805 Camden Rd,
Wadesboro, NC 28170**

±28,600 SF

GLA

±34,000 VPD

U.S. Highway 74

**NN Lease
(Roof & Structure)**

Lease Type

\$36.68

Price Per SF



Financial Overview

Wadesboro IGA

805 Camden Rd, Wadesboro, NC 28170



Financial Summary

\$1,049,032

List Price

±28,600 SF

GLA

\$36.68

PPSF

Property Details

Term Remaining ±4.5 Years

Lease Term Remaining (02/01/2026-01/31/2031)

Options Three, 5-Year Options

Flat Options No Increases

Lease Type NN Lease (Roof & Structure)

Lot Size ±2.34 AC



Tenant Overview

Year Founded
1926

Headquarters
Chicago, IL

Ownership Status
Privately Owned
Cooperative

Employees
150+

Locations
6,000+

Credit Rating
Not Rated

Annual Revenue
\$43 Billion



Tenant Overview

Independent Grocers Alliance (IGA) is one of the world's largest voluntary supermarket networks, supporting more than 6,000 independently owned grocery stores across over 40 countries. Founded in 1926 and headquartered in Chicago, Illinois, IGA provides its member retailers with purchasing power, marketing resources, private-label products, and operational support while allowing each store to remain independently owned and operated. The brand's neighborhood-focused approach has established IGA as a trusted grocery destination in communities ranging from rural markets to urban neighborhoods.

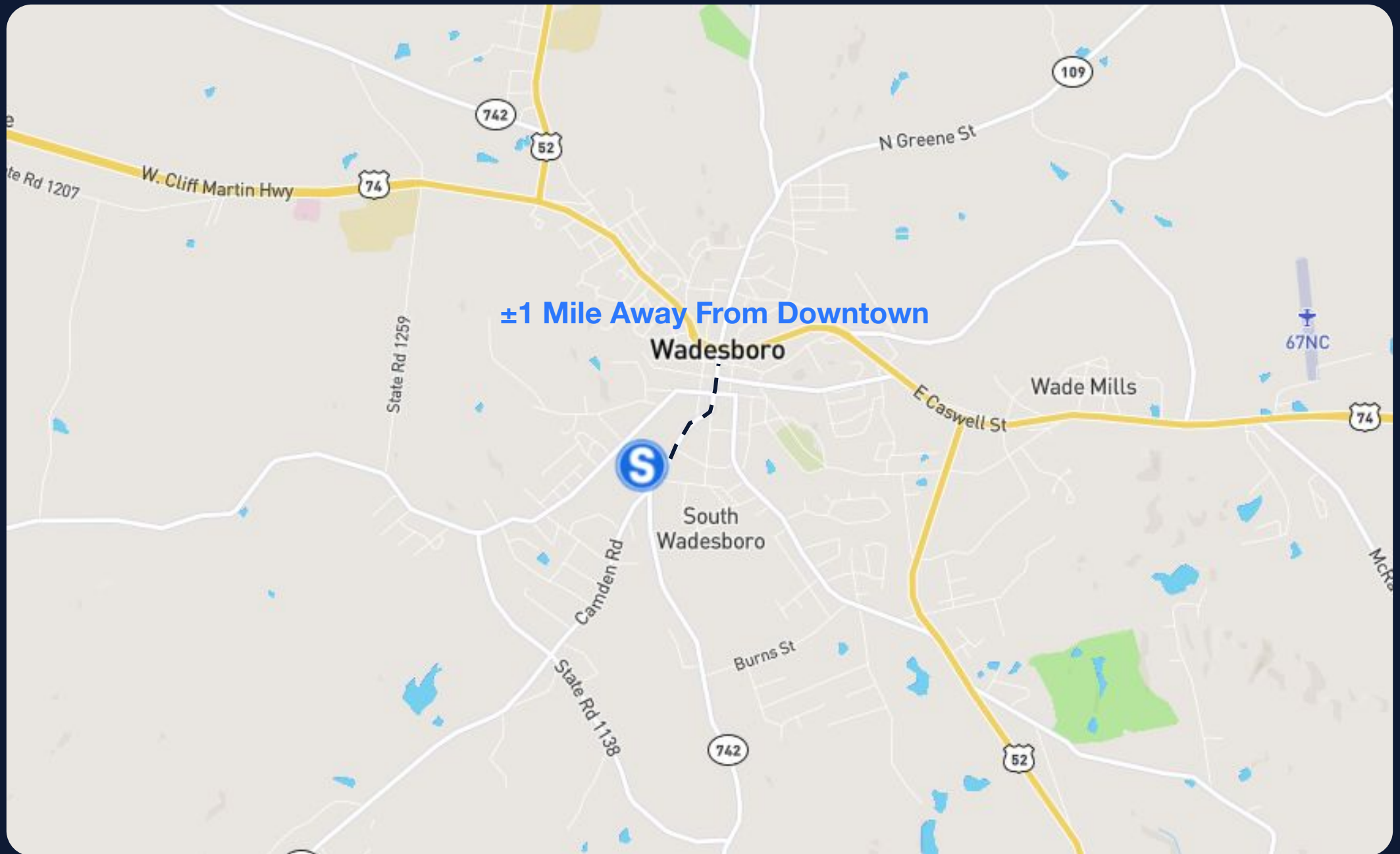
Why Invest in IGA?

- **Established Global Brand:** Founded in 1926, IGA has nearly a century of operating history and is recognized as one of the world's most trusted grocery banners.
- **Essential Retail Tenant:** Grocery stores generate consistent customer traffic and provide necessity-based goods, making them resilient across varying economic conditions.
- **Extensive International Network:** With more than 6,000 locations in over 40 countries, IGA benefits from significant brand recognition and broad market reach.
- **Independent Operator Model:** Locally owned stores can adapt to their communities while leveraging the purchasing power, marketing, and operational support of the IGA network.
- **Stable Consumer Demand:** Grocery retail remains one of the most defensive sectors in commercial real estate, supported by recurring household spending and everyday shopping needs.

Market Overview

Wadesboro IGA

805 Camden Rd, Wadesboro, NC 28170



Wadesboro, NC

Market Demographics

6,343

Total Population (3-Mile Radius)

37.6

Median Age

1,900

Employed Population

63%

Homeownership Rate



Local Market Overview

Wadesboro is the county seat of Anson County in south central North Carolina, strategically positioned along U.S. Highway 74 between the Charlotte metropolitan area and the Sandhills region. The community benefits from convenient regional connectivity, providing access to major employment centers, manufacturing facilities, and distribution corridors throughout the Carolinas. Continued investment in transportation infrastructure and economic development initiatives supports the area's long-term commercial growth and reinforces Wadesboro's role as an important service hub for surrounding rural communities.

The local retail market is supported by a stable customer base drawn from Wadesboro and neighboring communities that rely on the city for everyday shopping, dining, healthcare, financial services, and professional businesses. National retailers, grocery stores, quick-service restaurants, and essential service providers benefit from limited direct competition and strong local market share, creating a dependable environment for neighborhood retail and service-oriented tenants.

Property Demographics

Population	1-Mile	3-Mile	5-Mile
Current Year Estimate	2,378	6,343	8,939
Households	1-Mile	3-Mile	5-Mile
Current Year Estimate	964	2,539	3,589
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$87,139	\$73,144	\$69,777

MATTHEWS™

Exclusively Listed By



Andrew Rollans

Associate

(704) 207-0736

andrew.rollans@matthews.com

License No. 363290 (NC)



Gerard Hamas

Associate Market Leader

(407) 790-9707

gerard.hamas@matthews.com

License No. 362768 (NC)

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 **805 Camden Rd, Wadesboro, NC 28170** ("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.