



Rea Farms

Charlotte, North Carolina —

CORE, GROCERY ANCHORED CENTER WITH
EMBEDDED VALUE-ADD UPSIDE





property details

9855 SANDY ROCK PLACE, CHARLOTTE, NC 28277



182,961 SF
GLA



\$201,929
AHHI (within 3 miles)



18.2
ACRES



95%
LEASED



~\$4,200,000
YEAR 1 NOI



2018
YEAR BUILT

featured tenants



Harris Teeter



DUCKWORTH'S
GRILL & TAPHOUSE



Atrium Health
URGENT CARE



LITTLE
Mama's
EST. 2020



Banfield
PET HOSPITAL



AT&T



MASON'S
LOBSTER ROLLS



investment highlights



Dominant Harris Teeter

Ranks #3/247 Locations In The Chain (placer.ai)



Charlotte - One Of The Most Highly Sought After Investment Markets



Immediate Value Creation Opportunities



3.0%+ CAGR

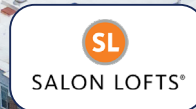


Located In **An Affluent, Rapidly Growing Submarket**



Diverse & Curated Tenant Mix With Exceptional Performance

*182,961 SF Of Core, Grocery-Anchored Retail: The Catalyst
Of A Thriving Live-Work-Play Community*



best-in-class

TOP RANKED CENTER +
DIVERSE INCOME STREAM

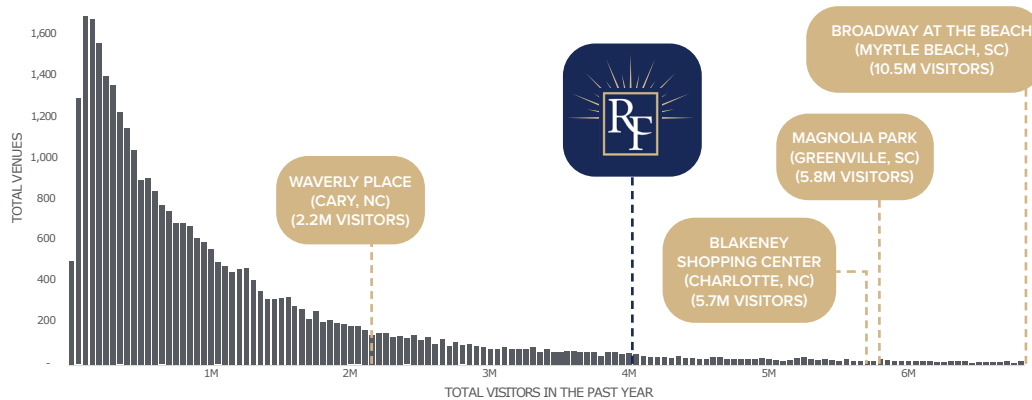


TOP 7%
OF CENTERS IN THE U.S.

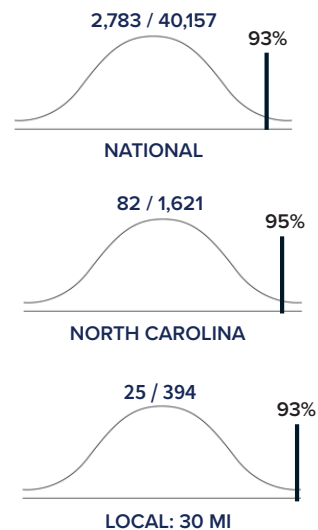


TOP 5%
OF CENTERS IN NORTH
CAROLINA

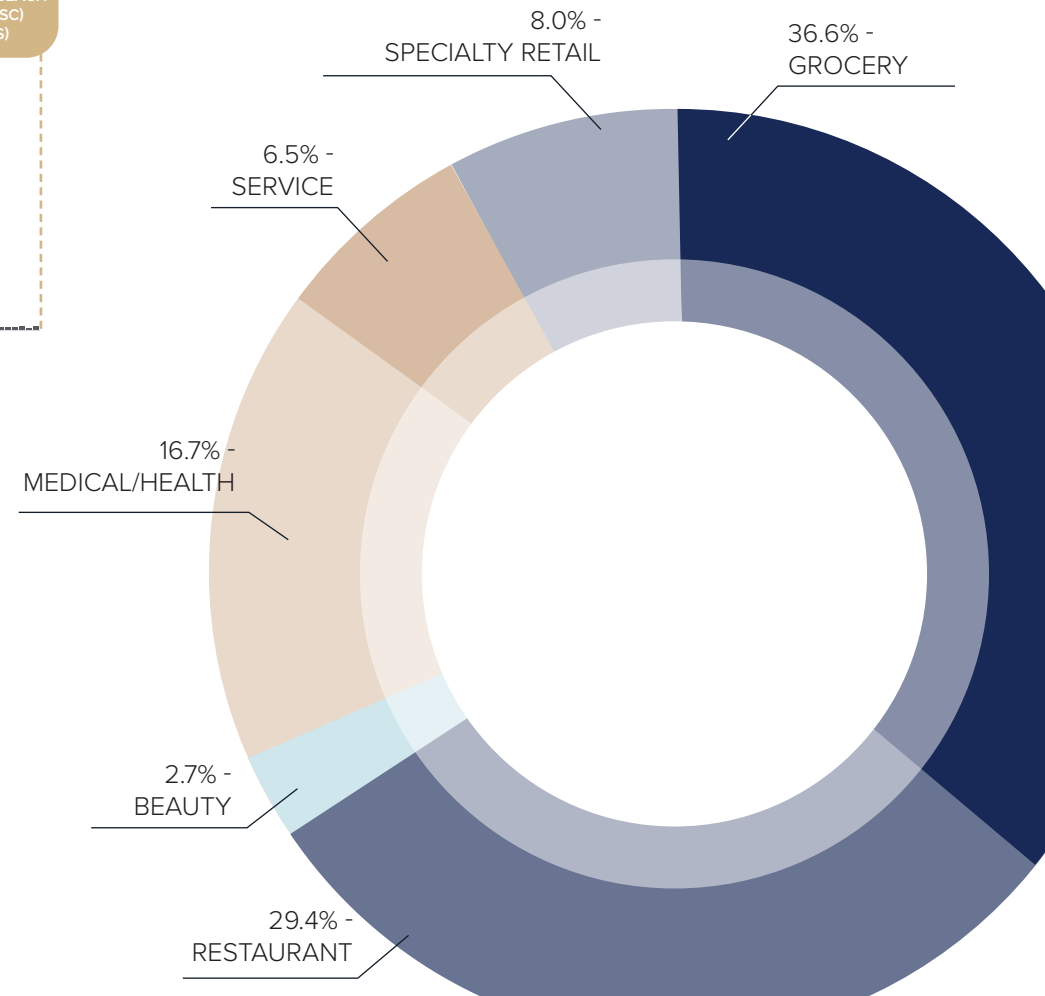
PLACER A.I. RANKINGS



SHOPPING CENTER RANKS



% OF INCOME



~9 VISITS

PER CUSTOMER IN THE
PAST YEAR

3.9M

ANNUAL VISITORS

60 MIN

AVERAGE DWELL TIME

dual-anchor dominance

HARRIS TEETER AND LIFE
TIME (SHADOW ANCHOR)
SPARK OUTSTANDING TENANT
PERFORMANCE

*Harris Teeter and Life Time (NAP) anchor a strong retail ecosystem,
lifting shop tenant performance through cross-shopping synergy,
high renewal rates, and increasing demand from high-quality and
expanding new tenants.*



Harris Teeter

- 1.3M Annual Visits
- #3/247 Locations in the Chain
- Est. \$51M in Annual Sales



LITTLE Mama's
EST. 2020
\$1,647 SALES PSF
2.5% HEALTH RATIO



ROOSTERS
MEN'S GROOMING CENTER
\$631 SALES PSF
13% SALES INCREASE YOY



\$1.7M (2024 SALES)
6% SALES INCREASE YOY



PAPA JOHN'S
\$688 SALES PSF
6.6% HEALTH RATIO



DUCKWORTH'S
GRILL & TAPHOUSE
\$2.9M (2024 SALES)



LIFETIME ATHLETIC

- 955K Annual Visits
- Ranked in the 88th Percentile of all Locations in the Chain
- Expansive Trade Area – 70% of Visitors come from over 3 miles away

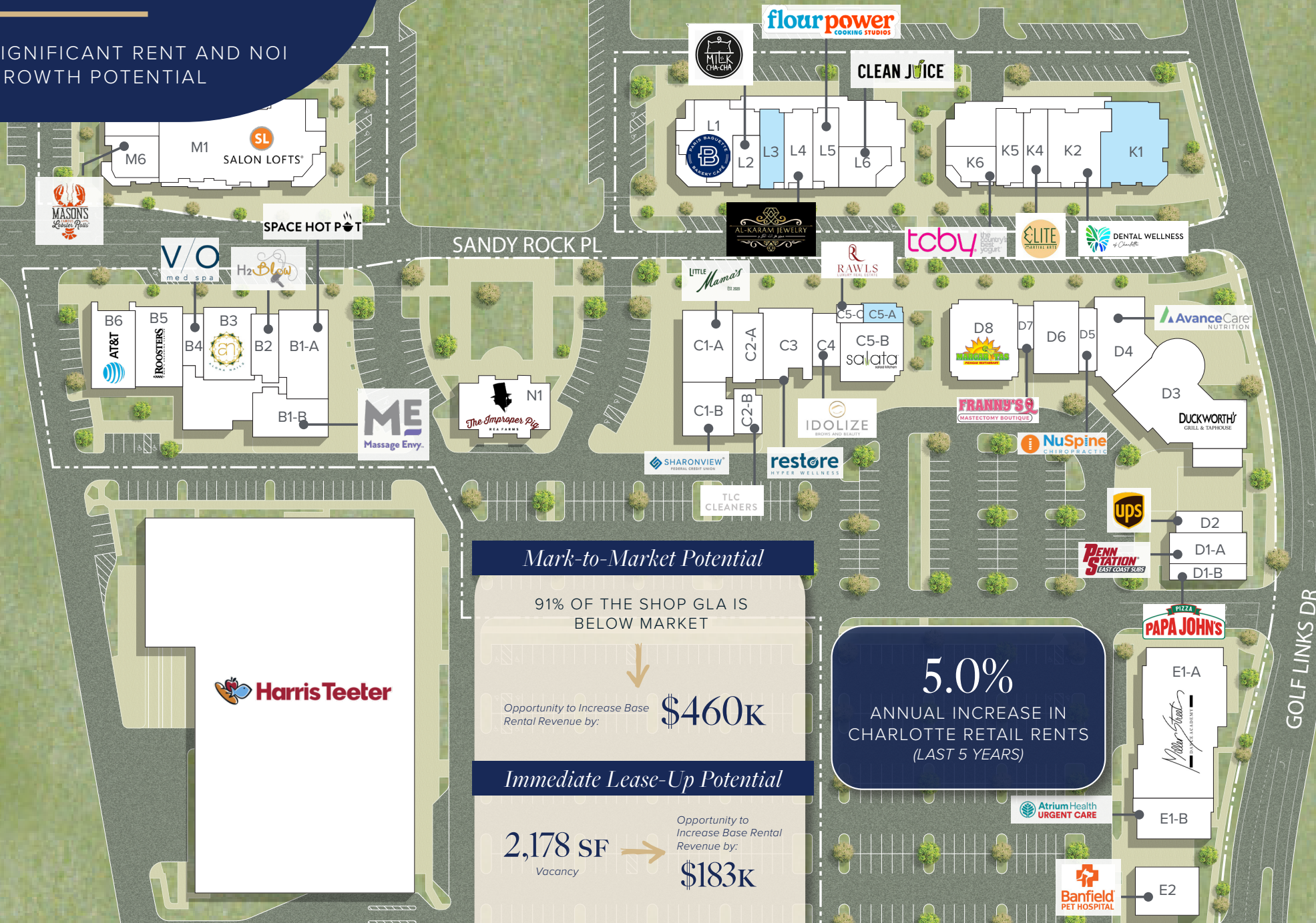
RECENT 5-YEAR RENEWALS



3 NEW LEASES SIGNED PAST 12 MONTHS



SIGNIFICANT RENT AND NOI GROWTH POTENTIAL



Established, Affluent South Charlotte Submarket in High Demand



Stable In-Place Revenue With Opportunities For NOI Enhancement





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