

Bojangles

3638 S New Hope Rd
Gastonia, North Carolina





Contacts

RYAN EKLUND

Managing Principal

P: 704.995.1469

E: ryan@stonecliffre.com

LOGAN LITTLE

Senior Associate

P: 804.205.6287

E: logan@stonecliffre.com



SECTION 01

EXECUTIVE SUMMARY



INVESTMENT OVERVIEW



\$2,456,688
ASKING PRICE



6.00%
CAP RATE

Tenant	Bojangles
Address	3638 S New Hope Rd Gastonia, NC
NOI	\$147,401.28
Rent Increases	1.5% annually starting 11/1/2031
Rent Commencement	11/1/2011
Rent Expiration	10/31/36
Lease Type	NNN
Original Lease Term	15 Years
Lease Term Remaining	10.2 Years*
Options	Three (3), Five (5) Year Options
Right Of First Refusal	None
Right Of First Offer	None

*Lease term is based off a 10 year lease extension

	Lease Term	Monthly Installment	Annual Rent	% Increase
Base Term	11/1/2026-10/31/2031	\$12,283.44	\$147,401.28	
	11/1/2031-10/31/2032	\$12,467.69	\$149,612.30	1.50%
	11/1/2032-10/31/2033	\$12,654.71	\$151,856.48	1.50%
	11/1/2033-10/31/2034	\$12,844.53	\$154,134.33	1.50%
	11/1/2034-10/31/2035	\$13,037.20	\$156,446.35	1.50%
	11/1/2035-10/31/2036	\$13,232.75	\$158,793.04	1.50%
	Option Periods			
Option 1	11/1/2036-10/31/2037	\$13,431.24	\$161,174.94	1.50%
	11/1/2037-10/31/2038	\$13,632.71	\$163,592.56	1.50%
	11/1/2038-10/31/2039	\$13,837.20	\$166,046.45	1.50%
	11/1/2039-10/31/2040	\$14,044.76	\$168,537.15	1.50%
	11/1/2040-10/31/2041	\$14,255.43	\$171,065.20	1.50%
Option 2	11/1/2041-10/31/2042	\$14,469.27	\$173,631.18	1.50%
	11/1/2042-10/31/2043	\$14,686.30	\$176,235.65	1.50%
	11/1/2043-10/31/2044	\$14,906.60	\$178,879.18	1.50%
	11/1/2044-10/31/2045	\$15,130.20	\$181,562.37	1.50%
	11/1/2045-10/31/2046	\$15,357.15	\$184,285.81	1.50%
Option 3	11/1/2046-10/31/2047	\$15,587.51	\$187,050.09	1.50%
	11/1/2047-10/31/2048	\$15,821.32	\$189,855.85	1.50%
	11/1/2048-10/31/2049	\$16,058.64	\$192,703.68	1.50%
	11/1/2049-10/31/2050	\$16,299.52	\$195,594.24	1.50%
	11/1/2050-10/31/2051	\$16,544.01	\$198,528.15	1.50%



INVESTMENT HIGHLIGHTS

Recent Lease Extension

Tenant recently signed a new 10-year term, having operated at the site since 2011. A renewal is the strongest indicator of unit-level performance.

Corporate Guaranty

Lease guaranteed by the Bojangles corporate entity, not a franchisee
— institutional-quality credit behind every payment.

Full 10-Year Term

Primary term runs 11/1/2026 through 10/31/2036, with no early termination rights, no ROFR, and no ROFO.

NNN Lease Structure

No landlord responsibilities.

Attractive Rent Growth

1.5% annual rental increases built into the lease providing predictable income growth.

High-Growth Submarket

Located in South Gastonia along S New Hope Road (NC-279), a major retail and commuter corridor.

Charlotte MSA

21.6 miles from Uptown Charlotte with direct I-85 access at Exit 20, in one of the Southeast's fastest-growing MSAs and home to Bojangles corporate headquarters.

Easy Connectivity

New Hope Road connects South Point and Cramerton/Belmont to downtown Gastonia and the I-85 employment corridor.

Affluent Immediate Trade Area

\$139,364 average household income within one mile, well above the 3- and 5-mile rings.

- **Situated within the Charlotte, NC MSA (Metropolitan Statistical Area):** One of the fastest-growing MSAs in the Southeast
- **Located at S New Hope Road (17,500 vehicles per day) and Beaty Road (10,500 vehicles per day)**
- **Adjacent to Grocery-Anchored Retail:** Positioned alongside a recently renovated Food Lion-anchored shopping center with cross-access, benefiting from strong daily traffic and consistent consumer draw

- **Established Retail Co-Tenancy:** Surrounding national and regional tenants include Food Lion, CVS Pharmacy, Smoothie King, Great Clips, and HiTONE Fitness
- **Proximity to Growth Drivers:** Supported by nearby schools, expanding residential development, and ongoing commercial growth along the New Hope Road corridor, supporting long-term tenant performance



DEMOGRAPHICS

POPULATION (RADIUS)



5,696

1-Mile



39,355

3-Mile



94,880

5-Mile

AVERAGE HOUSEHOLD INCOME



\$139,364

1-Mile



\$115,007

3-Mile



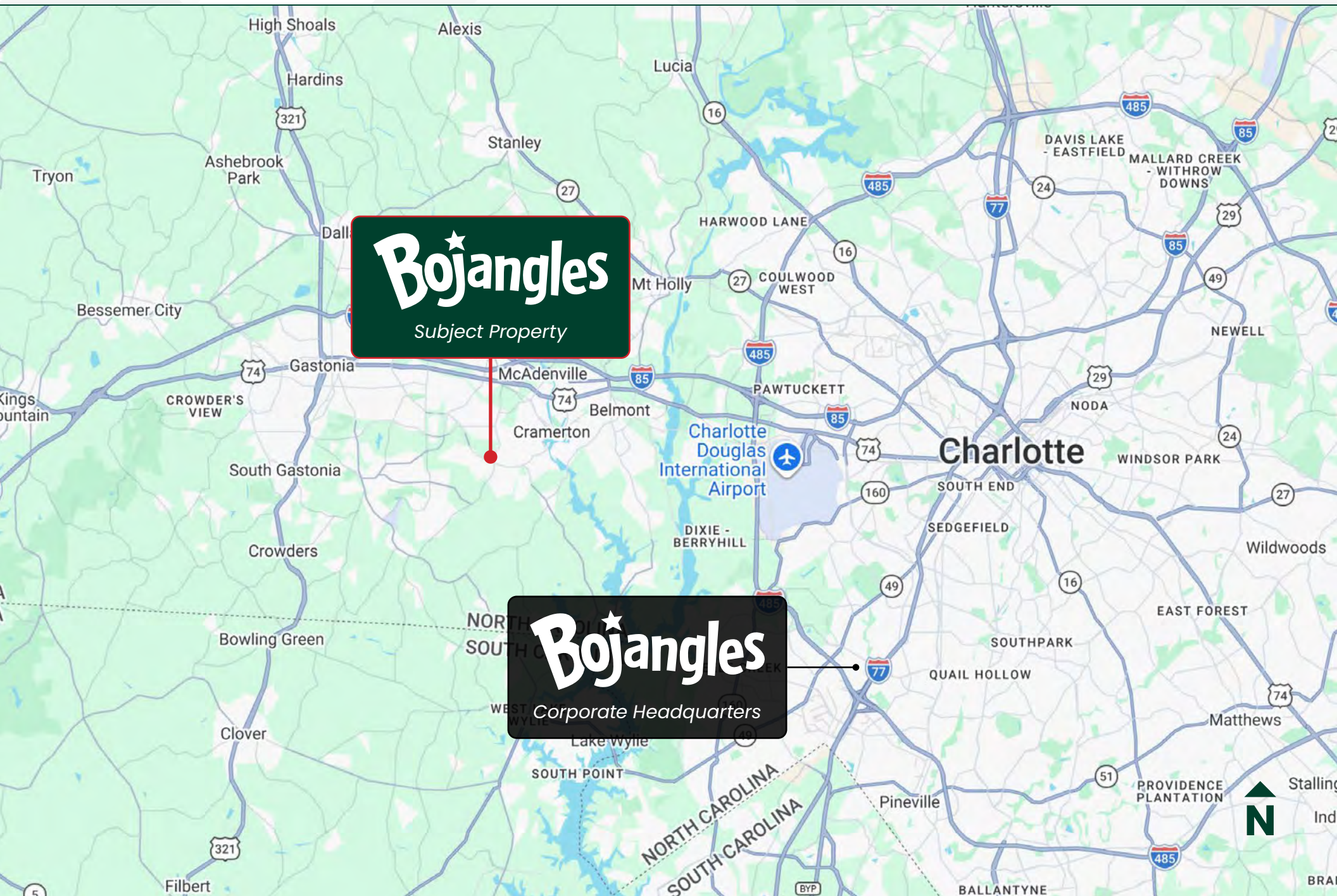
\$103,577

5-Mile

Source: CoStar



LOCATION MAP



SECTION 02

PROPERTY OVERVIEW



SITE PLAN / PROPERTY DETAILS

3,668
Square Feet

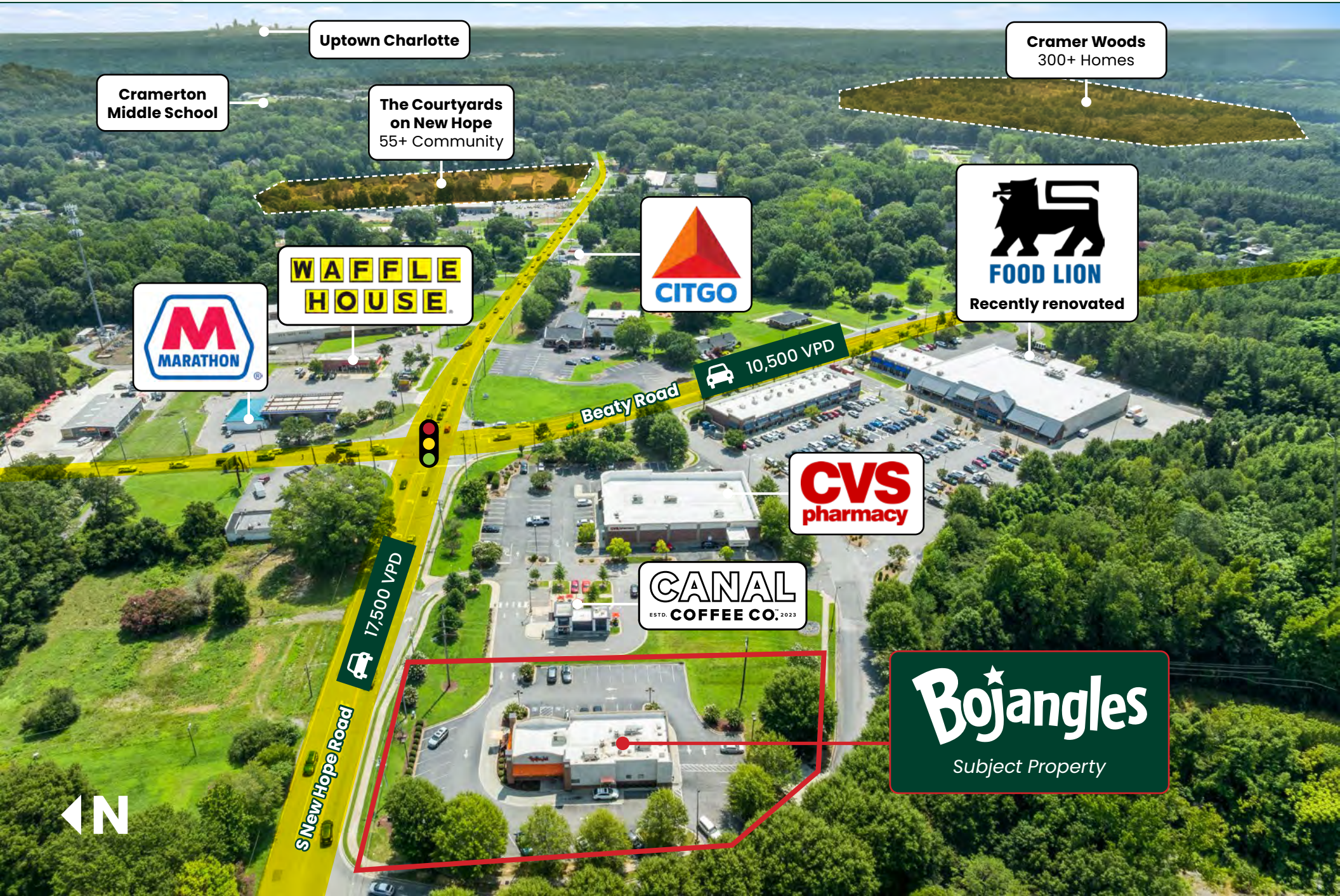
1.10
Acres

2011
Year Built

46
Parking Spaces



DRONE AERIAL



Uptown Charlotte

Cramer Woods
300+ Homes

Cramerton
Middle School

The Courtyards
on New Hope
55+ Community



17,500 VPD

10,500 VPD

Beaty Road

S New Hope Road

DRONE AERIAL



Crowders Mountain

Bethesda Oaks
100+ Homes



Proposed - South New Hope Villages
55+ Community | 94 Homes

Beaty Road



10,500 VPD

S New Hope Road 17,500 VPD

Cemetery

Bojangles
Subject Property



DRONE AERIAL



Avalon by D.R Horton and Meritage Homes
309 single family lots planned/under construction

Eastwood Homes at Founders Landing
~44 single family lots under construction

**D.R Horton development at the intersection
of S New Hope Rd and East Hudson Blvd**
~700 total planned units
(348 apartments, 207 single family,
and 133 townhomes)

Cemetery

Bojangles

Subject Property

S New Hope Road



17,500 VPD

SECTION 03

TENANT PROFILE



TENANT OVERVIEW

Bojangles

FOUNDED IN 1977
Charlotte, NC

QUICK FACTS:

Charlotte, NC
Headquarters

10,000+
Employees

800+
Stores Nationally

Founded in 1977 in Charlotte, North Carolina, Bojangles has established itself as a premier destination for authentic Southern flavor. Famous for its “made-from-scratch” buttermilk biscuits, hand-breaded bone-in chicken, and legendary iced tea, the brand has become a cultural staple across the Southeastern United States. Its business model centers on high-quality, flavorful food served with Southern hospitality, catering to a loyal customer base across breakfast, lunch, and dinner dayparts.

Bojangles is currently experiencing significant growth and modernization, operating over 800 units with a robust pipeline for further expansion. The company has strategically evolved its footprint, focusing on high-traffic retail corridors and suburban growth markets where its signature flavors resonate most. In recent years, the brand has heavily invested in property renovations and technological upgrades to enhance the customer experience through streamlined drive-thrus and digital ordering platforms.

As a tenant, Bojangles is highly desirable for real estate investors due to its proven brand strength and resilient performance within the Quick Service Restaurant (QSR) sector. Many locations operate under long-term, corporate-guaranteed leases, often structured as Triple Net (NNN) to provide investors with a stable, hands-off income stream. With a commitment to operational excellence and an aggressive expansion strategy, Bojangles continues to be a top-tier national tenant that anchors successful retail developments.



SECTION 04

MARKET OVERVIEW



MARKET OVERVIEW



Charlotte, North Carolina, often referred to as the “Queen City,” is a vibrant and rapidly growing metropolis located in the southeastern United States. With a rich history, diverse culture, thriving economy, and a blend of modernity and southern charm, Charlotte has become a popular destination for residents and visitors alike.

Charlotte is a thriving and culturally diverse city that combines its rich history with a modern, cosmopolitan atmosphere. Its booming economy, excellent educational opportunities, and abundant recreational offerings make it an attractive destination for individuals and families looking for a balanced urban lifestyle. As the city continues to grow and evolve, Charlotte remains an inviting and welcoming destination in the heart of the southeastern United States.



MARKET OVERVIEW

HISTORY AND CULTURE

Founded in 1768, Charlotte has a significant historical background. Named after Queen Charlotte of England, the city played a crucial role during the American Revolutionary War and was a hub for gold mining in the early 1800s. Today, Charlotte embraces its history, and many historical sites and museums showcase the city's past. Additionally, the city's diverse population contributes to a vibrant cultural scene, with a mix of art galleries, theaters, music venues, and culinary experiences representing various traditions.

ECONOMY

Charlotte has emerged as a prominent financial center in the United States. It is home to the second-largest banking hub after New York City, hosting the headquarters of major financial institutions such as Bank of America and Wells Fargo. This financial prowess has propelled Charlotte's economy, attracting professionals from various fields. Additionally, the city's diverse business ecosystem spans technology, healthcare, energy, and more, fostering a dynamic and entrepreneurial spirit.

SPORTS AND ENTERTAINMENT

Sports enthusiasts will find much to cheer about in Charlotte. The city is home to several professional sports teams, including the Carolina Panthers (NFL) and the Charlotte Hornets (NBA). Racing fans flock to Charlotte Motor Speedway for NASCAR events, which play a significant role in the region's sports culture. Moreover, Charlotte offers a myriad of entertainment options, including vibrant nightlife, family-friendly attractions like Carowinds amusement park, and an abundance of parks and recreational spaces.

EDUCATION

Charlotte boasts a strong education system, with a variety of public and private schools serving the community. The city is also home to several notable universities and colleges, including the University of North Carolina at Charlotte and Queens University of Charlotte, contributing to the city's intellectual and research-driven atmosphere.

REAL ESTATE AND INFRASTRUCTURE

Charlotte's rapid growth has fueled a robust real estate market. The city offers a diverse range of housing options, from historic neighborhoods with charming architecture to modern high-rise condos in the uptown area. The city's infrastructure continues to expand to accommodate the influx of residents and visitors, with extensive road networks and public transportation options.





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Managing Principal

P: 704.995.1469

E: ryan@stonecliffre.com

LOGAN LITTLE

Senior Associate

P: 804.205.6287

E: logan@stonecliffre.com



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