

A photograph of a restaurant building with a sign that says "St. Louis" and "Plates". The building has a large sign on the roof that says "8760". The image is overlaid with a dark teal color.

8760

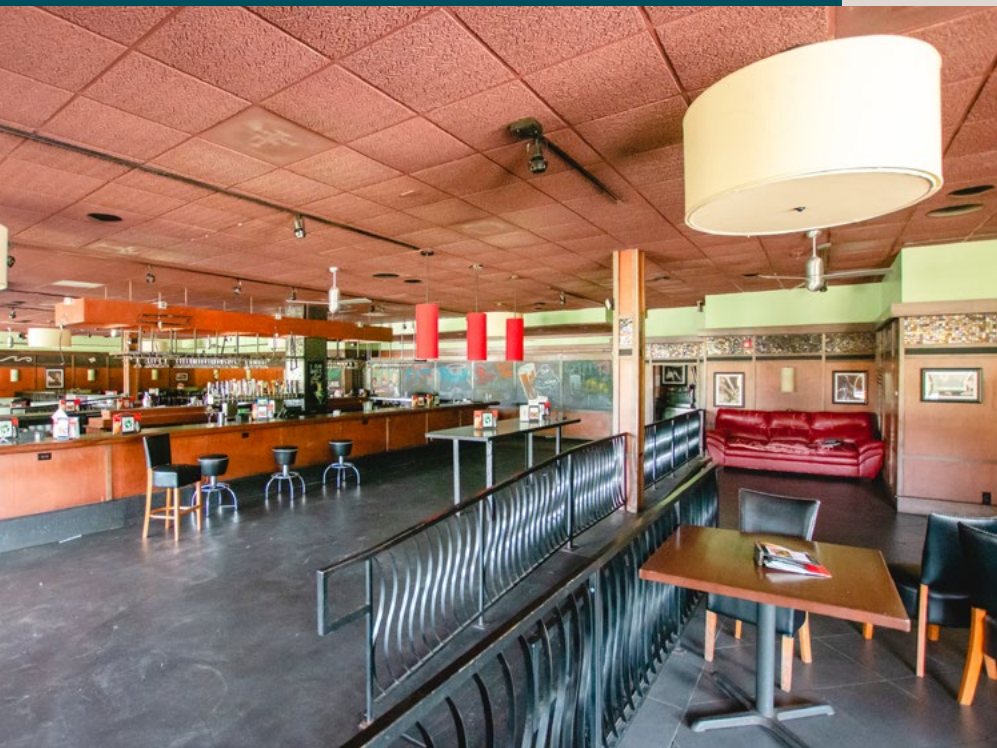
J.M. KEYNES

○

VACANT 7,700-SQUARE FOOT FREESTANDING RESTAURANT BUILDING ON ONE ACRE

TRINITY
PARTNERS





OFFERING SUMMARY

Trinity Partners, LLC, on behalf of the Owner, is pleased to serve as exclusive advisor for the sale of the Owner's interest in 8760 J.M. Keynes Drive in Charlotte, North Carolina (the "Property"). This exceptionally located restaurant property consists of approximately 7,700 rentable square feet of space ideally located at the signalized corner of W.T. Harris Boulevard and North Tryon Street in Charlotte's University submarket. The Property benefits from unmatched visibility at the epicenter of University City's Town Center, as well as adjacent demand drivers including the University of North Carolina at Charlotte, Atrium Healthcare's University campus, and surrounding office parks such as One University Place, University Executive Park, University Research Park, and Innovation Park. The sale presents a rare opportunity to acquire a high-functioning, well-maintained restaurant property in an accessible, amenity-rich location with tremendous surface parking – all within a five-minute walk to the J.W. Clay Lynx Blue Line light rail station.

PROPERTY SUMMARY

ADDRESS	8760 J.M. Keynes Boulevard, Charlotte, NC 28262
DESCRIPTION	Vacant, single-story, freestanding fast-casual restaurant property situated at the intersection of W.T. Harris Boulevard and North Tryon Street
SIZE	+/- 7,700 RSF
PARKING	Access to 265 spaces - 34 owned and 231 via permanent, cross-access easement, shared but not owned
SITE / PARCEL INFORMATION	RESTAURANT BUILDING PARCEL: 0.958 acres; parcel number 04727105

INVESTMENT HIGHLIGHTS

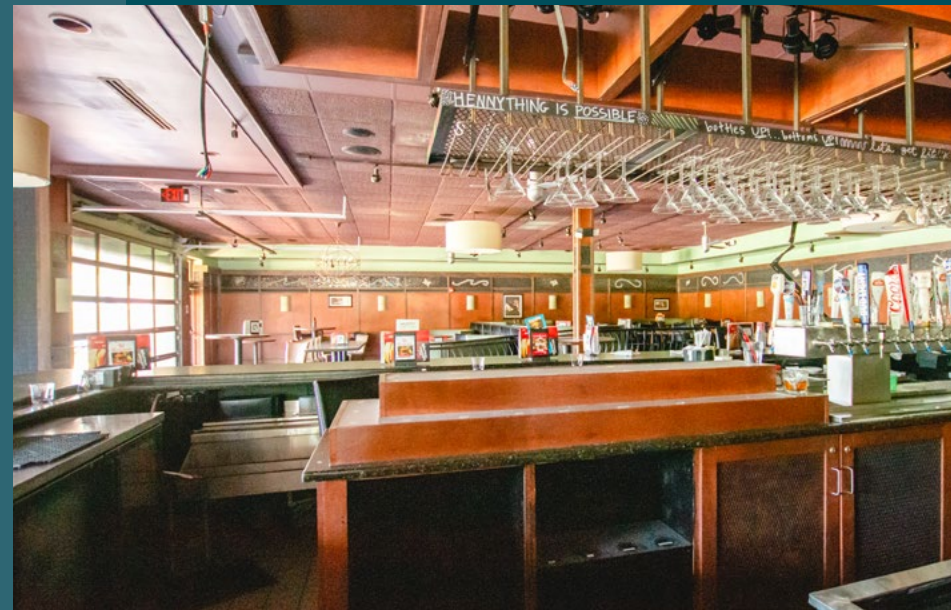
IRREPLACEABLE LOCATION

Situated on the corner of one of Charlotte's busiest intersections and just a short walk from the J.W. Clay / UNC Charlotte LYNX Blue Line Station, the Property is located at the most amenity-rich site in the University submarket and is part of the fabric of the University Town Center's live-work-play environment, which serves to connect a combination of area demand drivers, including Atrium Health and UNC Charlotte, with mass transit and walkable amenities. Shopping, lodging, and other desirable amenities are plentiful in the immediate vicinity. Combined traffic counts on W.T. Harris Boulevard and North Tryon Street exceed 81,800 Vehicles Per Day (VPD) – providing ample brand awareness/touches for any local or corporate concept.

MARKET-LEADING VISIBILITY AND ACCESS

8760 J.M. Keynes Drive enjoys a prominent location at the corner of North Tryon Street (48,074 VPD) and W.T. Harris Boulevard (33,783 VPD). This provides unmatched visibility to consumers who travel these two major arteries, as well as those who ride the light rail. Strong visibility affords a tenant with desirable branding opportunities via building signage.

Interstate 485, Charlotte's outer loop, intersects with I-85 and North Tryon Street just five minutes north of the Property. Completed in mid-2015, I-485 opened the Property not only to northeast Charlotte, but to prospective tenants throughout the market, as the Property is accessible to virtually all the Charlotte MSA within a 30-minute drive.



DRIVING DISTANCE FROM THE PROPERTY

CLT DOUGLAS AIRPORT	15.1 MILES
UPTOWN CHARLOTTE	9.2 MILES
I-85	0.5 MILES
I-485	3.5 MILES
I-77	6.8 MILES





N TRYON ST

J.W. CLAY BOULEVARD STOP AND PARKING GARAGE



Five Guys, Blaze, T-Mobile, Tropical Cafe, Peloni



J.W. CLAY BLVD



LYNX BLUE LINE
N TRYON ST



★ INVESTMENT HIGHLIGHTS

RICH AMENITY BASE SURROUNDING THE PROPERTY

The Property is situated adjacent to the Shoppes at University Place, north Charlotte's most active lifestyle center. With approximately 40 shops, services, and eateries set in a tranquil lake setting, the Shoppes offer year-round entertainment, including paddleboat rides and an annual concert series.

The Pointe at University Place is the area's newest retail project. Completed in 2017, the Pointe is directly across the street from the J.W. Clay Boulevard LYNX parking deck and station.

Additionally, there are numerous satellite strip centers that feature a broad array of retailers, services, and dining options bringing consumers into the trade area. Charlotte's second Topgolf will anchor a mixed-use entertainment district on University City Boulevard just over two miles (or two LYNX stops) south of the Property.



IMMEDIATE PROXIMITY TO LYNX BLUE LINE *(LIGHT RAIL)*

The Property sits a mere five-minute walk from the J.W. Clay / UNC Charlotte Station, which boasts the following features:

-  800 PARKING SPACES IN A COVERED DECK
-  PEDESTRIAN BRIDGE SPANNING NORTH TRYON STREET CONNECTING THE DECK TO UNC CHARLOTTE
-  TRANSFERS TO FIVE (5) BUS ROUTES
-  COVERED WAITING AREAS

The Blue Line ties the University area to Charlotte's CBD as well as the North Davidson Arts District (NoDa) and South End, two of Charlotte's most popular dining and entertainment locales. The favorable transit-oriented zoning classification designated to properties in proximity to the Blue Line serves as a catalyst for vibrant and dense multifamily, office, and retail development.





MCCULLOUGH STOP



LYNX BLUE LINE

W.T. HARRIS BLVD

8760
J.M. KEYNES

W.T. HARRIS BLVD

AtriumHealth

LYNX BLUE LINE
5 MINUTE WALK

N TRYON ST

J.W. CLAY BLVD STOP



800-SPACE
PARKING
DECK

UNC CHARLOTTE

N TRYON ST



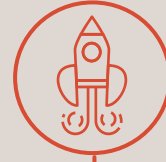
HIGH-GROWTH, DENSE MARKET WITH STRONG 24/7/365 DEMAND DRIVERS

Strong daytime population coupled with complimentary uses such as healthcare, lodging, higher education, and dense surrounding residential areas create demand for lunch, dinner, and late-night entertainment venues. The University area is Charlotte's second-largest suburban office submarket and is home to corporate headquarters, a large hospital and associated medical offices, back-office / call-center space, and a thriving university. With an office vacancy rate of 7.6%, the University trails only Midtown / South End and SouthPark in terms of performance. The balance of consumers in the neighborhood supports fast-casual concepts that cater to both business and leisure patrons.



University submarket is the **2nd-largest employment center in Charlotte**

- 75,000 EMPLOYEES
- 23 FORTUNE 500 REGIONAL OFFICES
- 3 HEADQUARTERS LOCATIONS
- 171,000 AREA POPULATION
- \$250M IN RESIDENTIAL DEVELOPMENT
- 2,178 MULTI-FAMILY UNITS DELIVERED OR IN THE PIPELINE
- 29.5 MEDIAN AGE



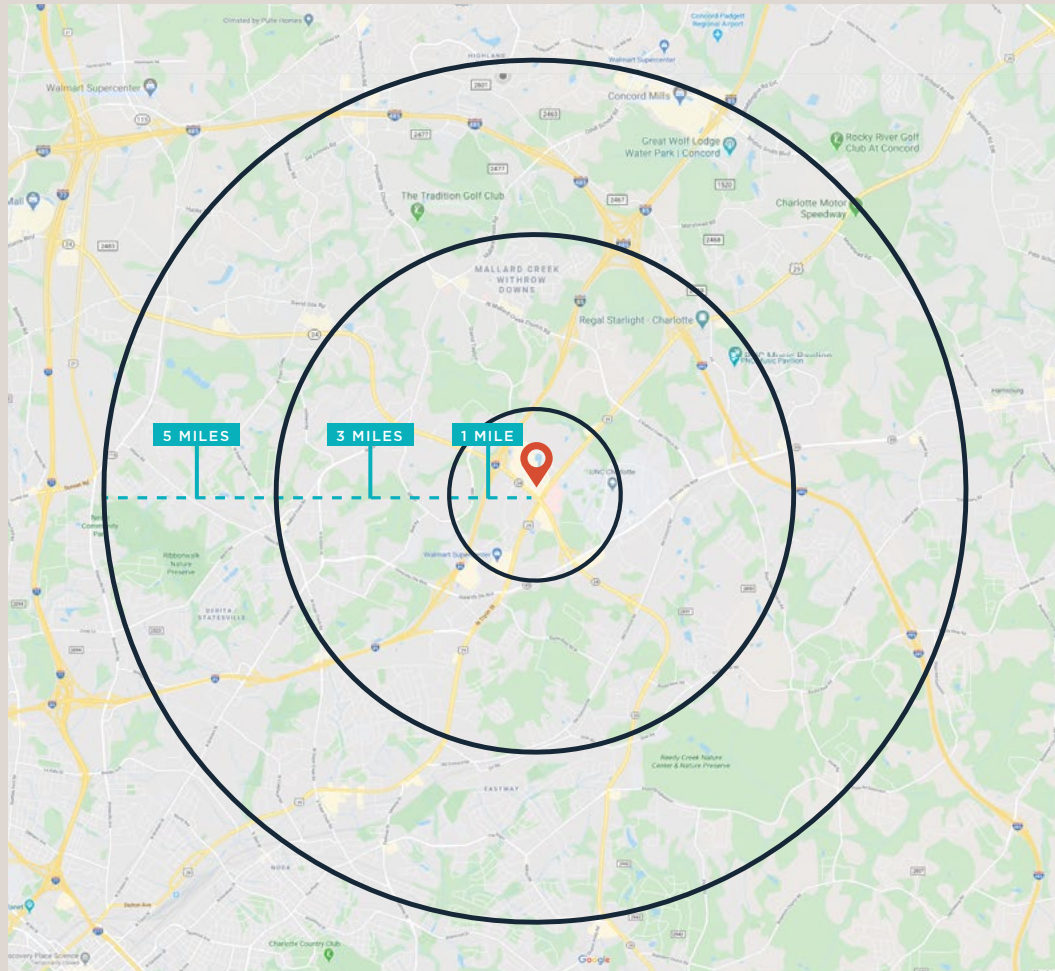
The establishment of University City Town Center and **more than \$1.5 billion in infrastructure improvements have shifted the center of the submarket closer to the LYNX Blue Line extension**, east of I-85 and University Research Park, and the amenities associated therewith, including:

- RAPID TRANSIT - LYNX BLUE LINE EXTENSION
- MALLARD CREEK, DOBY CREEK, TOBY CREEK AND BARTON CREEK GREENWAYS
- MULTI-PURPOSE PATHS FOR IMPROVED PEDESTRIAN AND BICYCLE CONNECTIVITY
- EXPANDED LANDSCAPING AND STREETSCAPES



UNCC's undergraduate **enrollment grew 40% over the past decade**

- THE INCREASE ACCOUNTS FOR MORE THAN HALF THE ENTIRE UNC SYSTEM'S GROWTH
- LARGEST GAINS IN THE STEM FIELDS (SCIENCE, TECHNOLOGY, ENGINEERING, AND MATHEMATICS)
- UNCC PRODUCES 6,000 GRADUATES ANNUALLY LED BY ENGINEERING, TECH, AND HEALTH SCIENCES
- 3RD-LARGEST UNIVERSITY IN THE UNC SYSTEM



METRIC	1-MILE	3-MILE	5-MILE
2020 TOTAL POPULATION:	6,938	87,255	195,595
2025 POPULATION:	7,412	94,364	211,156
POP GROWTH 2020-2025:	6.83%	8.15%	7.96%
AVERAGE AGE:	30	32	33.7
MEDIAN HOUSEHOLD INCOME:	\$40,419	\$50,679	\$52,992

CHARLOTTE MARKET OVERVIEW



In the **top 5% fastest-growing** metro region in the US since 2000

US Census



Population: **2.8 million**; workforce 1.5 million

US Census 2015



2nd-largest financial center in the US

US Census



17th-largest city in the US

US Census



16 counties spanning North and South Carolina



6th-busiest airport in the world

ACI, 2015



2nd-lowest unionization rates in the country behind SC



Cost of living index is **96.4%** of the US average and among the lowest in the South

C2ER, 2015

CHARLOTTE MSA FORTUNE 500¹ HEADQUARTERS

	2018 FORTUNE 500 RANK	2018 REVENUE (IN MILLIONS)
BANK OF AMERICA	25	\$113.589
LOWE'S COS. INC.	44	\$72.148
HONEYWELL INTL. INC.	92	\$36.709
NUCOR	139	\$22.589
DUKE ENERGY	123	\$24.658
SONIC AUTOMOTIVE	301	\$10.454
BRIGHTHOUSE FINANCIAL	457	\$6.554
TRUIST FINANCIAL	139	\$14.664

QUALITY OF LIFE

- › **Mild, four-season climate** with 214 days of sunshine on average annually
- › **37 colleges and universities** with 50+ campuses spread throughout the region
- › **Beaches and mountains** accessible within 2-3 hours' drive
- › **Johnson and Wales graduates** fuel the variety of the ever-growing restaurant scene
- › Top healthcare amenities, with one of the **largest public healthcare systems** in the U.S. at Atrium Health

CHARLOTTE AREA ATTRACTIONS/EVENTS

- › Home of the **Carolina Panthers**, Charlotte Hornets, Charlotte Knights, and Charlotte Checkers professional and semi-professional sports teams
- › Charlotte hosts the **NASCAR All Star Race**, the **Bank of America 500**, and the **Coca Cola 600**, and is also home to the **NASCAR Hall of Fame**
- › Host of the **2017 and 2025 PGA Championship** and the annual **Wells Fargo PGA Tournament** at Quail Hollow Club
- › Home to the **U.S. National Whitewater Center**,





DISCLAIMER

Trinity Partners, LLC, a North Carolina Limited Liability Company (“Trinity”), has been retained as advisor and broker to Schulz & Schulz Investments, LLC (the “Owner”) regarding the sale of 8760 J.M. Keynes Drive located in Charlotte, North Carolina (the “Property”).

This Offering Memorandum has been prepared by Trinity for use by a limited number of parties and does not purport to provide a necessarily accurate summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all the information which prospective investors may need or desire. All projections have been developed by Trinity, the Owner, and designated sources and are based upon assumptions relating to the general economy, competition, and other factors beyond the control of the Owner, and therefore are subject to variation. No representation or warranty, express or implied, is made by Trinity or the Owner as to the accuracy or completeness of the information contained herein, and nothing contained herein is, or shall be relied on, as a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be correct, the Owner and its employees disclaim any responsibility for inaccuracies and expect prospective purchasers to exercise independent due diligence in verifying all such information. Further, Trinity, the Owner and its employees disclaim any and all liability for representations and warranties, expressed and implied, contained in, or omitted from the Offering Memorandum or any other written or oral communication transmitted or made available to the recipient. The Offering Memorandum does not constitute a representation that there has been no change in the business or affairs of the Property or the Owner since the date of preparation of the Offering Memorandum. Analysis and verification of the information contained in the Offering Memorandum is solely the responsibility of the prospective purchaser.

Additional information and an opportunity to inspect the Property will be made available upon written request

by interested and qualified prospective purchasers. The Owner and Trinity expressly reserve the right, in their sole discretion, to reject any and all expressions of interest or offers regarding the Property and/or terminate discussions with any entity at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase of the Property has been fully executed, delivered, and approved by the Owner and its legal counsel and any conditions to the Owner’s obligations thereunder have been satisfied or waived. Trinity is not authorized to make any representations or agreements on behalf of the Owner.

This Offering Memorandum and its contents, except such information which is a matter of public record or is provided in sources available to the public, (such contents as so limited herein called the “Contents”) are of a confidential nature. By accepting the Offering Memorandum, you agree (i) to hold and treat it in the strictest confidence, (ii) not to photocopy or duplicate it, (iii) not to disclose the Offering Memorandum or any of its contents to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of confidentiality) without the prior written authorization of the Owner or Trinity, (iv) not to use the Offering Memorandum or any of the contents in any fashion or manner detrimental to the interest of the Owner or Trinity and (v) to return it to Trinity immediately upon request of Trinity or the Owner.

All prospective purchasers are advised that Trinity Partners, LLC represents the Owner solely in this transaction. There is no offer of subagency to any prospective agents or purchaser’s agents. If you have no further interest in the Property, please return the Offering Memorandum forthwith.

EXCLUSIVE MARKETING AGENTS

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8760

J.M. KEYNES

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