

# Dark Arby's

6109 Bayfield Parkway  
Concord, NC 28027



Marcus & Millichap





## INVESTMENT CONTACTS

### Donald Gilchrist

Broker of Record

(336) 450-4600

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## Marcus & Millichap

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# INVESTMENT SUMMARY

## THE OFFERING

Marcus & Millichap is pleased to offer for sale, the fee simple interest in a dark Arby's in Concord, NC.

This dark Arby's is located at 6109 Bayfield Parkway in Concord, North Carolina. While the franchisee intends to cease operations at this location by January 2027, they remain responsible for all lease obligations until lease expiration. The property consists of a single-story 3,454 SF free standing structure that was built in 2008 on a 1.15 AC lot with 40+ parking spaces. The property is an outparcel pad site to a Super Target anchored power center encompassing over 510,700 SF and situated in a very affluent area in North Carolina with an average household income of over \$110,000 in a 3-mile radius. The property is surrounded by national tenants including McDonald's, Chick-fil-A, Starbucks, DICK'S Sporting Goods, Marshalls, Burlington, Dollar Tree, and many more. The subject property is adjacent to I-85 (111,000+ VPD) serving five southeastern states: Virginia, North Carolina, South Carolina, Georgia, and Alabama.





# OVERVIEW

## CONCORD, NC

PRICE:	Unpriced
NET OPERATING INCOME:	\$207,636
LEASE TYPE:	NNN
LL RESPONSIBILITIES:	None
GUARANTY:	Franchisee (60+ Units)
TENANT:	Franchisee
ADDRESS:	6109 Bayfield Pkwy Concord, NC 28027
RENTABLE AREA:	3,454 SF
LAND AREA:	1.15 AC
YEAR BUILT:	2008
APN:	5601-01-7011-0000
REMAINING LEASE TERM:	± 2.1 Years
LEASE EXPIRATION:	1/31/2027



# INVESTMENT HIGHLIGHTS

- Outparcel Pad Site to a Super Target Anchored Power Center | Encompassing Over 510,700 SF
- Very Affluent Community | Average Household Income Exceeds \$110,000 in 3-Mile Radius
- Dense Population | Over 109,000 Residents in 5-Mile Radius
- Located in Charlotte, North Carolina, MSA – 15th Largest City in the United States | Ranked #5 in Fastest Growing Metros
- Subject Property is an Outparcel Pad Site to the Afton Ridge Shopping Mall | Surrounding National Tenants include McDonald's, Chick-fil-A, Starbucks, Target, DICK'S Sporting Goods, Marshalls, Burlington, Dollar Tree, and many more
- Concord-Padgett Regional Airport | Located Approx. 5 Miles Away
- Charlotte Motor Speedway | Host of Various Major Races including NASCAR, IndyCar, and IMSA SportsCar Championship | Located Approx. 7 Miles Away
- Close Proximity to Interstate 85 with Over 111,000 VPD
- Ample Parking | Over 40 Spaces





# AERIAL - BIRDSEYE



ZAXBY'S

CIRCLE K

HAVERTYS  
FURNITURE

PETSMART

DICK'S  
SPORTING GOODS

PartyCity

HOME  
SENSE

DOLLAR TREE

SUPER TARGET

SALLY'S

ANYTIME  
FITNESS

Marshalls

Burlington

ups

The UPS Store

Jersey Mike's  
SUBS

McDonald's

Chick-fil-A

STARBUCKS  
COFFEE

GOODYEAR

El Naveganta

Mi Pueblo  
MEXICAN GRILL

SUBJECT PROPERTY

Arby's

BUFFALO  
WILD WINGS

Hallmark

T Mobile

INTERSTATE  
85

102,549 VPD

24,901 VPD

INTERSTATE  
85

711,000 VPD

the Y

Afton  
Tavern

Afton  
Pub & Pizza



# AERIAL - WEST

Reynolds  
Consumer Products

Gordon  
FOOD SERVICE

bano  
FUEL YOUR DESTINY

ANYTIME  
FITNESS

RACK  
ROOM  
SHOES

LANE BRYANT

SALLY.

SUPER TARGET

DOLLAR TREE

HOME  
SENSE

PartyCity

DICK'S  
SPORTING GOODS

Hallmark

Showmars  
southern · fresh · greek

BUFFALO  
WILD WINGS

SUBJECT PROPERTY

Arby's

BAYFIELD PKWY

Mi Pueblo  
MEXICAN GRILL



# AERIAL - NORTH



BLACK+DECKER

SHOE DEPT.  
ENCORE

Rowan-Cabarrus  
Community College

FedEx  
Ground

DUNKIN'  
DONUTS

verizon

MATTRESS  
Warehouse

Wendy's

CHIPOTLE

CIRCLE K

ups

The UPS Store

WELLS  
FARGO

McDonald's

T Mobile

Jersey Mike's

HAVERTYS  
FURNITURE

Chick-fil-E

STARBUCKS  
COFFEE

PANDA EXPRESS

GOODYEAR

24,901 VPD

GEORGE W LILES PKWY

111,000 VPD

85

El Naveganta

McPelle  
MEXICAN GRILL

SUBJECT PROPERTY

Arby's

BAYFIELD PKWY



# AERIAL - EAST

Harris Teeter



Afton Pub & Pizza

Afton Tavern

GEORGE W LILES PKWY 24,901 VPD

Afton Run Greenway



111,000 VPD

SUBJECT PROPERTY



McPucko MEXICAN GRILL

BAYFIELD PKWY



# LOCATION OVERVIEW

## CONCORD, NC

Concord is located in today's rapidly growing northeast quadrant of the Charlotte metropolitan area, encompassing a vibrant region that serves as a major economic and cultural hub in the southeastern United States. Concord is the county seat and most populous city in Cabarrus County, in the U.S. state of North Carolina. In terms of population, the city of Concord is the second-most populous city in the Charlotte metropolitan area and is the 10th-most populous city in North Carolina and 287th-most populous city in the U.S.

The city was a winner of the All-America City Award in 2004. Located near the center of Cabarrus County in the Piedmont region, it is 20 miles (32 km) northeast of Uptown Charlotte. Concord is the home to some of North Carolina's top tourist destinations, including NASCAR's Charlotte Motor Speedway and Concord Mills.

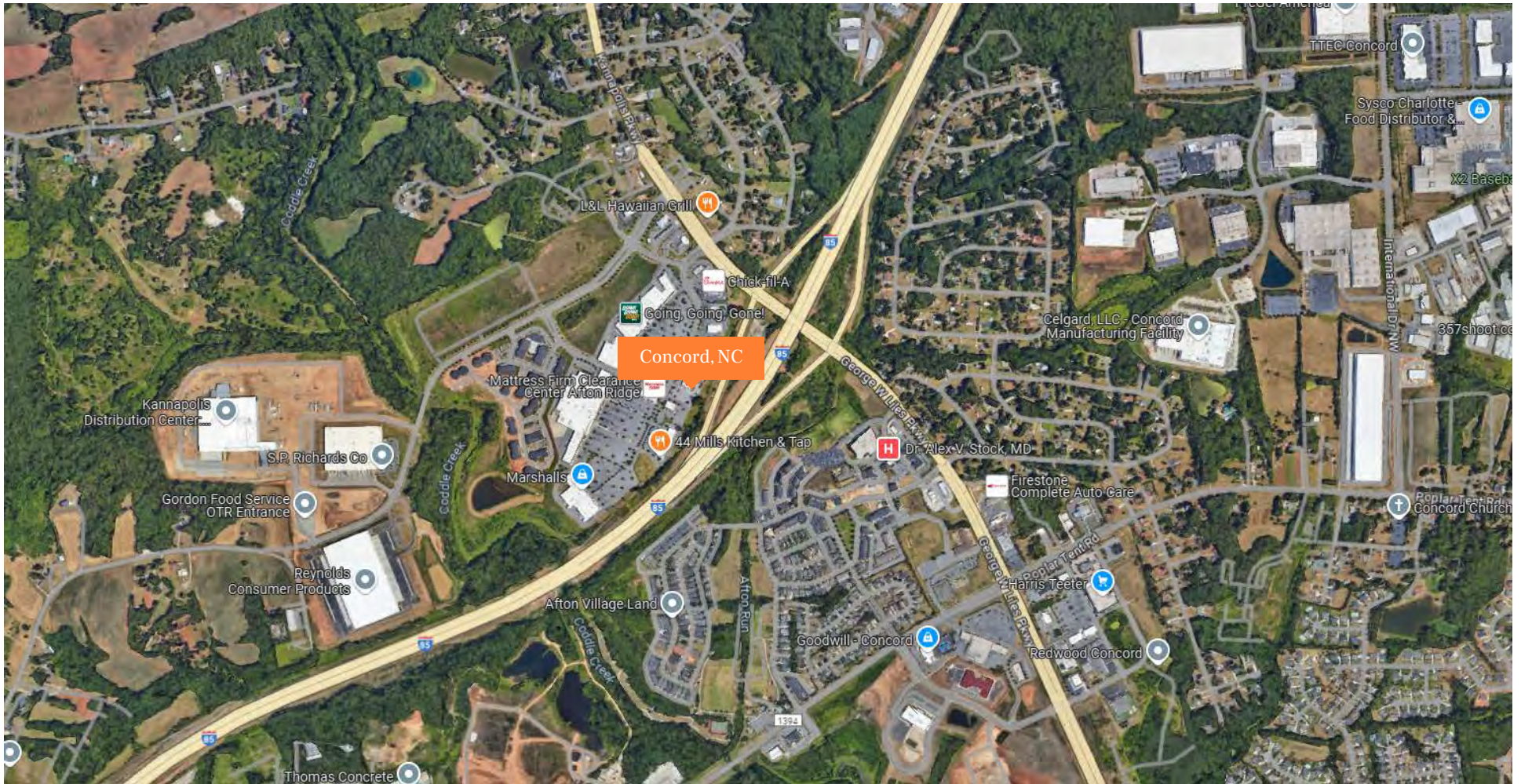
Concord has a diverse economy comprising shipping and transportation, banking, manufacturing, motorsports, and various service sectors. Concord has many small businesses and several large employers such as Atrium Health, Cabarrus County Schools, Shoe Show, Inc., Celgard LLC, Connexions, Roush Fenway Racing, Sysco Foods, S&D Coffee, and Motor Racing Network, as well as CT Communications (also known as Concord Telephone), before being acquired by Windstream in 2007. The city is home to the international headquarters for ACN Inc.

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2024 POPULATION	4,419	32,061	109,119
2029 POPULATION EST.	5,061	36,425	123,058
AVG. HH INCOME	\$95,997	\$110,354	\$105,154
MEDIAN HH INCOME	\$76,775	\$88,842	\$86,350
BACHELORS DEGREE +	43%	40%	38%
2024 HOUSEHOLDS	1,969	12,602	40,438
2029 HOUSEHOLDS EST.	2,229	14,142	45,042





# LOCATION MAP







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