

# Mattress Firm

83 Highlands Square Dr  
Hendersonville, NC 28792



sam's club



HIGHLANDS SQUARE  
SHOPPING CENTER

STAPLES

SUBJECT PROPERTY

**MATTRESS  
FIRM**

HIGHLANDS SQUARE DR

MATTRESS FIRM

Marcus & Millichap





## INVESTMENT CONTACTS

Donald Gilchrist  
Broker of Record  
(336) 450-4600  
Donald.Gilchrist@marcusmillichap.com  
Lic #: 241055

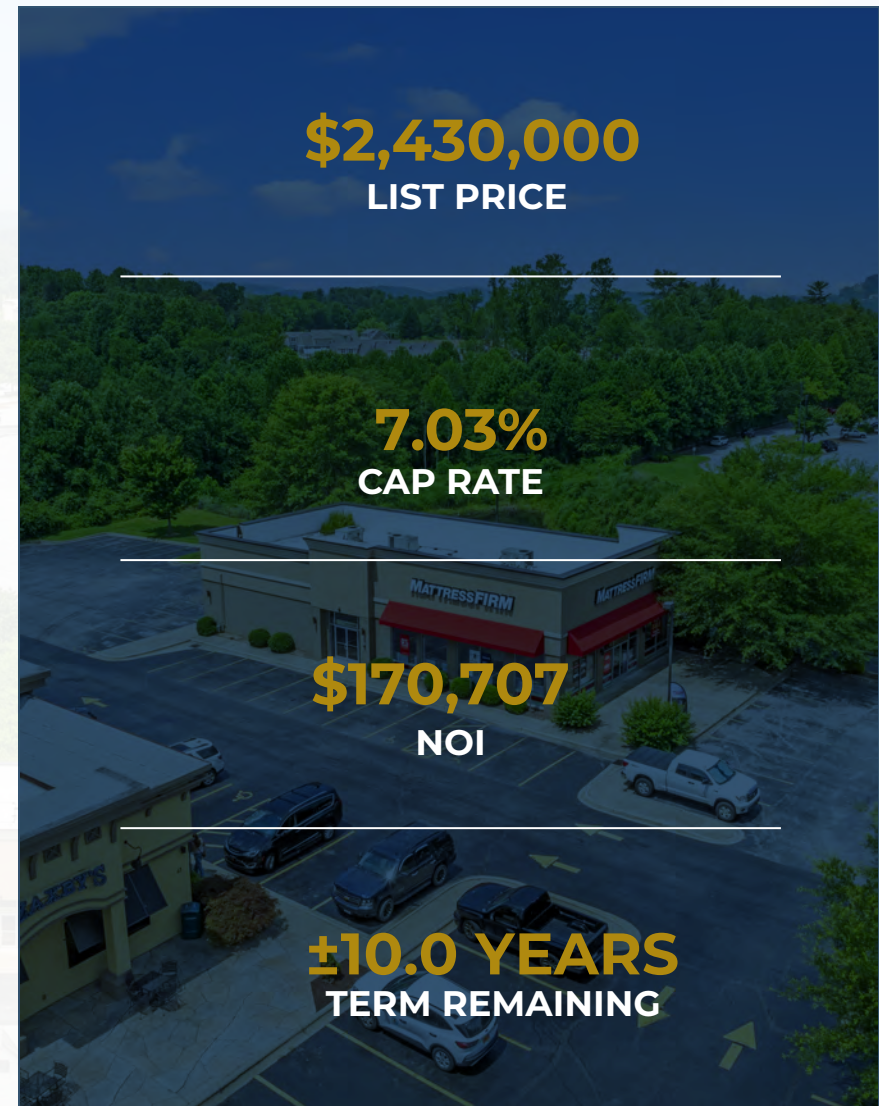


# INVESTMENT SUMMARY

## THE OFFERING

Marcus & Millichap is pleased to offer for sale, the fee simple interest in a Mattress Firm in Hendersonville, NC.

This single-story 4,050 SF free standing Mattress Firm was built in 2001 on a 1.11 AC lot with 60 parking spaces. The property is located at 83 Highlands Square Dr in Hendersonville, North Carolina, at the center of Henderson County. The tenant recently signed a brand new 10-year lease extension with 10% rental increases every 5 years. The property is outparceled to a Walmart anchored shopping center, Highland Square Shopping Center, which encompasses over 335,000 SF. The property is surrounded by major retailers including Sam's Club, Ingles Market, Chick-fil-A, Chipotle, Staples, Dollar Tree, Petco, Jack in the Box, Dunkin', Sonic, Zaxby's, Aspen Dental, Advanced Auto Parts, AutoZone, and many more. The property benefits from its location near the intersection of Chimney Rock Rd (Hwy 64) & Andrew Jackson Hwy (I-26) which sees a combined average of over 93,250 VPD.





# OVERVIEW

## HENDERSONVILLE, NC

PRICE:	\$2,430,000
NET OPERATING INCOME:	\$170,707
CAP RATE:	7.03%
LEASE TYPE:	NN
GUARANTY:	Corporate
TENANT:	Mattress Firm
ADDRESS:	83 Highlands Square Dr Hendersonville, NC 28792
RENTABLE AREA:	4,050 SF
LAND AREA:	1.11 AC
YEAR BUILT:	2001
APN:	1011813
REMAINING LEASE TERM:	± 10.0 Years
RENEWAL OPTIONS:	One, 5-Year
RENT INCREASES:	10% Every 5 Years



# INVESTMENT HIGHLIGHTS

- Brand New 10-Year Lease Extension
- Outparceled to Walmart Anchored Shopping Center | Highland Square Shopping Center | Encompassing Over 335,000 SF
- 10% Rental Increases Every 5 Years
- Excellent Location | Near Intersection of Hwy 64 & I-26 | Strong Combined Average Traffic Counts of 93,250+ VPD (Chimney Rock Rd & Andrew Jackson Hwy)
- Large 1.11 Acre Lot Surrounded by Every Major Retailer
- Surrounded by Major Tenants including Sam's Club, Ingles Market, Chick-fil-A, Chipotle, Staples, Dollar Tree, Petco, Jack in the Box, Dunkin', Sonic, Zaxby's, Aspen Dental, Advanced Auto Parts, AutoZone, and many more
- Strong Demographics | Over 60,800 Residents & \$72,900+ AHHI in 5 Mile-Radius
- Ample Parking | 60 Spaces





# AERIAL - NORTHWEST



sam's club

Walmart  
Supercentre

HIGHLANDS SQUARE  
SHOPPING CENTER

STAPLES

petco

Asaka Japanese  
Cuisine

DOLLAR TREE

ZAXBYS

SUBJECT PROPERTY  
**MATTRESS  
FIRM**

AspenDental

Jack  
in the box

DUNKIN'

Chick-fil-A

CHIPOTLE  
MEXICAN GRILL

64

64

CHIMNEY ROCK RD

37,950+ VPD



# AERIAL - NORTHEAST



Walmart  
Supercentre

STAPLES

HIGHLANDS SQUARE  
SHOPPING CENTER

petco

SONIC

ingles

Auto  
Zone

DUNKIN'

CHIMNEY ROCK RD

37,950+ VPD

DOLLAR TREE

Jack  
in the box

CHIPOTLE  
MEXICAN GRILL

Chick-fil&

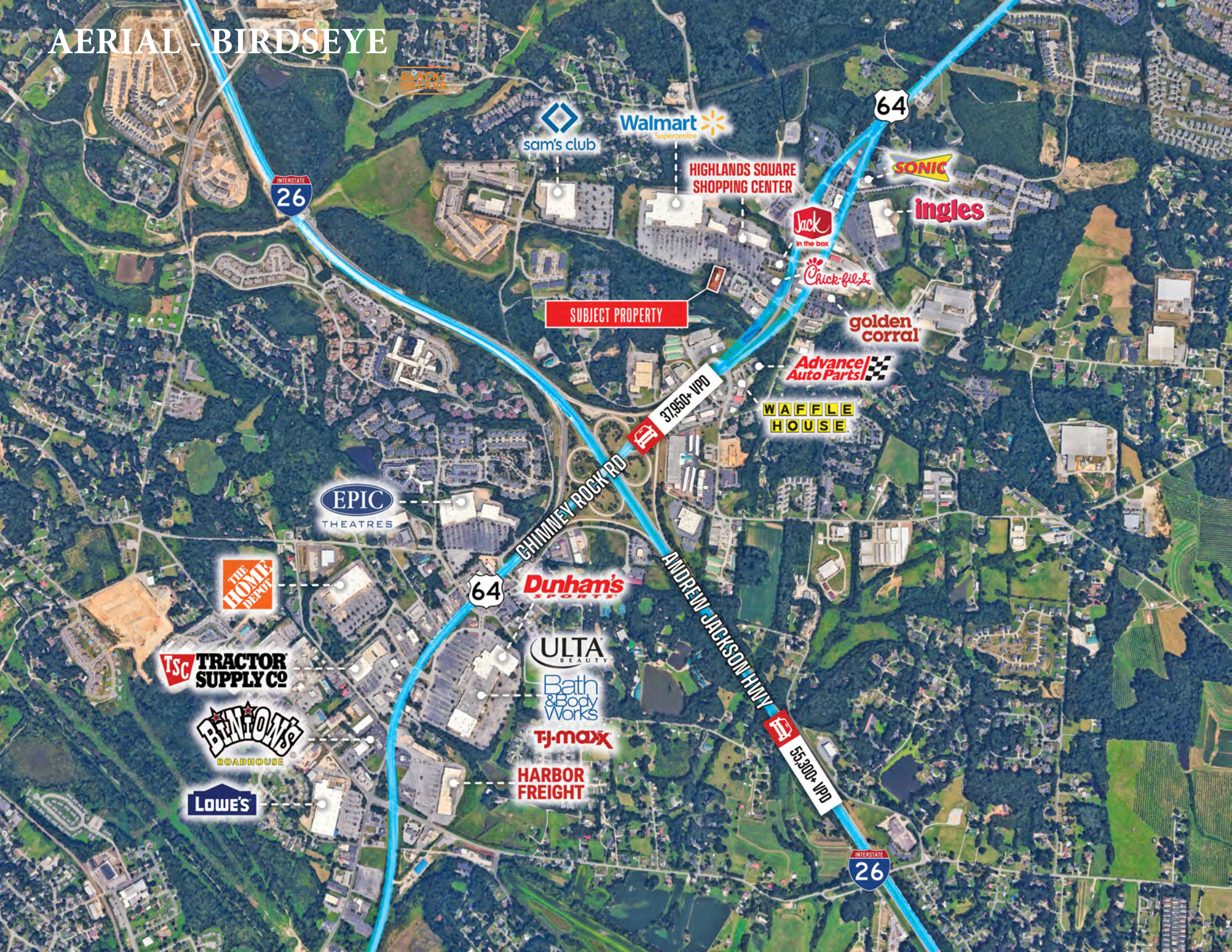
AspenDental

ZAXBY'S

SUBJECT PROPERTY  
**MATTRESS  
FIRM**



# AERIAL - BIRDSEYE



BLACK DUCK

sam's club

Walmart  
Supercentre

HIGHLANDS SQUARE  
SHOPPING CENTER

64

SONIC

ingles

Jack  
in the box

Chick-fil-A

golden  
corral

Advance  
Auto Parts

WAFLE  
HOUSE

SUBJECT PROPERTY

37,950+ VPD

EPIC  
THEATRES

THE  
HOME  
DEPOT

64

Dunham's  
SPORTS

ULTA  
BEAUTY

Bath  
& Body  
Works

TJ-MAXX

HARBOR  
FREIGHT

TSC TRACTOR  
SUPPLY CO

BENITO'S  
ROADHOUSE

LOWE'S

ANDREW JACKSON HWY

55,300+ VPD

26



# LOCATION OVERVIEW

## Hendersonville, NC

Hendersonville, NC is located amidst the majestic mountains of the Southern Appalachians and is known as ‘The City of Four Seasons’ thanks to a mild and varied climate that offers diverse recreational opportunities year-round. It is the county seat and commercial hub of Henderson County. Situated only 25 miles from Asheville, NC and 38 miles from Greenville, SC, Hendersonville provides a balance between the cultural, shopping, and entertainment offerings of a larger city with a small-town charm that is perfect for growing roots and doing life.

Hendersonville is home to scenic hiking trails, gorgeous waterfalls, the State Theater of North Carolina, and the Carl Sandburg National Historic site. A strong school system and health care infrastructure combined with a variety of culinary eateries, breweries, cideries, and wineries provide something for everyone. Outdoor adventures abound at DuPont State Recreational Forest, about 20 minutes from downtown, and nearby Pisgah National Forest which offers hiking, biking, horseback riding, and fishing opportunities. And about 15 minutes from Hendersonville’s Main Street is Jump Off Rock, which offers panoramic views of the Blue Ridge and Great Smoky Mountains. On a clear day, four states — North Carolina, South Carolina, Georgia, and Tennessee — are visible.

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2024 POPULATION	4,867	25,718	60,833
2029 POPULATION EST.	5,135	26,944	63,662
AVG. HH INCOME	\$64,827	\$68,325	\$72,913
MEDIAN HH INCOME	\$44,392	\$48,622	\$53,709
BACHELORS DEGREE +	25%	26%	29%
2024 HOUSEHOLDS	2,252	11,295	26,254
2029 HOUSEHOLDS EST.	2,377	11,845	27,504





# LOCATION MAP





# TENANT OVERVIEW

## MATTRESS FIRM

Mattress Firm, the largest specialty mattress retailer in the United States, has undergone significant transformations in recent years. Founded in 1986, the company has expanded its footprint across the nation, offering a wide range of bedding products and sleep solutions.

In February 2025, Mattress Firm was acquired by Tempur Sealy International for approximately \$5.1 billion, marking a pivotal moment in the bedding industry's consolidation. The acquisition by Tempur Sealy is expected to enhance Mattress Firm's operational capabilities and market reach, positioning the combined entity as a formidable player in the global bedding industry.

This strategic move not only strengthens both brands' supply chain efficiency and innovation pipeline, but also reinforces their shared commitment to improving customer sleep health through high-quality, research-driven products.



## COMPANY OVERVIEW

---

**SOMNIGROUP  
INTERNATIONAL INC.**  
PARENT COMPANY

**MFRM**  
NASDAQ

**HOUSTON, TX**  
HEADQUARTERS

**2,300+**  
LOCATIONS

**6,500+**  
NO. OF EMPLOYEES

**\$4.23B**  
2023 TOTAL REVENUE





## INVESTMENT CONTACTS

Donald Gilchrist  
Broker of Record  
(336) 450-4600  
Donald.Gilchrist@marcusmillichap.com  
Lic #: 241055

Marcus & Millichap



#### Disclaimer:

Marcus & Millichap Real Estate Investment Services of North Carolina, Inc.(Marcus & Millichap) hereby advises all prospective purchasers of Net Lease property as follows: The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable. However, Marcus & Millichap has not and will not verify any of this information, nor has Marcus & Millichap conducted any investigation regarding these matters. Marcus & Millichap makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided.

As the Buyer of a Net Lease property, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Brochure is not a substitute for your thorough due diligence investigation of this investment opportunity. Marcus & Millichap expressly denies any obligation to conduct a due diligence examination of this Property for Buyer.

Any projections, opinions, assumptions or estimates used in this Marketing Brochure are for example only and do not represent the current or future performance of this property. The value of a Net Lease property to you depends on factors that should be evaluated by you and your tax, financial and legal advisors.

Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any Net Lease property to determine to your satisfaction with the suitability of the property for your needs.

Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

By accepting this Marketing Brochure you agree to release Marcus & Millichap Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this Net Lease property.

#### C O N F I D E N T I A L I T Y & D I S C L A I M E R

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

#### N O N - E N D O R S E M E N T N O T I C E

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

#### R E N T D I S C L A I M E R

Any rent or income information in this offering memorandum, with the exception of actual, historical rent collections, represent good faith projections of potential future rent only, and Marcus & Millichap makes no representations as to whether such rent may actually be attainable. Local, state, and federal laws regarding restrictions on rent increases may make these projections impossible, and Buyer and its advisors should conduct their own investigation to determine whether such rent increases are legally permitted and reasonably attainable.

**ID# ZAG0120477**