

Investment Sales



Bojangles | Beaufort, SC



Tupelo Commons | Bluffton, SC



Oakhurst | Cornelius, NC



AAA | Charleston, SC



Sunbelt | Fort Mill, SC



Novant Health | Denver, NC



Taco Bell | Mountain City, TN



Farmington | Charlotte/Harrisburg, NC



KFC | Charlotte, NC



Atrium Health | Doby's Bridge | Fort Mill, SC



Chick-fil-A | Farmington | Charlotte, NC



Pizza Hut | Hillsville, VA



South Charlotte MOB | Charlotte, NC

Contents

Investment Sales

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The information provided is without warranty or any representation of accuracy, timeliness, reliability or completeness.

The Offering Memorandum is intended solely as a preliminary expression of interest and is to be used for discussion purposes only. Neither the Owner nor prospective purchaser shall have any contractual obligations to the other with respect to the matters referred to herein unless and until a purchase agreement has been fully executed by Owner and prospective purchaser.



MPV Properties Investment Sales

2400 South Boulevard | Suite 300
Charlotte, NC 28203

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About MPV Properties

MPV Investment Services

At MPV Properties our passion is to create value through the combination of strategic investment and applied corporate real estate services. We invest directly with property owners, clients and other investors. Our services include brokerage, development and property management of industrial, land, medical, mixed-use, office, retail, and urban infill investments.

Strong financial relationships enable us to move quickly to execute our vision.

The experience level and complete involvement of our principals produces outstanding results. Our market knowledge and experience enable us to achieve above market rates of return.

We are committed to making a positive impact on the communities in which we operate and strive to be good stewards of our resources. Reliable, ethical, experienced and professional, we work to the highest standards.



Justin Holofchak



George Macon



Jim Merrifield



Brad Murr



Bailey Patrick



Chris Skvoretz



Steve Vermillion

The partners at
MPV Properties
have over a
century of
experience
in Charlotte's
commercial real
estate market.



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Investment Services Overview

Investment Sales

MPV Properties' goal is to meet our client's investment sales objectives by achieving the best possible property sales value within the desired market and time frame.

The Investment Sales Team takes our clients through the entire process of sale of their asset from analyzing the market type and arriving at the correct offering price, to negotiating the contract and finalizing the sale with the buyer.

WHAT WE DO FOR YOU

Analyze the property and market condition

Work with the seller to arrive at a price that meets the sale objective

Prepare a thorough Investment Offering Memorandum

Market the property to an extensive list of local, regional, and national buyers

Qualify any prospects to determine if they are capable investment property buyers

Negotiate the contract - our significant experience in contract negotiations help to streamline this process

Manage the due diligence and closing process through our organized assemblage of property information

INVESTMENT SALES TEAM



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Creating Value



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For Sale



South End Square

1431-1443 SOUTH BLVD, CHARLOTTE, NC

Sale Price	\$12,586,862
Cap Rate	5.85%
GLA	±22,854 SF
Property Type	Retail

Investment Highlights

Generational real estate located within Charlotte's most vibrant entertainment district, South End

Urban infill surrounded by prominent mixed-use and multifamily developments

Synergistic blend of healthcare and retail tenants



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Coming Soon



Tupelo Commons

20 CASSIDY DRIVE, BLUFFTON, SC

Sale Price	\$6,594,638
Cap Rate	6.50%
GLA	±14,622 SF
Property Type	Retail

Investment Highlights

New Class-A construction

Long term NNN leases with limited landlord responsibilities

Affluent demographics in a high barrier-to-entry market

12 miles to prominent vacation destinations Hilton Head and Daufuskie Islands



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For Sale



Village at Oakhurst

9615-9623 BAILEY ROAD, CORNELIUS, NC

Sale Price	\$16,182,902
Cap Rate	6.20%
GLA	±30,552 SF
Property Type	Retail

Investment Highlights

New Class-A construction

NNN lease structure with annual rent escalations

Attractive tenant credit profile

High growth corridor with extensive commercial and residential activity



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For Sale



Caribou Coffee

7925 COMMERCE DRIVE, DENVER, NC

Sale Price	\$1,846,153
Cap Rate	6.50%
GLA	0.582 AC
Property Type	Retail

Investment Highlights

New construction

New 10-year corporate NNN lease

10% rent escalations every 5 years

Excellent visibility and access with monument and building signage



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For Sale



Novant Health Ortho

810 MITCHELL AVE, SALISBURY, NC

Sale Price	\$5,100,000
Cap Rate	6.67%
GLA	±15,604 SF
Property Type	Medical

Investment Highlights

Medical office investment in Charlotte MSA (Salisbury)

Hospital credit tenant (Novant Health Orthopedics & Sports Medicine)

NN lease with 2.50% annual escalations

Situated in dense medical corridor



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Under Contract



Shell Fuel Disputanta

4707 COUNTY DRIVE, DISPUTANTA, VA

Sale Price	\$2,703,644
Cap Rate	6.75%
GLA	2.48 AC
Property Type	Retail-Fuel

Investment Highlights

NNN lease (land and improvements)

11+ years remain on the primary lease term

Long standing and strong performing location

Recently rebranded with Shell



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Under Contract



Shell Fuel Chester

13200 KINGSTON AVENUE, CHESTER, VA

Sale Price	\$4,277,333
Cap Rate	6.75%
GLA	3.30 AC
Property Type	Retail-Fuel

Investment Highlights

NNN lease (land and improvements)

11+ years remain on the primary lease term

Long standing and strong performing location

Recently rebranded with Shell



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Under Contract



Dark QSR Outparcel

315 HWY 62 EAST, MOUNTAIN HOME, AR

Sale Price	Call for Pricing
Cap Rate	N/A
GLA	0.28 AC
Property Type	Retail

Investment Highlights

Second generation restaurant space with walk-in cooler and freezer

Functional roof and 3 RTUs in place (7.5 tons each)



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Under Contract



Sunbelt Rentals

312 PARKER COURT SE, LEESBURG, VA

Sale Price	\$6,112,480
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GLA	±4,733 SF
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Property Type	Retail
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Investment Highlights

New 15-year NNN lease

Strong corporate guarantee (Sunbelt Rentals, Inc. – 1,000+ locations in U.S. and over 1,230 worldwide)

Class-A new construction

High barrier-to-entry market



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Under Contract



S. Tryon Infill Pad

7612 S. TRYON STREET, CHARLOTTE, NC

Sale Price	Call for Pricing
Cap Rate	N/A
GLA	0.799 AC
Property Type	Land

Investment Highlights

Southwest Charlotte infill site

Excellent visibility and shared access via S. Tryon St

Cleared and rough graded

Utilities to site

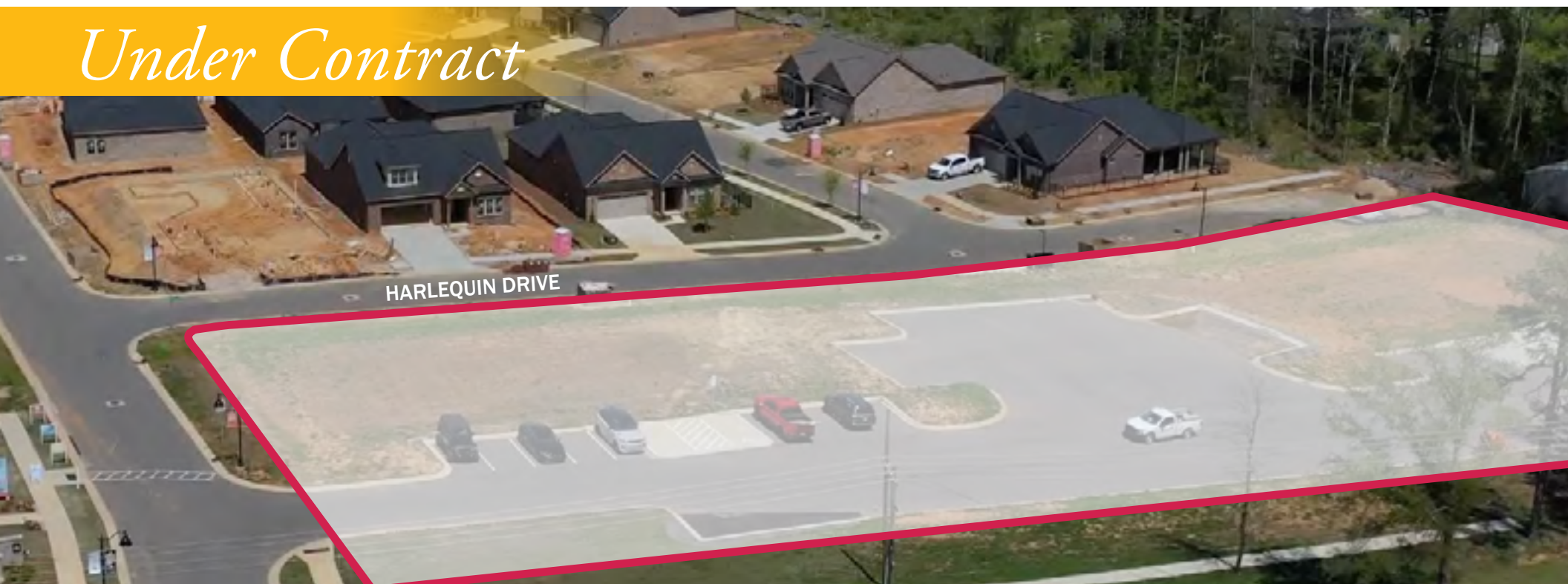


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Under Contract



Cramerton Land

3825 S NEW HOPE ROAD, GASTONIA, NC

Sale Price	Call for Pricing
GLA	1.767 AC
Property Type	Land

Investment Highlights

Pad-ready outparcel

Excellent visibility and access

Zoning CZ (Commercial)

Site infrastructure, curbing, and drive way in place



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RETAIL

Sunbelt Rentals

Ranson, WV	Retail
\$5,034,539	
Tenant(s): Sunbelt Rentals	±7,538 SF



RETAIL

Shell Fuel Ashland

Ashland, VA	Retail-Fuel
\$3,485,000	
Tenant(s): Shell Fuel	2.39 AC



MEDICAL OFFICE

Golf Links

Charlotte, NC	MOB
\$11,700,000	
Tenant(s): Beck Aesthetic Surgery, Rea Farms Pediatric Dentistry, QC Dentistry, and The Smile Portal	22,160 SF



FLEX

1935 John Crosland

Charlotte, NC	Flex
\$3,565,300	
Tenant(s): Carolina Cooks Food Service Equipment & Supplies	1.31 AC



OFFICE/RETAIL

South End Infill Opportunity

Charlotte, NC	Office/Retail
\$3,800,000	
Tenant(s):	2.013 AC



MEDICAL OFFICE

6023 Beatties Ford MOB

Charlotte, NC	MOB
\$1,370,000	
Tenant(s):	7,384 SF



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RETAIL

Take 5 Salem

Salem, VA	Retail
\$1,359,375	
Tenant(s): Take 5	0.57 AC



RETAIL

Harris Teeter Fuel

Charlotte, NC	Retail-Fuel
\$1,450,000	
Tenant(s): Harris Teeter Fuel	0.957 AC



RETAIL

KFC Mountain City

Mountain City, TN	Retail
\$1,685,752	
Tenant(s): KFC	1.4 AC



RETAIL

Taco Bell Mountain City

Mountain City, TN	Retail
\$1,865,000	
Tenant(s): Taco Bell	1.4 AC



RETAIL

Shell Fuel

Petersburg, VA	Retail-Fuel
\$3,913,820	
Tenant(s): Shell, Subway, Jiffy Mart	3 AC



RETAIL

2417-2729 N Tryon

Charlotte, NC	Retail
\$5,000,000	
Tenant(s): Top Tiger Team, One Stop Food & Nu Way Laundry, Loving Touch, Tax Partners, etc.	22,400 SF



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RETAIL

Take 5 Danville

Danville, VA	Retail
\$1,385,000	
Tenant(s): Take 5	0.41 AC



FLEX

2050 Suttle Ave

Charlotte, NC	Retail
\$2,600,000	
Tenant(s):	1.33 AC



RETAIL

Shops at Lakeview

Charlotte, NC	Retail
\$1,897,000	
Tenant(s): Just for You Barbers, Rejuvenate Spa, Fitness 33, Atlantic Residential Realty, etc.	10,370 SF



RETAIL

Pizza Hut Mineral Springs

Durham, NC	Retail
\$950,000	
Tenant(s): Pizza Hut	2,284 SF



RETAIL

4225 & 4231 South Blvd

Charlotte, NC	Retail
\$2,000,000	
Tenant(s): Spintastic Cleaners, Peoples Auto Body Shop	9,663 SF



RETAIL

Pizza Hut Wilkesboro

North Wilkesboro, NC	Retail
\$1,120,000	
Tenant(s): Pizza Hut	2,922 SF



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RETAIL

Pizza Hut Carmi

Carmi, IL	Retail
\$400,000	
Tenant(s): Pizza Hut	2,500 SF



RETAIL

Pizza Hut Fairfield

Fairfield, IL	Retail
\$400,000	
Tenant(s): Pizza Hut	2,100 SF



RETAIL

Pizza Hut Du Quoin

Du Quoin, IL	Retail
\$630,000	
Tenant(s): Pizza Hut	3,800 SF



RETAIL

Farmington Shops

Harrisburg, NC	Retail
\$7,000,000	
Tenant(s): Dunkin' Donuts, Jersey Mikes, Heartland Dental, Ivy Rehab, Le Nails and Spa	11,621 SF



MEDICAL OFFICE

Cedar Professional Center

Pineville, NC	MOB
\$585,000	
Tenant(s):	2,576 SF



RETAIL

Shoppes at McCullough Bldg 1 & 2

Pineville, NC	Retail
\$8,100,000	
Tenant(s): Biggby Coffee, Prime Specialty Pharmacy, KPop Nail Spa, Trident Smile Dental Studio, etc.	18,448 SF



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RETAIL

Pizza Hut Durham

Durham, NC	Retail
\$1,260,504	
Tenant(s): Pizza Hut	0.056 Acres



RETAIL

Pizza Hut Williamsburg

Williamsburg, KY	Retail
\$1,098,500	
Tenant(s): Pizza Hut	2,800 SF



RETAIL

Pizza Hut Cicero

Cicero, NY	Retail
\$885,715	
Tenant(s): Pizza Hut	2,528 SF



INDUSTRIAL

Cherry Road Industrial

Rock Hill, SC	Industrial
\$1,950,000	
Tenant(s):	0.96 Acres



RETAIL

4903 South Boulevard

Charlotte, NC	Retail
\$4,760,000	
Tenant(s): Priscilla McCall's, Sherwin-Williams, Carolina Rent-To-Own	1.78 Acres



RETAIL

Pizza Hut Williamston

Williamston, NC	Retail
\$1,074,017	
Tenant(s): Pizza Hut	4,066 SF



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Pizza Hut Hillsville

Hillsville, VA	Retail
\$513,445	
Tenant(s): Pizza Hut	3,480 SF



Pizza Hut Hickory

Hickory, NC	Retail
\$1,441,616	
Tenant(s): Pizza Hut	1,472 SF



Pizza Hut Valdese

Valdese, NC	Retail
\$590,846	
Tenant(s): Pizza Hut	2,420 SF



Chick-fil-A

Harrisburg, NC	Retail
\$2,771,084	
Tenant(s): Chick-fil-A	4,450 SF



Anderson Pizza Hut

Anderson, SC	Retail
\$1,050,000	
Tenant(s): Pizza Hut	3,928 SF



Four Points Hotel

Charlotte, NC	Hotel
\$14,250,000	
Tenant(s): N/A	89,000 SF



RETAIL

Morganton Pizza Hut

Morganton, NC	Retail
\$1,382,978	
Tenant(s): Pizza Hut	1,976 SF



RETAIL

KFC Sugar Creek

Charlotte, NC	Retail
\$2,448,979	
Tenant(s): Kentucky Fried Chicken	2,600 SF



RETAIL

The Crossing at Doby's Bridge

Fort Mill, SC	Retail
\$8,618,750	
Tenant(s): Creative Kids, Doby's Bridge Pediatric Dentistry, Huntington Learning Center, & more	19,996 SF



MEDICAL OFFICE

Mount Airy MOB

Mount Airy, NC	MOB
\$2,700,000	
Tenant(s): N/A	9,500 SF



RETAIL

Northcross

Huntersville, NC	Retail
\$3,166,000	
Tenant(s): Gracious Living Adult Day and Health Care Center, KWIK KOPY Lake Norman Graphics	14,000 SF



MEDICAL OFFICE

Atrium Health at Doby's Bridge

Fort Mill, SC	MOB
\$9,797,800	
Tenant(s): Atrium Health	19,996 SF



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MEDICAL OFFICE

Kannapolis Family Practice

Kannapolis, NC	MOB
\$2,000,000	
Tenant(s): Novant Health	6,190 SF



MEDICAL OFFICE

WFBH - Orthopaedics & Sports Medicine

Salisbury, NC	MOB
\$2,474,000	
Tenant(s): Wake Forest Baptist Health Orthopaedics & CAWH Rehab Services	9,600 SF



RETAIL

South Point Village

Belmont, NC	Retail
\$5,675,143	
Tenant(s): Piedmont Plastic Surgery & Dermatology, Friendly Dental, Domino's Pizza	10,861 SF



RETAIL

Take 5

Charlotte, NC	Retail
\$1,386,139	
Tenant(s): Take 5	1.09 Acres



RETAIL

Bojangles

Beaufort, SC	Retail
\$2,400,000	
Tenant(s): Bojangles	3,519 SF



RETAIL

Taco Bell

Charlotte, NC	Retail
\$2,400,000	
Tenant(s): Taco Bell	3,520 SF



RETAIL

Southend Plaza

Fort Mill, SC	Retail
\$4,325,000	
Tenant(s):	17,400 SF



MEDICAL OFFICE

Novant Health Pediatrics

Charlotte, NC	MOB
\$1,355,720	
Tenant(s): Novant Health Pediatrics Ardrey Kell	3,392 SF



RETAIL

Sterling Shopping Center

Charlotte, NC	Retail
\$3,000,000	
Tenant(s): Skyland Restaurant	2 Acres



MEDICAL OFFICE

Monroe Crossing Medical

Monroe, NC	Medical Condo
\$980,000	
Tenant(s): Leonard Hess DDS	6,000 SF



MEDICAL OFFICE

Statesville MOB

Statesville, NC	MOB
\$3,125,000	
Tenant(s): Piedmont Health, Iredell Health System, Carolina Hearing and Tinnitus	15,587 SF



MEDICAL OFFICE

Park Place MOB

Charlotte, NC	MOB
\$2,150,000	
Tenant(s): Novant Health, Greg Ott Center for Physical Therapy	8,320 SF



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SOLD

RETAIL

Anchor Village

Denver, NC	Retail
\$2,300,000	
Tenant(s): Spine Chiropractic, Lake Norman Speech Therapy and 5 more	10,140 SF



SOLD

RETAIL

Sam Rittenberg Boulevard

Charleston, SC	Retail
\$5,550,000	
Tenant(s): AAA Car Care, Batteries Plus, Eye Glass World	13,900 SF



SOLD

MEDICAL OFFICE

Kings Crossing

Charlotte, NC	Medical Condo
\$2,075,000	
Tenant(s): Integrative Rheumatology	5,540 SF



SOLD

MEDICAL OFFICE

Billingsley Medical Office

Charlotte, NC	Medical Condo
\$1,275,000	
Tenant(s):	6,800 SF



SOLD

OFFICE

Wellman Building

Fort Mill, SC	Office User
\$6,000,000	
Tenant(s): Synergy Steele, ICC, Inc., Power Engineers, Fairstead	39,316 SF



SOLD

MEDICAL OFFICE

Cotswold MOB

Charlotte, NC	MOB
\$16,140,000	
Tenant(s): Novant Health, Dr. Michael T. Williams MD	27,209 SF



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RETAIL

Andy's Frozen Custard

Waxhaw, NC	Retail
\$1,600,000	
Tenant(s): Andy's Frozen Custard	1,642 SF



RETAIL

South Boulevard Library

Charlotte, NC	Government
\$8,000,000	
Tenant(s): Charlotte-Mecklenburg Public Library	18,850 SF



MEDICAL OFFICE

Duke Health

Apex, NC	MOB
\$5,515,000	
Tenant(s): Duke Health	12,037 SF



MEDICAL OFFICE

Shannon Willow II

Charlotte, NC	MOB
\$2,150,000	
Tenant(s): The Neurological Institute	6,675 SF



MEDICAL OFFICE

Shannon Willow I

Charlotte, NC	MOB
\$1,430,000	
Tenant(s): The Neurological Institute	4,730 SF



RETAIL

Reafield Building I

Waxhaw, NC	Retail
\$7,040,000	
Tenant(s): Novant Health, RockBox Fitness	16,958 SF



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MEDICAL OFFICE

Franklin Pediatrics

Franklin, TN	MOB
\$6,400,000	
Tenant(s): Franklin Pediatrics	14,025 SF



RETAIL

Reafield Building II

Waxhaw, NC	Retail
\$4,275,000	
Tenant(s): Rosati's Pizza, Brush'd Salon, Barre3, Ultra Nail Boutique, Reafield Dental	9,079 SF



RETAIL

America's Mattress

Waxhaw, NC	Retail
\$2,050,000	
Tenant(s): America's Mattress	4,000 SF



INDUSTRIAL

AAA Fleet Facility

Baltimore, MD	Light Industrial
\$6,800,000	
Tenant(s): AAA	38,200 SF



OFFICE INDUSTRIAL

AAA DC Fleet

Woodlawn, MD	Light Industrial
\$5,013,338	
Tenant(s): AAA	38,200 SF



MEDICAL OFFICE

South Charlotte MOB

Charlotte, NC	MOB
\$12,444,700	
Tenant(s): Tryon Medical Partners	20,510 SF



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MEDICAL OFFICE

Eastern Carolina Women's Center

New Bern, NC	MOB
\$5,000,000	
Tenant(s): Eastern Carolina Women's Center	20,510 SF



RETAIL

Family Dollar

Kershaw, NC	Shopping Center
\$1,375,000	
Tenant(s): Family Dollar	8,320 SF



MEDICAL OFFICE

Hickory Family Practice

Hickory, NC	MOB
\$3,075,000	
Tenant(s): Hickory Family Practice	12,348 SF



MEDICAL OFFICE

Dillon Family Medicine

Dillon, SC	MOB
\$6,000,000	
Tenant(s): Dillon Family Medicine	24,056 SF



RETAIL

Shoppes at 521

Fort Mill, SC	Multi-tenant
\$2,650,000	
Tenant(s): Charlotte Oral Surgery, Victory Dental Center & Pediatric Dental, Enterprise Leasing Company	12,740 SF



MEDICAL OFFICE

Denver MOB II

Denver, NC	MOB
\$3,089,000	
Tenant(s): Southern Oncology, Podiatrist	8,400 SF



MEDICAL OFFICE

Swain Medical Park

Bryson City, NC	MOB
\$3,300,000	
Tenant(s): Swain Community Hospital, a Duke LifePoint hospital	11,160 SF



MEDICAL OFFICE

Abdel Plaza

Matthews, NC	Medical User
\$26,150,000	
Tenant(s): Matthews Children Clinic, CEENTA, Novant and 11 more	90,000 SF



MEDICAL OFFICE

Denver Medical

Denver, NC	Medical Office
\$8,800,000	
Tenant(s): Novant Medical Group	25,000 SF



MEDICAL OFFICE

Hickory Family Practice

Hickory, NC	Medical User
\$1,904,000	
Tenant(s): Hickory Family Practice	17,632 SF



RETAIL/MIXED-USE

Brookfield South

Greenville, SC	Business Center
\$5,650,000	
Tenant(s): Summit Church, Lennox Industries, Inc., 4 Balance Fitness and 4 more	64,868 SF



MEDICAL OFFICE

CEENTA Steele Creek

Charlotte, NC	Build to Suit
\$1,800,000	
Tenant(s): Charlotte Eye Ear Nose & Throat Associates, P.A. (CEENTA)	9,000 SF



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MEDICAL OFFICE

Hoskins Road Dialysis Center

Charlotte, NC	MOB
\$2,080,000	
Tenant(s): Hoskins Dialysis Center guaranteed by Fresenius Medical	10,000 SF



MEDICAL OFFICE

Whitehall Eye Care Clinic

Charlotte, NC	Medical Condo
\$480,000	
Tenant(s): Novant Health	8,000 SF



MEDICAL OFFICE

Whitehall MOB

Charlotte, NC	MOB
\$2,035,000	
Tenant(s): Novant Health Steele Creek Family Practice Medicine	8,000 SF



MEDICAL OFFICE

Durham Dialysis Clinic

Durham, NC	MOB
\$2,450,000	
Tenant(s): Durham Dialysis Clinic guaranteed by Fresenius Medical	10,125 SF



MEDICAL OFFICE

Baxter Crossing

Fort Mill, SC	Medical User
\$3,134,250	
Tenant(s): Piedmont Medical Center	10,400 SF



MEDICAL OFFICE

Mountain Island Village

Charlotte, NC	Medical Office
\$775,000	
Tenant(s): Mountain Island Village Medical	9,823 SF



MEDICAL OFFICE

Sun Valley Family Practice

Monroe, NC	Medical User
\$1,340,000	
Tenant(s): Sun Valley Family Practice	7,440 SF



MEDICAL OFFICE

Monroe Family Practice

Monroe, NC	Multi-tenant
\$3,200,000	
Tenant(s): Monroe Family Practice	10,237 SF



MEDICAL OFFICE

Blakeney Medical

Charlotte, NC	Medical Condo
\$3,045,000	
Tenant(s): Novant Health	12,885 SF



MEDICAL OFFICE

Blakeney Family Physicians

Charlotte, NC	Medical User
\$8,270,000	
Tenant(s): Novant Health	34,000 SF



MEDICAL OFFICE

Jetton Medical

Cornelius, NC	Multi-tenant
\$10,350,000	
Tenant(s): Lakeside Family Physicians and 3 more	16,958 SF



RETAIL

Sunbelt Rentals – Raleigh

Raleigh, NC	Build to Suit
\$5,000,000	
Tenant(s): Sunbelt Rentals, Inc.	15,300 SF



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RETAIL

Mattress Firm & Orangetheory

Charlotte, NC	Shopping Center
\$3,975,000	
Tenant(s): Mattress Firm, Orangetheory Fitness	8,000 SF



RETAIL

Sunbelt Rentals –Charlotte

Charlotte, NC	Build to Suit
\$2,860,000	
Tenant(s): Sunbelt Rentals, Inc.	9,300 SF



RETAIL

Goodwill

Charlotte, NC	Multi-tenant
\$1,480,000	
Tenant(s): Goodwill Industries of the Southern Piedmont, Inc.	10,208 SF

Our Team

Please contact us if you are interested in learning more about our investment property sales experience or are looking to discuss potential property values. We would be happy to evaluate your property or help you look for other potential investment properties.

Please Send or Fax To:

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Confidentiality Request Form

Property

Name

Email

Phone

INVESTMENT TEAM MEMBERS



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Office | Medical | Industrial | Retail | Land | Investment

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The Offering Memorandum is intended solely as a preliminary expression of interest and is to be used for discussion purposes only. Neither the Owner nor prospective purchaser shall have any contractual obligations to the other with respect to the matters referred to herein unless and until a purchase agreement has been fully executed by Owner and prospective purchaser.

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