



In Association with ParaSell, Inc. A Licensed  
North Carolina Broker #C32060

Offering Memorandum



Fayetteville, North Carolina

2860 Hope Mills Rd Fayetteville, NC 28306 [View Map](#)

20-Year Absolute NNN Lease  
Primary Retail Corridor  
Surrounded by New Development  
Experienced 41-Unit Operator  
Brand New 2024 Construction



## Advisory Team

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## New Construction Completed 2024







Price	Cap Rate	NOI
\$3,304,348	5.75%	\$190,000

### Investment Highlights

- New 20-Year Absolute NNN Lease
- Prime Retail Corridor: Situated on Hope Mills Rd (Hwy 59) the city's primary north-south corridor
- Brand-New Construction Completed 2024– adjacent to new Discount Tire

### Location Highlights

- The property benefits from strong traffic volumes on Hope Mills Rd, with nearby intersections such as Hope Mills Rd & Elwood Dr N carrying 91,702 vehicles per day.
- Adjacent to multiple new developments including Discount Tire, Advance Auto, Fit 4 Life Gym
- Proximity to Major Retailers: Walmart, Lowe's and Food Lion less than 1 mile south
- Strong Consumer Spending: Total consumer spending within a 1-mile radius is \$46.3 million annually, with significant growth projected in the area

### Tenant Highlights

- HCI Hospitality: 41-unit Freddy's franchisee with presence in 7 states
- Established brand: Freddy's boasts 550 locations across 36 states



Proximity to Major Retailers: Walmart, Lowe's and Food Lion less than 1 mile south

Millstone Landing Apartments  
80+ Units

Millstone Shopping Center

Lowe's  
Walmart

McDonald's  
Burger King  
Taco Bell  
Wendy's  
Zaxby's  
Dollar Tree  
Pizza Hut  
Waffle House  
Bojangles

Walgreens

Camden Road – 23,600 VPD

Advance  
Auto Parts

SONIC

DISCOUNT  
TIRE

Subject  
Property

New Development Site

LOVING  
AUTOMOTIVE AND  
PERFORMANCE

Hope Mills Rd – 27,800 VPD

New Development Site

fit 4 life





**Elmwood Crossing**  
Shopping Mall

**Buckhead Mobile Estates**  
280+ Units

**Brown's**  
**Auto World**

**JACKSON**  
Automotive

**Cape Fear**  
Flooring &  
Restoration

**SecurCare**  
Self Storage

New Development Site

**Subject  
Property**

**fit 4 life**

Hope Mills Rd  
27,800 VPD

**LOVING**  
AUTOMOTIVE AND  
PERFORMANCE

**DISCOUNT**  
TIRE

**SONIC**

New Development Site





Lease Summary

Tenant Name	HCI Hospitality
Lease Type	Absolute NNN
Guaranty	Corporate Guaranty
Guarantor	Wildcat Steakburgers
Rent Increases	10% every 5 years
Lease Term	20 years
Lease Start	Close of Escrow
Options	4, 5-year

Physical Description

Address	2860 Hope Mills Rd, Fayetteville NC 28306
Building Size	2,500 SF
APN	0405-91-7536
Land Size	0.98 AC
Year Built	2024

Price	Cap Rate	NOI		
\$3,304,348	5.75%	\$190,000		
Period	Rent/Year	Rent/Month	Rent/SF	Cap Rate
Years 1 - 5	\$190,000	\$15,833	\$6.33	5.75%
Years 6 - 10	\$209,000	\$17,417	\$6.97	6.32%
Years 11 - 15	\$229,900	\$19,158	\$7.66	6.96%
Years 16 - 20	\$252,890	\$21,074	\$8.43	7.65%
Option 1	\$278,179	\$23,182	\$9.27	8.42%
Option 2	\$305,997	\$25,500	\$10.20	9.26%
Option 3	\$336,597	\$28,050	\$11.22	10.19%
Option 4	\$370,256	\$30,855	\$12.34	11.21%





## About Freddy's Frozen Custard & Steakburgers

Co-founded in 2002 by brothers Bill and Randy Simon, along with their friend and business partner, Scott Redler, the three men named the restaurant after Bill and Randy's father, Freddy Simon, a World War II veteran.

Today, Freddy's restaurants from coast-to-coast serve a menu reminiscent of the all-American meals Freddy prepared for his family. Freddy's offers a full menu of longtime favorites from steakburgers to sundaes, as well as hot dogs and chicken. Their kitchens prepare all food only after it is ordered to ensure high quality and freshness. Freddy's locations pride themselves on being bright, clean, and efficient, with quick service and ample room for families to gather and enjoy their time together.

The Freddy's concept is rapidly expanding, with the brand now having a presence of over 550 locations across 36 states, and it is slated to continue expanding its footprint with a strong pipeline fueled by continued franchise development success.





Subject Property



## About HCI Hospitality

Founded in 2002, HCI Hospitality is a dynamic and growing company dedicated to providing a fun, friendly, and welcoming experience for its guests. Based in Manhattan, KS, HCI embodies the warmth and hospitality of the Midwest, creating a "home away from home" where guests feel like family.

With a diverse portfolio, HCI operates 40 fast-casual Freddy's Frozen Custard & Steakburger restaurants across the U.S., including its highly successful location in Fayetteville, NC, which has earned a spot in the prestigious \$3 Million Club. HCI's success is built on a foundation of operational excellence, guest satisfaction, and community engagement. The company has been recognized with numerous awards, including the Voice of the Guest Champion, Food Safety Champion, and the President's Cup for Large Group. Additionally, HCI Hospitality CEO Cam Blakely was invited to participate in a panel discussion alongside Freddy's President/CEO Chris Dull, Freddy's COO Brian Wise, and MLY CEO Mike Young, further solidifying HCI's reputation as a trusted and influential operator.



### About Fayetteville, NC

Fayetteville, North Carolina, is a thriving community known for its strong economic growth, retail activity, and accessibility. It is best known as the home of Fort Bragg, a major U.S. Army installation northwest of the city. It ranks among the largest military bases in the world by population, with more than 52,000 military personnel. Fort Bragg, one of the largest military installations, significantly impacts the local economy, along with healthcare and retail sectors.Fayetteville has seen consistent growth, influenced by military presence and associated industries.

Located in the heart of Eastern North Carolina, Fayetteville benefits from its proximity to major highways, including I-95, which connects the city to Raleigh to the north and Wilmington to the south. The area is home to a growing population, with the 3-mile population projected to reach 56,937 by 2029, reflecting a -0.2% annual growth rate. The 1-mile radius has a median household income of \$48,851, with \$46.3 million in annual consumer spending. Fayetteville’s strategic location, strong retail presence, and growing population make it an attractive market for businesses and investors alike.



### Demographic Highlights

57,503  
3-Mile Population by 2029

\$70,895  
1-Mile Average Income

Radius	1-Mile	3-Mile	5-Mile
Population (2024)	4,436	57,503	120,124
Average Income	\$68,850	\$70,895	\$71,170
Households	1,780	21,721	46,805

### Major Employers in Fayetteville





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