

# Single-Tenant Net Lease Investment

1015 Chancellor Park Drive | Charlotte, NC 28213



REAL  
ESTATE  
DEVELOPMENT  
PARTNERS

711 Central Avenue Charlotte, NC 28204  
Phone: 704.333.7997 | Fax: 704.333.7993  
[www.redpart.com](http://www.redpart.com)

**INVESTMENT DETAILS**

|                                   |                                 |
|-----------------------------------|---------------------------------|
| <b>TENANT:</b>                    | Crab De Jour of Charlotte, Inc. |
| <b>GUARANTOR:</b>                 | Lindens Lan                     |
| <b>NET OPERATING INCOME:</b>      | \$175,347.72                    |
| <b>RENT INCREASES:</b>            | Annual 3% Increases             |
| <b>LEASE TERM:</b>                | 10.5 Years                      |
| <b>LEASE START / END:</b>         | April 2019 – October 2029       |
| <b>REMAINING TERM:</b>            | 7+ Years                        |
| <b>OPTIONS:</b>                   | (2) Five (5) Year Options       |
| <b>LEASE TYPE:</b>                | NNN                             |
| <b>LANDLORD RESPONSIBILITIES:</b> | None                            |
| <b>CAP RATE:</b>                  | 6.25%                           |
| <b>SALE PRICE</b>                 | <b>\$2,850,563.52</b>           |

**PROPERTY DETAILS**

|                        |              |
|------------------------|--------------|
| <b>YEAR BUILT:</b>     | 1995         |
| <b>SQUARE FOOTAGE:</b> | +/- 7,828 SF |
| <b>ACREAGE:</b>        | +/- 1.81 AC  |
| <b>ZONING:</b>         | B-1 (CD)     |
| <b>PARCEL ID:</b>      | 049-283-01   |



Sam's Club. **ROSS** DRESS FOR LESS. **Office DEPOT**

|                  |        |
|------------------|--------|
| I-85             | 1.8 Mi |
| I-485            | 2.8 Mi |
| I-77             | 6.5 Mi |
| UNC Charlotte    | 1.2 Mi |
| Uptown Charlotte | 10 Mi  |

University Research Park

UNC CHARLOTTE  
29,000+ Students

Atrium Health

THE HOME DEPOT

**SITE**

**IKEA**  
Marshalls.  
COST PLUS  
WORLD MARKET.  
**HOBBY LOBBY**

Walmart

Harris Teeter  
Starbucks

Gabe's

E. WT Harris Blvd

TOPGOLF

Burlington  
**TJ-maxx**

LOWE'S

TARGET

Old Concord Blvd

85

85

N. Tryon Street

University City Blvd



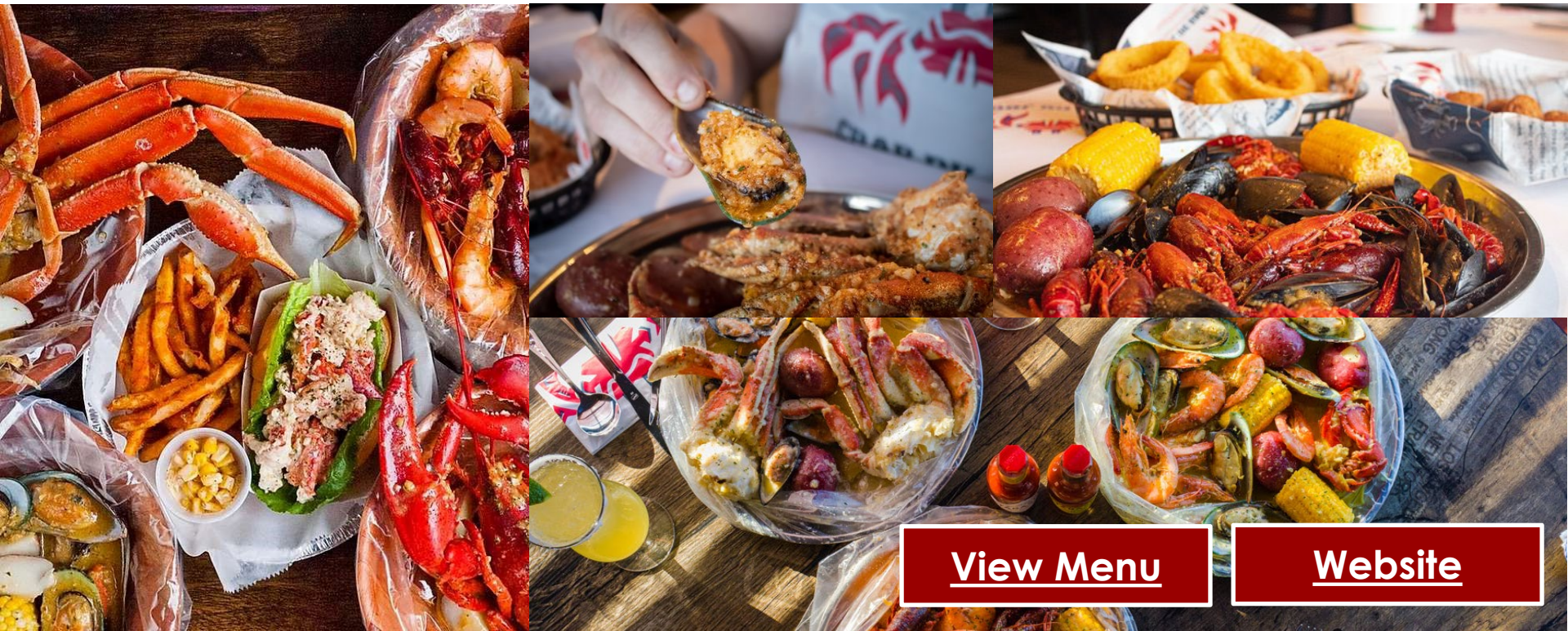
# CRAB DU JOUR

- COUNTRY BOIL RESTAURANT & BAR -

Crab Du Jour offers the freshest seafood and most authentic recipes in the area. When you walk into our restaurant, you'll immediately experience Southern charm and a friendly, welcoming atmosphere to make you feel at home.

Whether you are stopping in for a business lunch, family dinner, date night, or a night out with friends, you've come to perfect stop. Delicious home-style seafood with generous portions is what you can expect with every meal. We're cooking up crab, crawfish, calamari, and lobster in the kitchen, made fresh daily. Not into shellfish? Try our Cajun rice, chicken tenders, and other flavorful menu options.

At Crab Du Jour, we know food tastes better with your hands, so don't be shy dig in! Our signature Cajun Style low country boil is a feast for seafood lovers and perfect for casual dinner.



[View Menu](#)

[Website](#)





The Commons  
at Chancellor Park



University City Blvd

26,500 VPD

Chancellor Park Dr

45,000 VPD

E. WT Harris Blvd

**SITE**



Town Center  
Plaza



REAL  
ESTATE  
DEVELOPMENT  
PARTNERS

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