

# LEWISVILLE CIRCLE-K GROUND LEASE FOR SALE

480 Williams Road  
Lewisville, NC 27023

- 1.45 acres
- \$750,000
- +/- 1,512 sf convenience store + small outbuilding
- Long term Absolute NNN lease in place
- 5.75% CAP

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Coldwell Banker Commercial Advantage  
285 S. Stratford Rd., Winston-Salem, NC 27103



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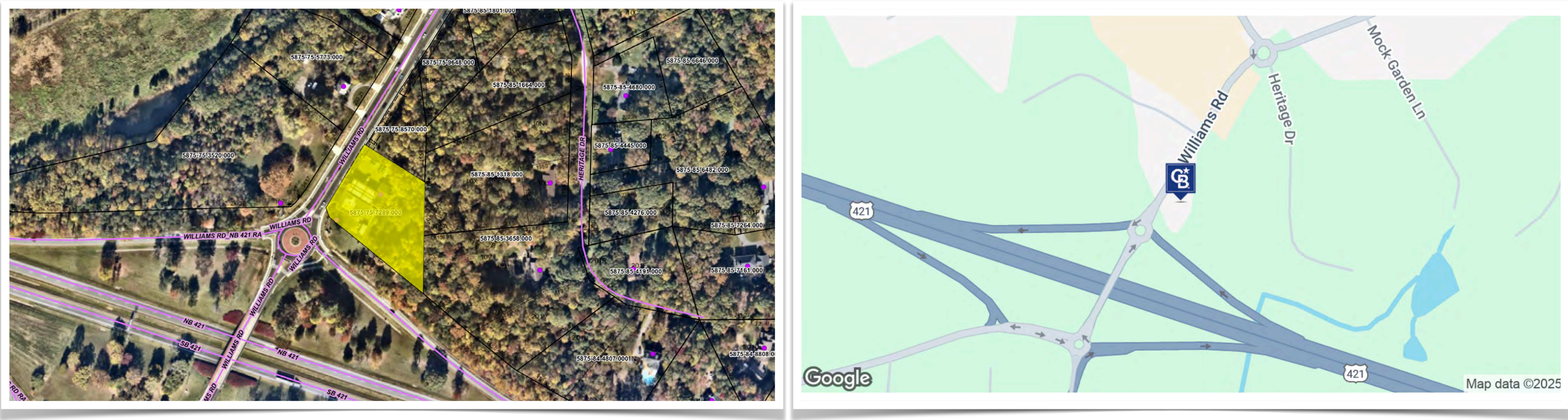


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INVESTMENT SUMMARY



OFFERING SUMMARY

Sale Price:	\$750,000
Buildings	2
Acres	1.45
Zoning:	HB
Tenant:	Circle K Stores, Inc., long term lease

OVERVIEW

Coldwell Banker Commercial Advantage and Scotty Beal are pleased to present a 1.45-acre NNN investment opportunity at 480 Williams Road, Lewisville, NC 27023. Anchored by Circle K, a global leader in the convenience store and fuel retail sector, this property features a fully passive, long-term lease with rental increases extending through 2052, offering investors stable and predictable income. Positioned directly on Williams Road with 14,000 vehicles per day and an adjacent off-ramp serving 5,100 vehicles per day, this prime location benefits from excellent accessibility and proximity to a Food Lion-anchored shopping center and other area retail. Robust local demographics, including high disposable incomes and a well-educated population, further enhance the investment's appeal.



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LEWISVILLE CIRCLE K GROUND LEASE FOR SALE

480 Williams Road, Lewisville, NC 27023

PROPERTY DETAIL

THE LOCATION

Address	480 Williams Road, Lewisville, NC 27023		
Within City Limits	Lewisville	Zoning	Highway Business
County	Forsyth	Setting	Commercial Corridor
Submarket	W Forsyth	Intersection	US-421
Property Type	Commercial Retail	Water	Public water to site
Property Subtype	Convenience Gas	Sewer	Private septic
Latitude & Longitude	36.091777, -80.429390	Public Transport	No
Total Acres	1.45	Land Shape	Irregular
Parcel ID #	5875-75-7289		

CIRCLE K STORE

Total SF	+/- 1,512	Buildings	1	Bathrooms	2	Tax Value	\$747,000
GLA	+/- 1,512	Units	N/a	Ceiling	Acoustic	Property Tax	\$7,386
Year Built	1967	Construction	Brick	Ceiling Height	≈ 9'	Exterior Signage	Yes
Dimensions	≈ 54' x 28'	Facade	Brick/block	Flooring	VCT	Core Factor	n/a
Stories	1	Roof	HIP - shingled	Interior walls	Drywall	Security System	N/a
Former Use	Convenience store	Roof Warranty	n/a	Lighting	Mixed		
Frontage	200'	HVAC	Heat pump	Entrances	2		



# SALE

## LEWISVILLE CIRCLE K GROUND LEASE FOR SALE

480 Williams Road, Lewisville, NC 27023



### AREA HIGHLIGHTS

#### High-Traffic Location:

- Positioned on Williams Road (14,000 VPD) and a highly visible off-ramp (5,100 VPD) from US-421 (35,500 VPD), ensuring strong accessibility and steady customer flow.

#### Robust Local Demographics:

Within a 3-mile radius:

- 18,006 residents with a median household income of \$101,011
- \$80,808 median disposable income
- 53% bachelor's/graduate degree holders

#### Nearby Retail Anchors:

- Located just 1/4 mile from a Food Lion-anchored shopping center with other prominent retailers, enhancing the property's visibility and drawing consistent consumer traffic.

#### Flexible Highway Business Zoning:

- The broadest commercial zoning category allows for future redevelopment opportunities if the site transitions to a new use after the lease term.



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LEWISVILLE CIRCLE K GROUND LEASE FOR SALE

480 Williams Road, Lewisville, NC 27023

ONE MILE

DEMOGRAPHIC SUMMARY

480 Williams Road, Lewisville, North Carolina, 27023

Ring of 1 mile

KEY FACTS

2,337

Population



1,002

Households

44.2

Median Age

\$68,333

Median Disposable Income

EDUCATION

1.2%

No High School Diploma



20.7%

High School Graduate



25.1%

Some College/  
Associate's Degree



53.0%

Bachelor's/Grad/ Prof Degree

INCOME



\$84,749

Median Household Income



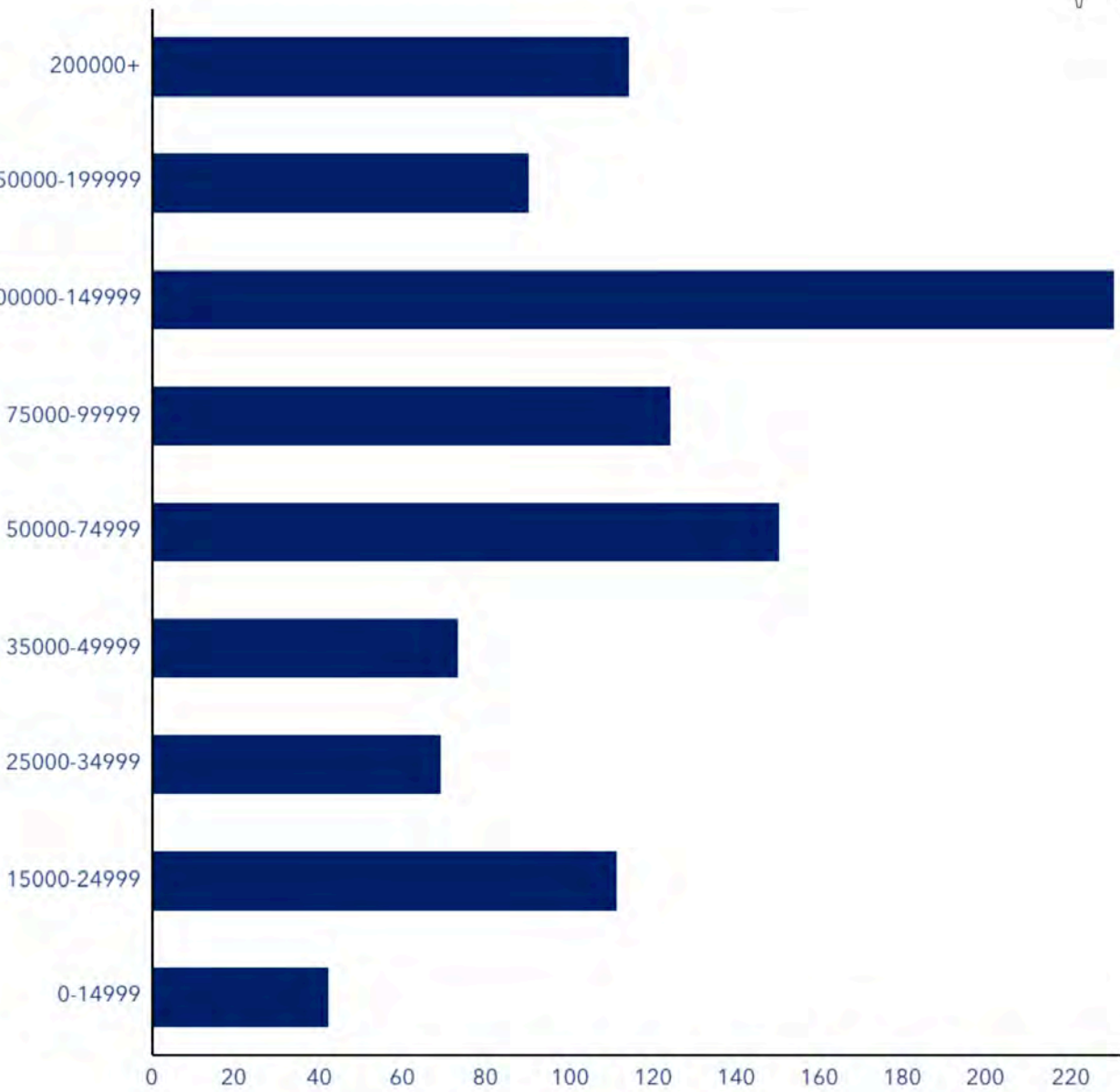
\$45,052

Per Capita Income

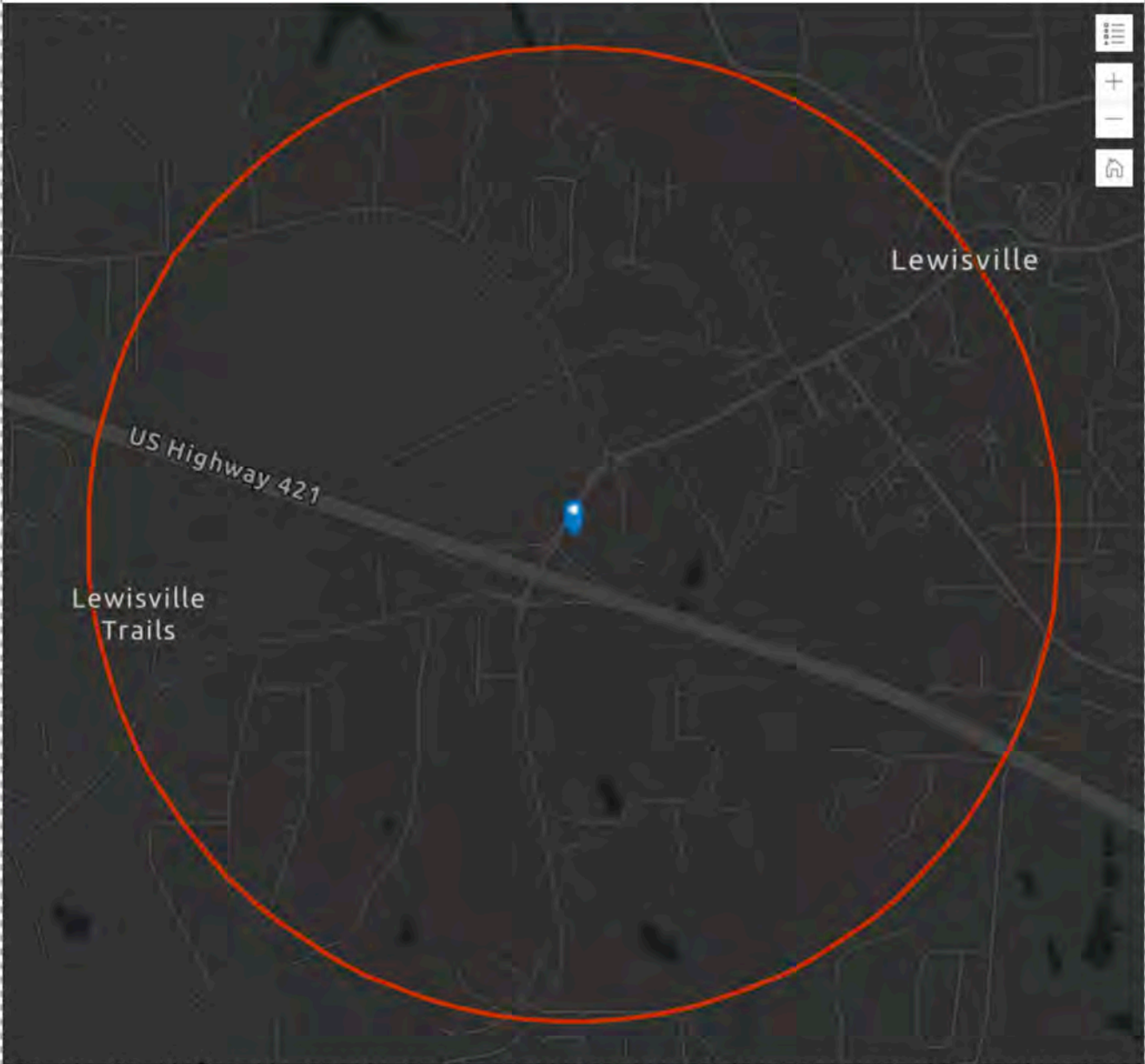


\$336,434

Median Net Worth



HOUSEHOLD INCOME



EMPLOYMENT



White Collar



Blue Collar



Services

66.7%

17.9%

15.3%



Unemployment Rate



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LEWISVILLE CIRCLE K GROUND LEASE FOR SALE

480 Williams Road, Lewisville, NC 27023

THREE MILE

DEMOGRAPHIC SUMMARY

480 Williams Road, Lewisville, North Carolina, 27023

Ring of 3 miles

KEY FACTS

18,006

Population



7,047

Households

44.7

Median Age

\$80,808

Median Disposable Income

EDUCATION

2.6%

No High School Diploma



18.1%

High School Graduate



26.1%

Some College/  
Associate's Degree



53.2%

Bachelor's/Grad/ Prof Degree

INCOME



\$101,011

Median Household Income



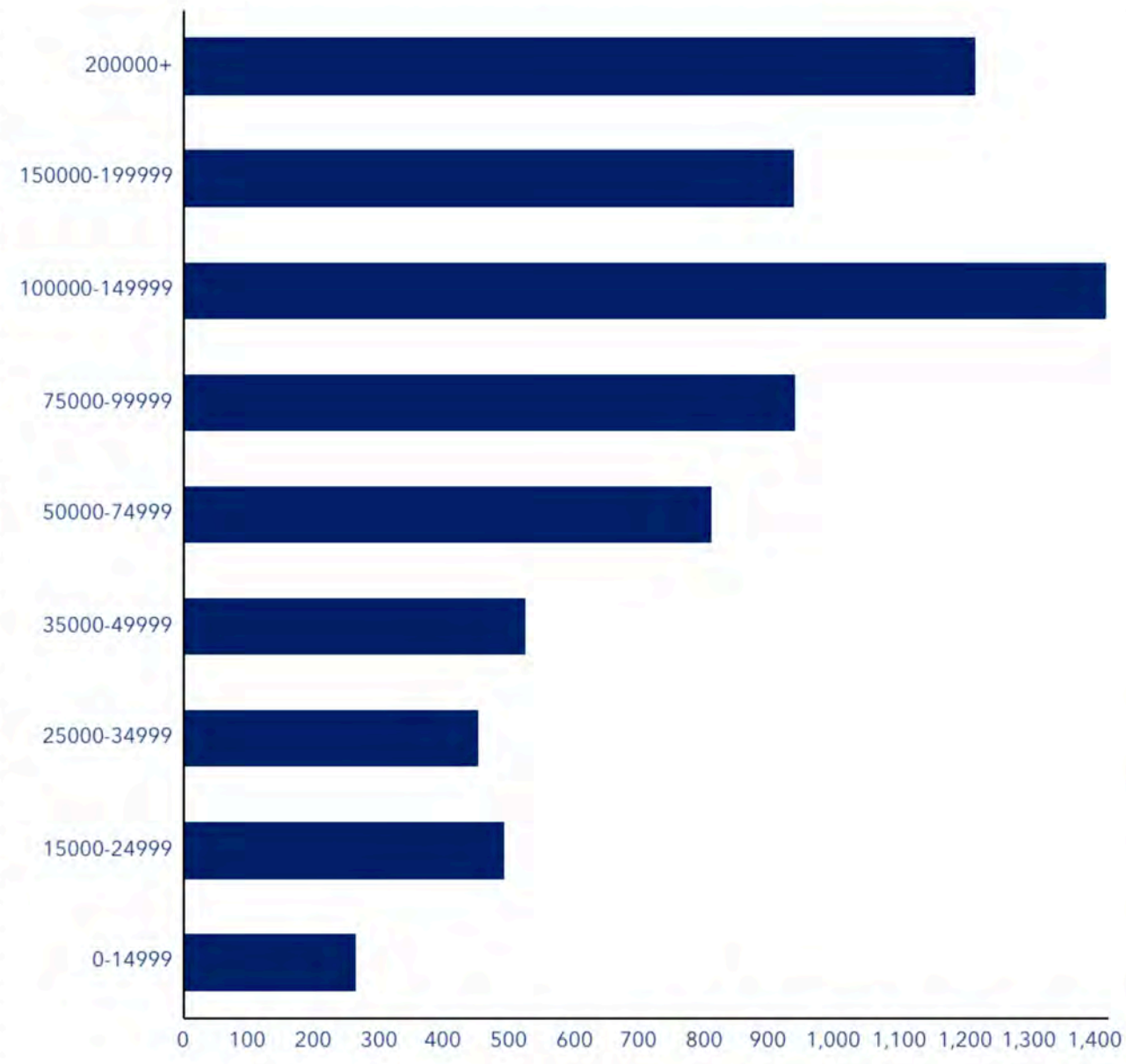
\$50,828

Per Capita Income

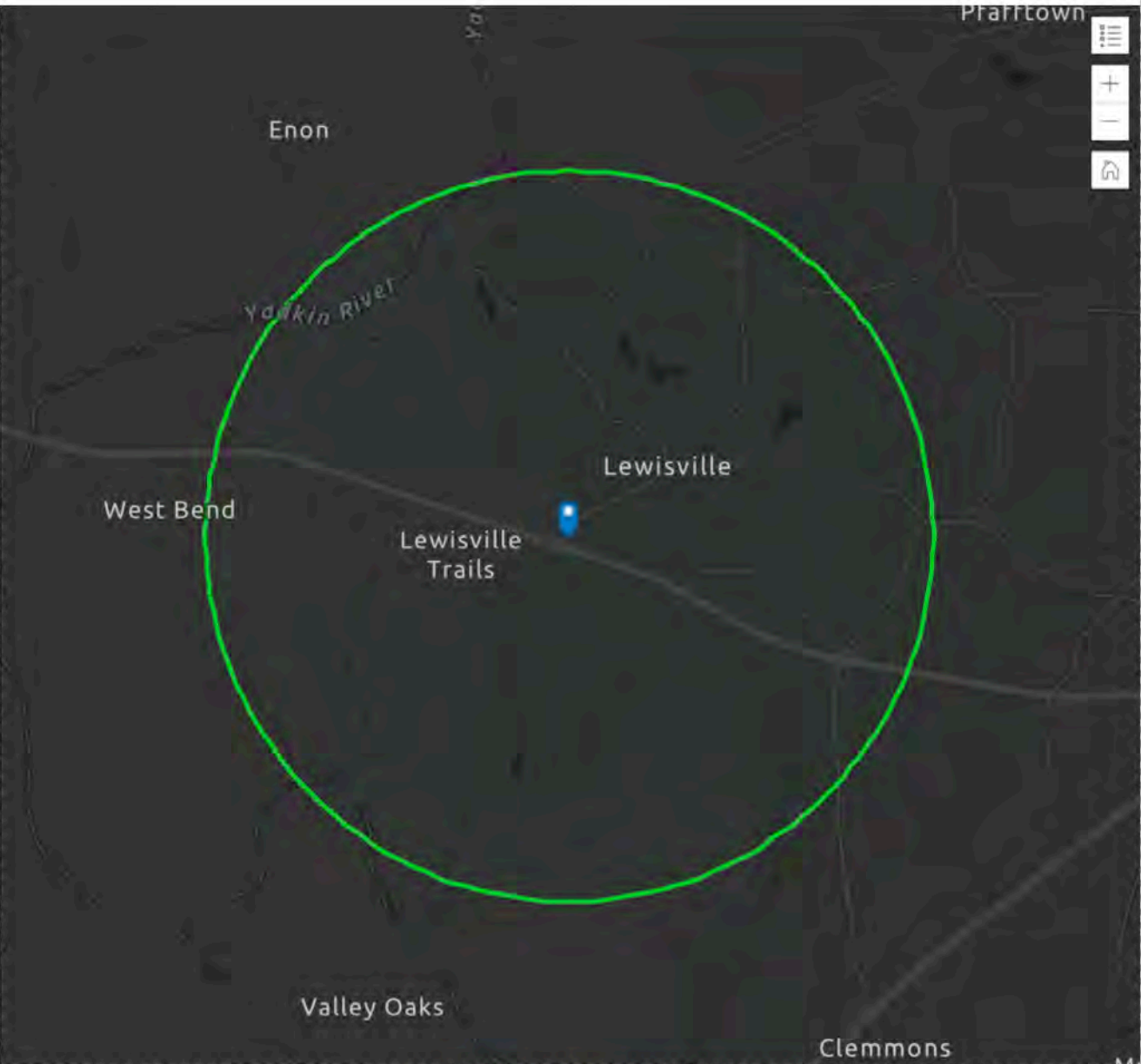


\$539,871

Median Net Worth



HOUSEHOLD INCOME



EMPLOYMENT



71.1%

White Collar



15.9%

Blue Collar



14.2%

Services



Unemployment Rate



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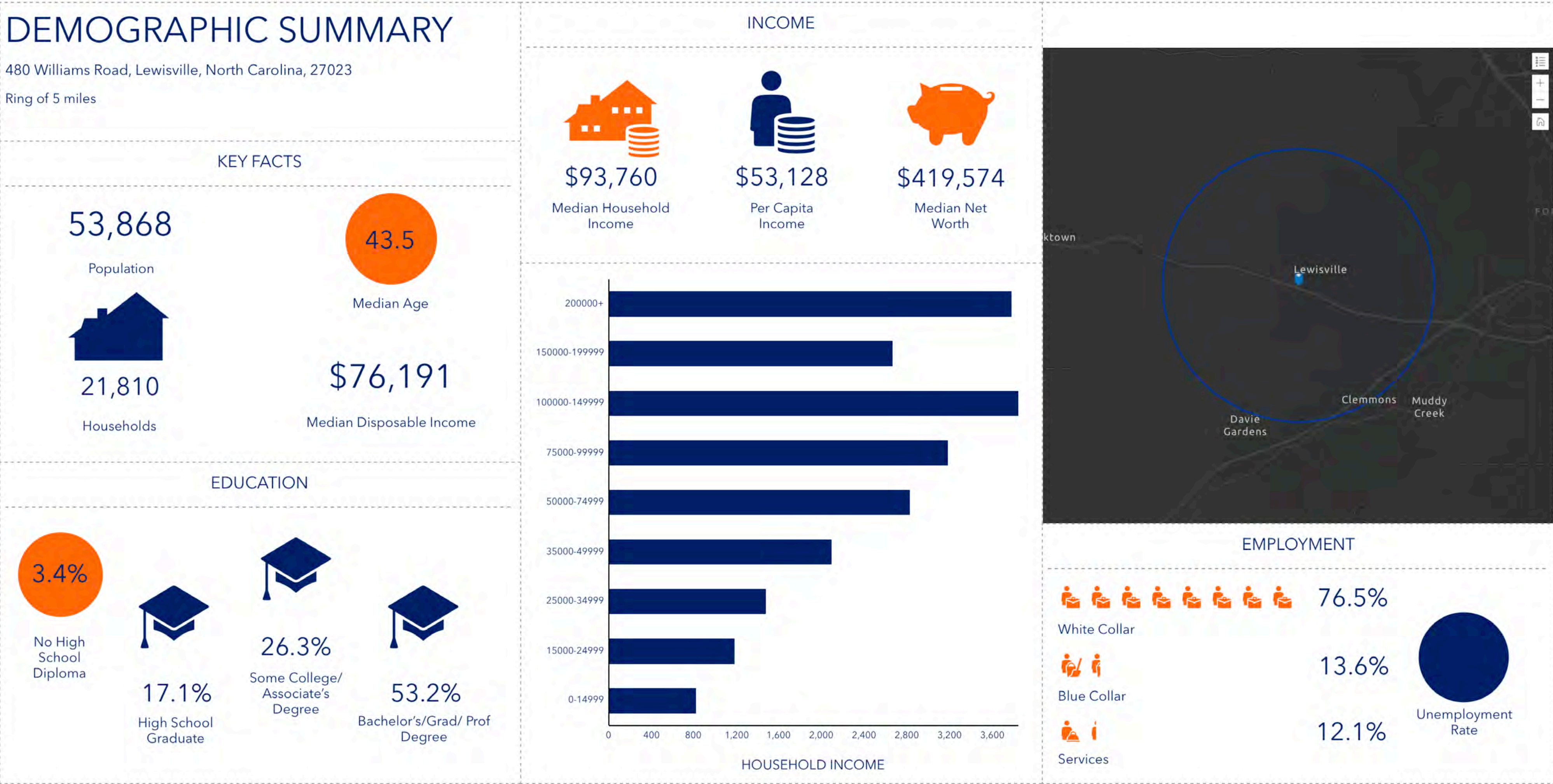


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FIVE MILE



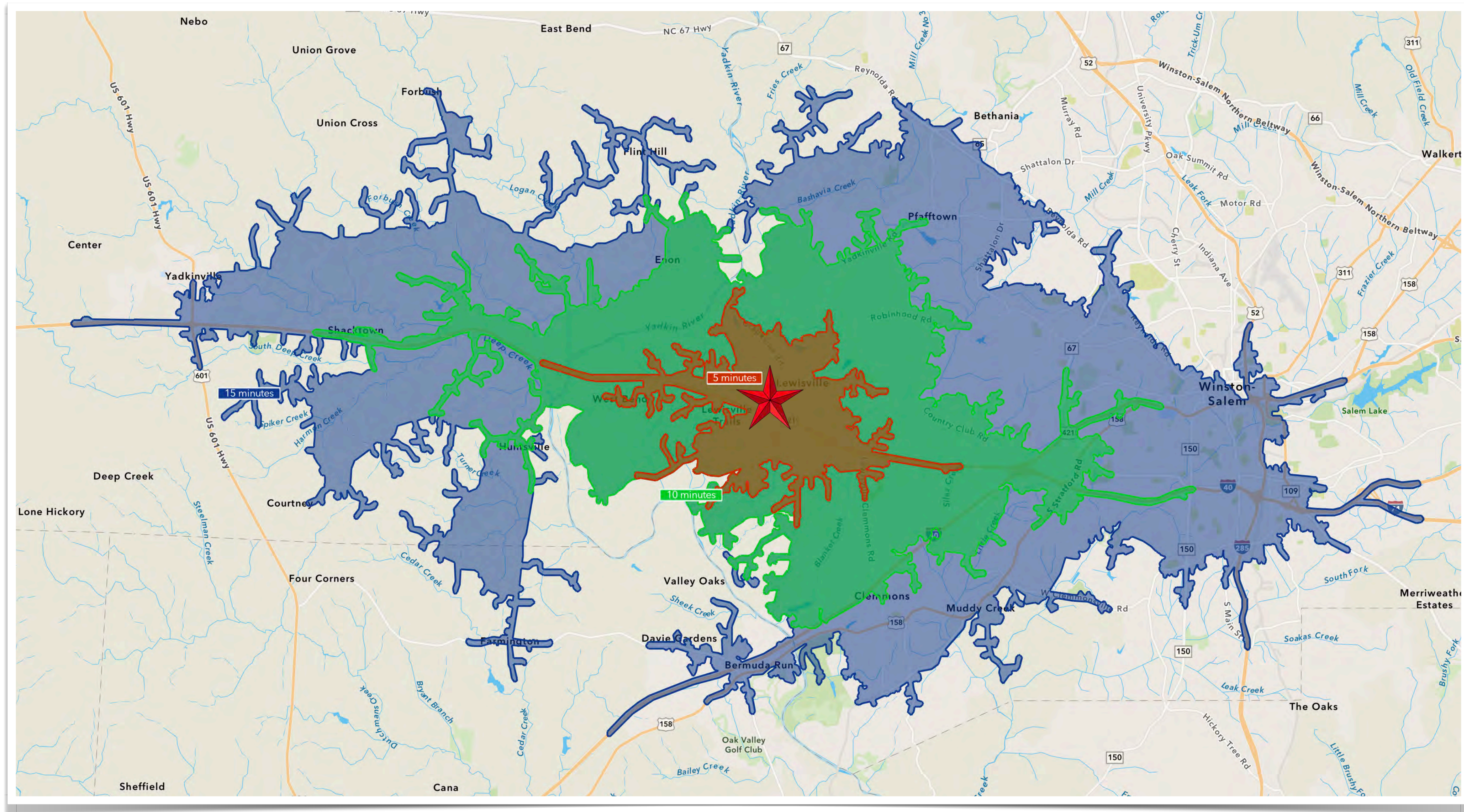


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## DRIVE TIMES



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INVESTMENT HIGHLIGHTS

EXISTING ABSOLUTE NNN GROUND LEASE:

- Existing absolute NNN ground lease currently in place through 2037 and (3) five year extension options.
- Escalations after each renewal
- No landlord obligations, making this ideal for an out-of-area investor.
- Circle K’s success in the convenience retailing industry spans more than 60 years. They trace their roots back to 1951 when they were founded in Texas. Circle K has become one of the most widely recognized convenience store brands, known worldwide for quality products and great customer service. In 2003, Circle K was acquired by Alimentation Couche-Tard and has developed into a global brand represented in over 20 countries.

Highlighted Lease Terms:

- Tenant - Circle K Stores, Inc., Tempe, AZ
- Term - 1997 through 2007 with (6) five year extension options of five years each
- Amended - 2017 - Added (3) additional options of five years each
- Type - Absolute NNN
- Current NOI - \$43,200 with escalations

RENT SCHEDULE

Lease Year	Start	End	Annual Rent	% Escalation
4th Renewal	7/1/2022	6/30/2027	\$43,200	
5th Renewal	7/1/2027	6/30/2032	\$45,000	4.17%
6th Renewal	7/1/2032	6/30/2037	\$46,800	4%
1st Add't Renewal	7/1/2037	6/30/2042	\$48,600	3.85%
2nd Add't Renewal	7/1/2042	6/30/2047	\$50,400	3.7%
3rd Add't Renewal	7/1/2047	6/30/2052	\$52,200	3.57%



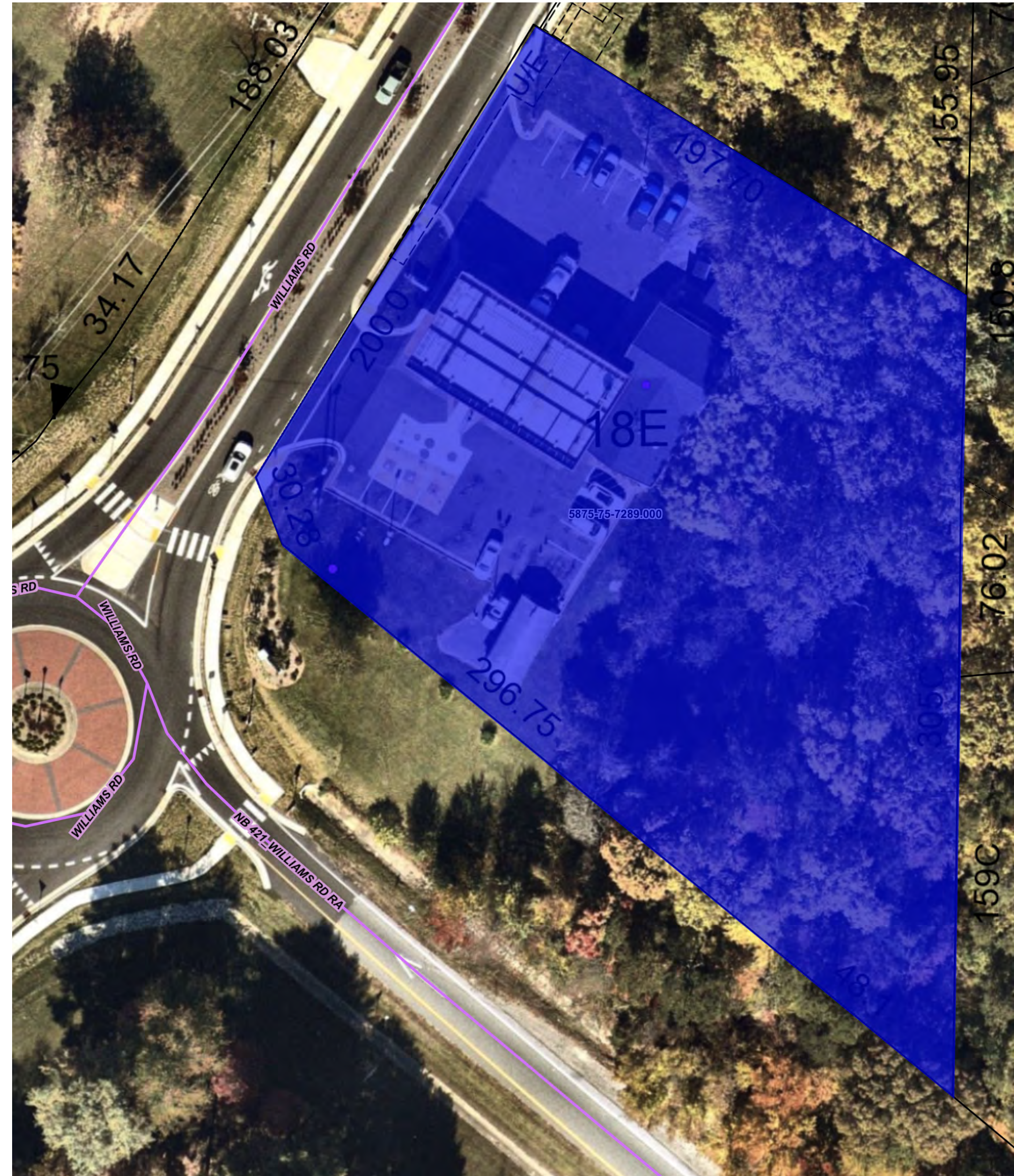


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TAX MAP



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ZONING

HB - Highway Business District

Lewisville HB District: primarily intended to accommodate retail service and distributive uses. The district is established to provide locations for establishments which require high visibility and good road access, or which cater primarily to passing motorists. However, the district is not intended to encourage or accommodate strip commercial development. Developments in this district generally have substantial front setbacks. This district is intended for application in GMAs 2, 3 and 4.

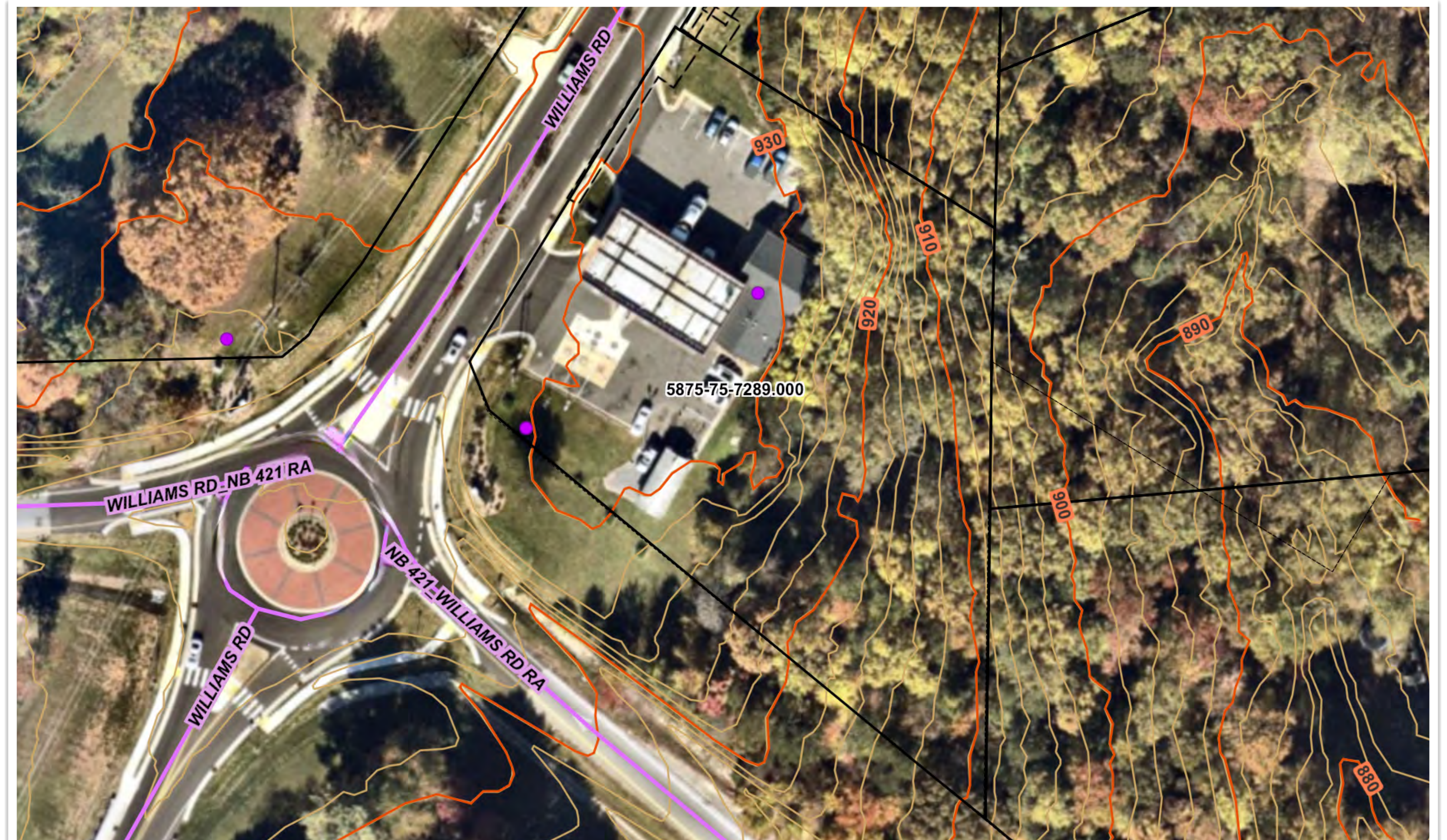
Zoning District	Minimum Zoning Lot		Minimum Contiguous Site Area (ac)	Minimum Setbacks <sup>1</sup>				Maximum Impervious Surface Cover (%)	Maximum Height (ft)
	Area (sf)	Width (ft)				Side			
				Front (ft)	Rear (ft)	Interior Side (ft)	Street (ft)		
HB	20,000	100	—	40	20	0.5/12 <sup>2</sup>	20	85	60





### TOPOGRAPHY

At its highest point, the subject property reaches an elevation of just over 930', in the northwest corner of the property. The property remains level for all of the improvements, then moderately slopes to the east to its lowest point in the northeast corner where the reported elevation is 904'. This represents an overall slope percentage of approximately 11.66%, but as depicted, the rise is predominantly on the northeast corner, resulting in a slope for that area of 28.89%.

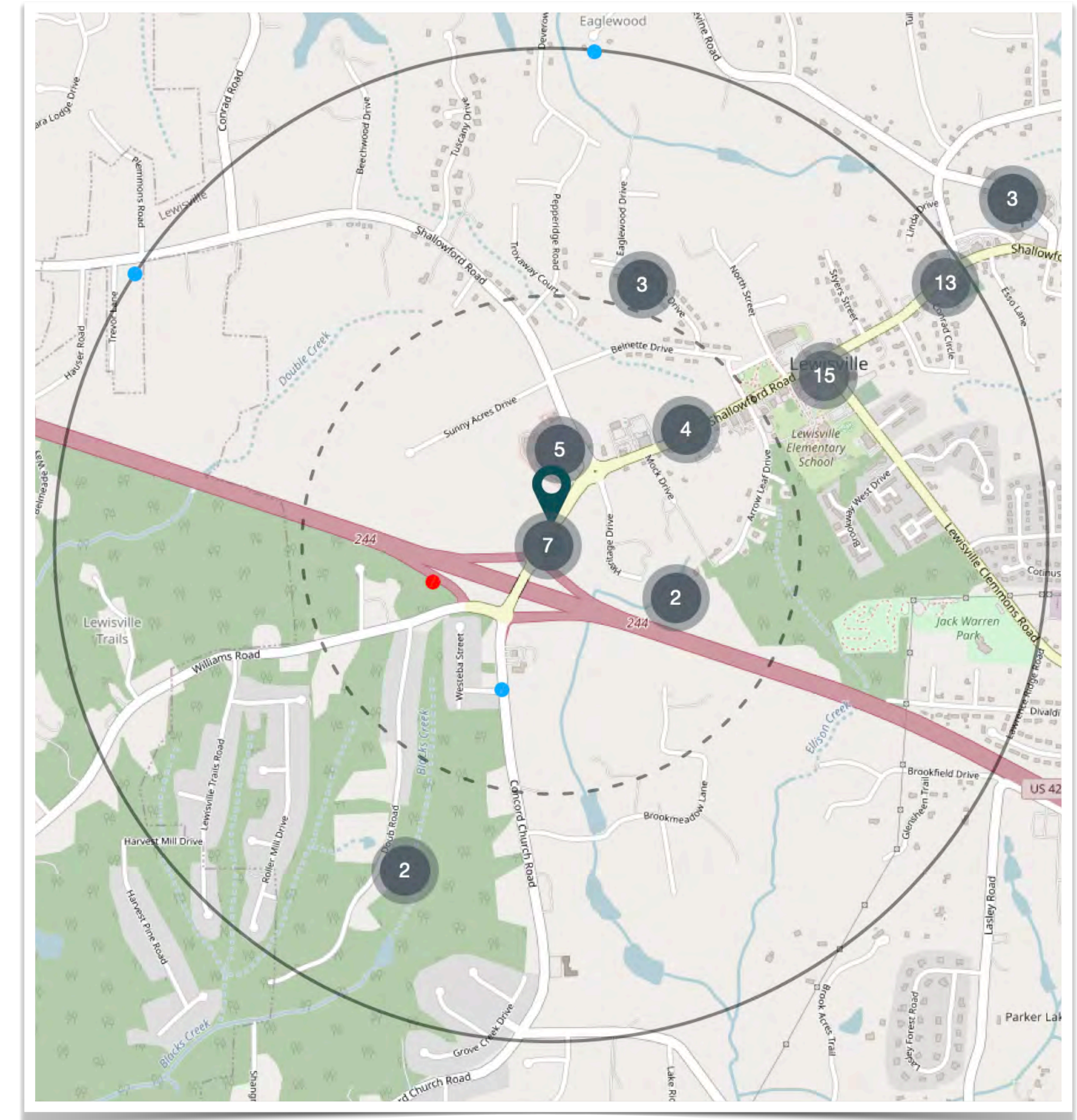




## ENVIRONMENTAL RADIUS REPORT

### Nationwide Environmental Title Research

In the course of our research of the subject property, two environmental monitoring wells were discovered. These were installed as a result of fuel spillage incidents which were resolved with the North Carolina Department of Environmental Quality. NCDEQ subsequently issued a "No Further Action" letter on November 20, 2023, for the site.



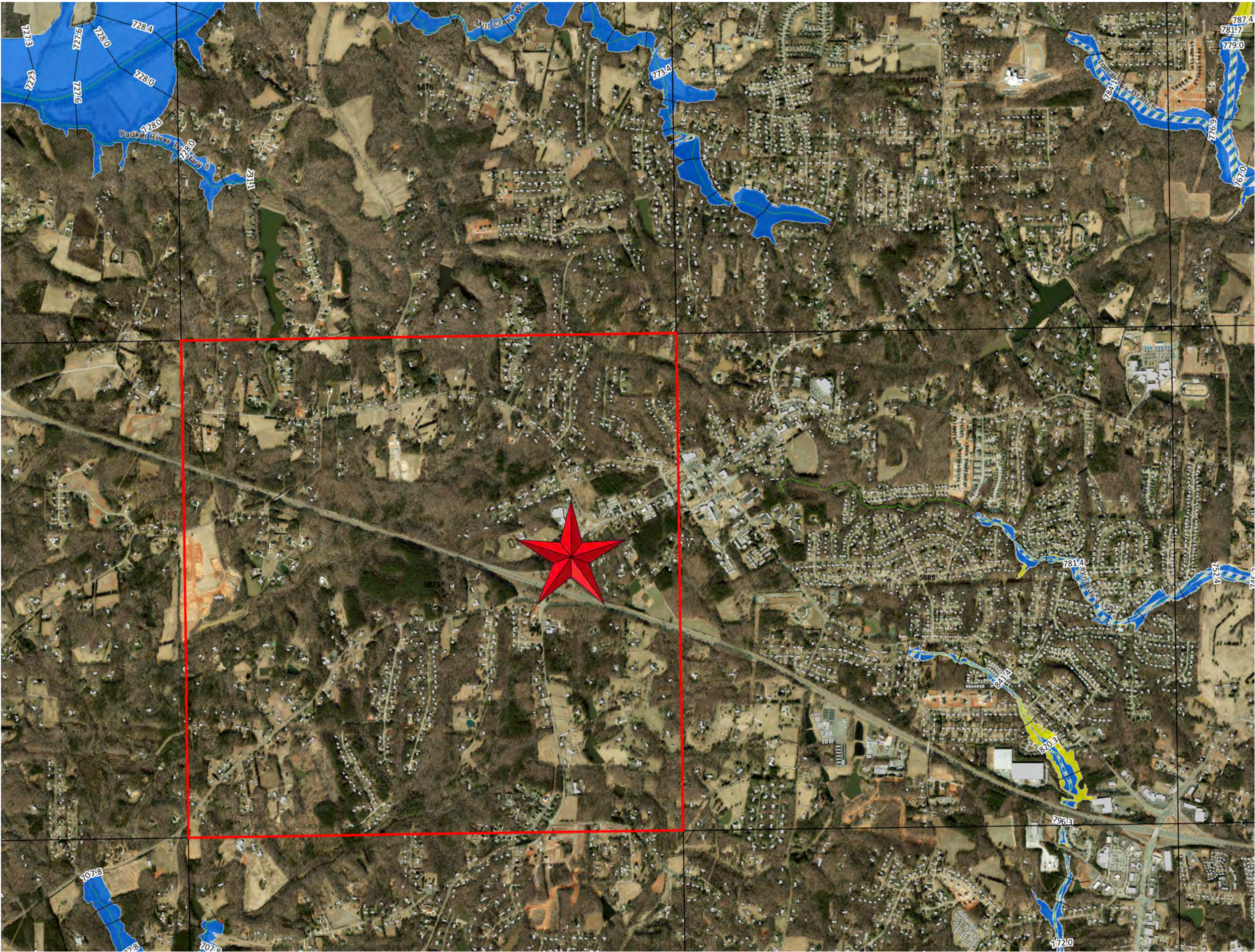


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FLOOD RISK PROFILE



Flood Information

Building Selection

Circle K

This panel's status is Effective.

Flood Zone: (Zone X) Minimal Flood Risk

Map marker is outside of the special flood hazard area.

Flood Source:	n/a
Base Flood Elevation:	n/a
LIMWA Area:	No
County:	Forsyth
Political Area:	Town Of Lewisville
CID:	370581
Panel:	5875
Map Number:	3710587500J
Panel Effective Date:	1/2/2009
Latitude:	36.091752
Longitude:	-80.429033

Flood Risk Information

Building Information

Circle K

Flood Hazard Type:	Riverine
Est. First Floor Elevation:	933.0
Est. Highest Adjacent Grade:	930.6
Est. Lowest Adjacent Grade:	928.0
NOAA Sea Level Rise:	<a href="#">View on NOAA site</a>

Flood Risk Hazard Information

Overall Flooding Hazard

Low

n/a

Chance of Flooding this Year



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# LEWISVILLE CIRCLE K GROUND LEASE FOR SALE

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EASTERN VIEW





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# LEWISVILLE CIRCLE K GROUND LEASE FOR SALE

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SOUTHERN VIEW





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# LEWISVILLE CIRCLE K GROUND LEASE FOR SALE

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AERIAL VIEW





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WESTERLY VIEW



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SOUTHWEST VIEW





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SOUTHEAST VIEW





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NORTHEAST VIEW





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NORTHEAST VIEW





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NORTHERN VIEW





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# LEWISVILLE CIRCLE K GROUND LEASE FOR SALE

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NORTHEAST VIEW





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FORSYTH COUNTY MAP



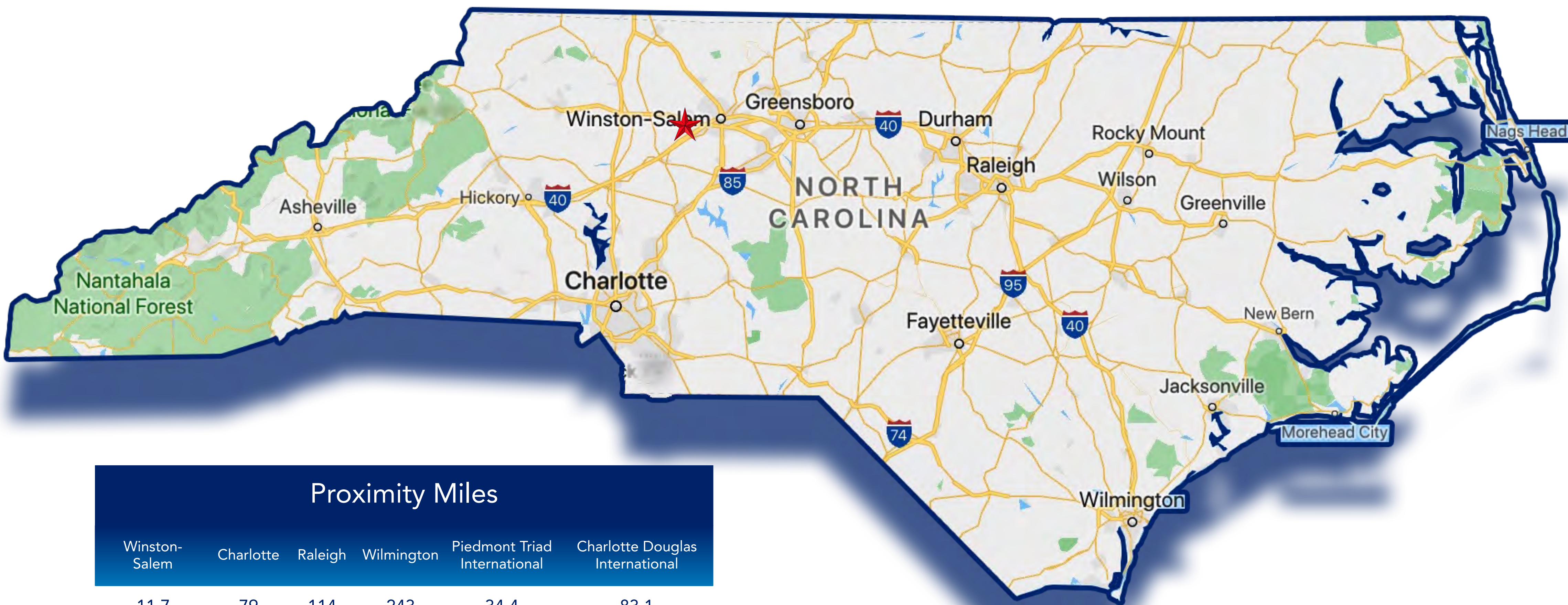


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NORTH CAROLINA MAP

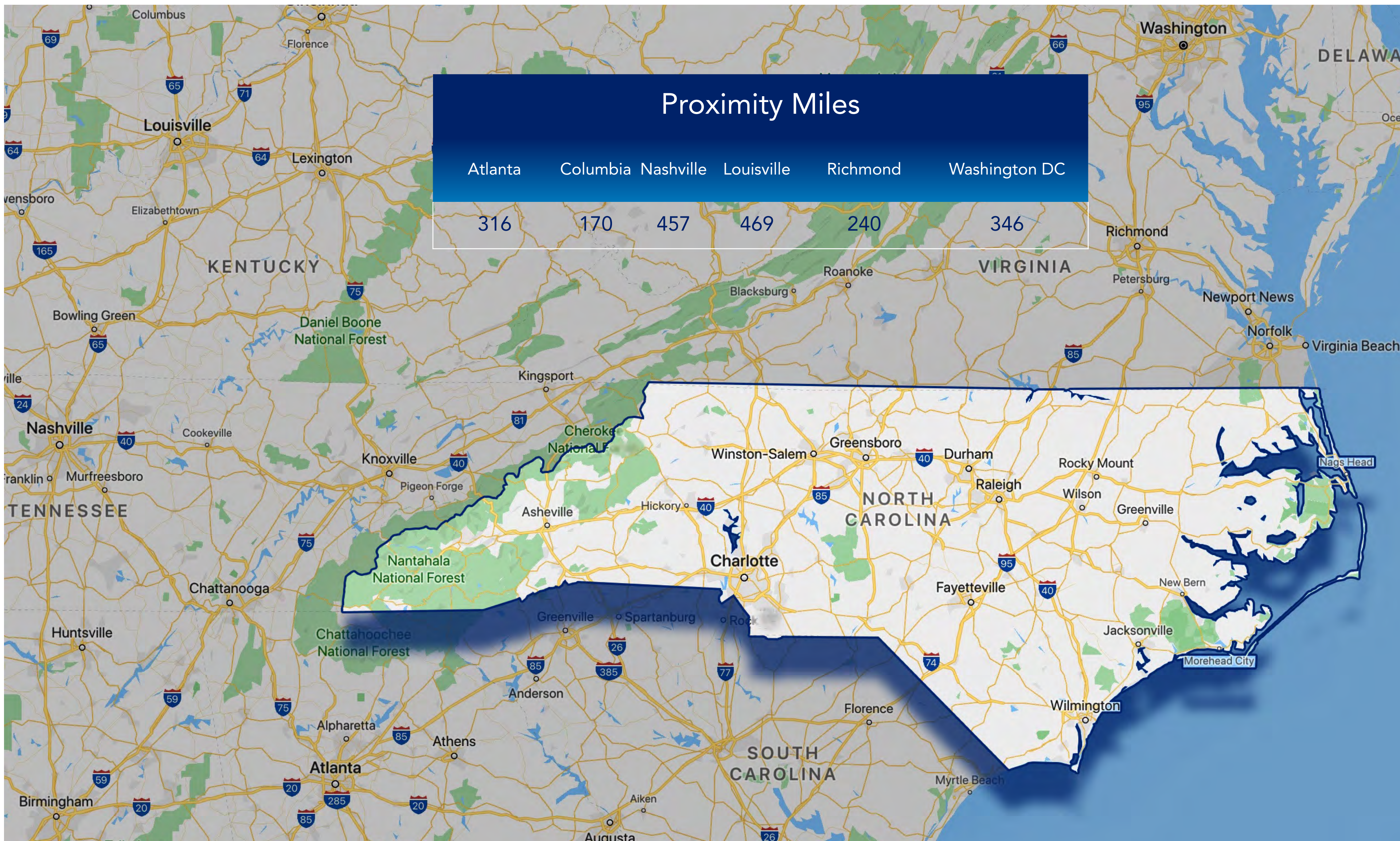




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REGIONAL MAP



### CONFIDENTIALITY & CONDITIONS STATEMENT

This offering has been prepared solely for informational purposes. It is designed to assist a potential purchaser in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the Seller.

The projections contained herein represent best estimates or assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

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Interested buyers should be aware that the Seller is selling the Property in "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing. The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer.

Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract to purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither a prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties. Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.





# FOR MORE INFORMATION:



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