



Lily's
DAYCARE

LILY'S DAYCARE

310 Lithia Inn Road | Lincolnton, NC

New 10-Year NNN Lease | Personal Guaranty | 2% Annual Increases

Broker of Record: Jeremy Halback | Bridgeline Real Estate | NC License #: C41608

An aerial photograph of a sports complex. In the foreground, there is a large green field, likely a baseball or softball field, with a dirt infield. To the right of the field is a paved parking lot with several spaces. Behind the field is a large, light-colored building with a flat roof. To the left of this building is another smaller building with a gabled roof. In the background, there are more trees and a tall communication tower. The sky is blue with some clouds.

LISTED BY

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Jeremy Halback

Broker of Record

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NC License #: C41608

INVESTMENT OVERVIEW

Lily's Daycare | Lincolnton, NC

PERANICH HUFFMAN
NET LEASE GROUP



OVERVIEW

Peranich Huffman Net Lease Group is pleased to offer a single-tenant Lily's Daycare at 310 Lithia Inn Road in Lincolnton, North Carolina, for \$1,470,000, a 8.00% cap rate on \$117,600 of annual base rent. The 5,024 SF day care building sits on 0.91 acres in Lincoln County, part of the Charlotte metro.

LEASE TERM

The lease commenced October 12, 2026 and runs through October 10, 2036. Rent increases 2% every year, and two 5-year renewal options extend the term to 2046 with the 2% annual increases continuing.

NET LEASE STRUCTURE

Tenant pays real estate taxes, building insurance, utilities and all operating, maintenance and repair costs. Landlord responsibility is limited to structural repairs and capital replacements, such as roof and HVAC replacement.

PERSONAL GUARANTY

The lease carries a personal guaranty from Melinda Ikard, an established child care practitioner in North Carolina, who operates the center as Lily's Daycare. The lease limits use to day care and requires the tenant to continuously occupy and operate the entire premises for the full term.

PROPERTY OVERVIEW

Lily's Daycare | Lincolnton, NC

PERANICH HUFFMAN
NET LEASE GROUP



Lily's
DAYCARE

310 Lithia Inn Road
LINCOLNTON, NC 28092

Single-Tenant Net Lease
Property Type

5,024 SF
Building Area

0.91 Acres
Land Area

1979
Year Built

Personal
Guaranty

October 10, 2036
Lease Expiration

2 x 5-Yr
Renewal Options

Fee Simple
Ownership

\$117,600
Annual Base Rent

NNN
Lease Type

2% Annually
Rent Increases

29,500 AADT
E Main St (NC 27/150)

FINANCIALS & PRICING

Lily's Daycare | Lincolnton, NC

PURCHASE PRICE

\$1,470,000

CAP RATE

8.00%

NET OPERATING INCOME

\$117,600

\$292.60

PRICE PER SF

5,024 SF

BUILDING SIZE

0.91 ACRES

LAND AREA

10.0 YEARS

TERM REMAINING

RENT ROLL & CASH FLOW SCHEDULE

Lily's Daycare | Lincolnton, NC

RENT ROLL

Tenant	SF	Annual Rent	Monthly Rent	Rent PSF	Lease Expiration	Term Remaining	Options	Guaranty
Lily's Daycare	5,024	\$117,600	\$9,800	\$23.41	10/10/2036	10.0 Years	2 x 5-Yr	Personal

CASH FLOW SCHEDULE

Year	Annual Rent	Monthly Rent	Rent PSF	Yield on Price
2027	\$118,188	\$9,849	\$23.52	8.04%
2028	\$120,552	\$10,046	\$24.00	8.20%
2029	\$122,963	\$10,247	\$24.48	8.36%
2030	\$125,422	\$10,452	\$24.96	8.53%
2031	\$127,930	\$10,661	\$25.46	8.70%
2032	\$130,489	\$10,874	\$25.97	8.88%
2033	\$133,099	\$11,092	\$26.49	9.05%
2034	\$135,761	\$11,313	\$27.02	9.24%
2035	\$138,476	\$11,540	\$27.56	9.42%
2036	\$141,246 <i>Option</i>	\$11,770	\$28.11	9.61%

INVESTMENT HIGHLIGHTS

Lily's Daycare | Lincolnton, NC



New 10-Year Lease - The lease commenced October 12, 2026 and runs through October 10, 2036, with two 5-year renewal options that can extend the term to 2046.



2% Annual Rent Increases - Base rent steps up 2% every year in the initial term and both options, from \$117,600 in year one to \$140,543 in year ten.



NNN Lease - Tenant pays real estate taxes, insures the building and pays utilities and operating costs. Landlord covers structural repairs and capital replacements only.



Personal Guaranty - The lease is personally guaranteed by Melinda Ikard, an established child care practitioner in North Carolina.



Needs-Based Child Care Use - Day care is a service that can't move online. The site has fenced play yards, and about 1,765 children under age 5 live within five miles.



Growing Charlotte Region - Lincoln County reached about 98,700 residents in 2025. The Charlotte region passed 3 million and ranked 5th nationally for growth in 2024-25.



PERANICH HUFFMAN
NET LEASE GROUP

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
POPULATION			
Total Population	4,347	19,157	32,904
Children Under 5	361	1,272	1,765
Children Under 10	618	2,571	3,883
HOUSEHOLDS			
Total Households	1,662	7,885	13,368
INCOME			
Average Household Income	\$69,917	\$76,909	\$78,179

Source: U.S. Census Bureau, ACS 2024 5-Year Estimates (2020-2024), block groups within each ring

LOCATION OVERVIEW

Lily's Daycare | Lincolnton, NC

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E MAIN ST (NC 27/150)

ingles

29,500 AADT
E MAIN ST (NC 27/150)

ALSO ON E MAIN ST



Walmart

Bojangles



Walgreens



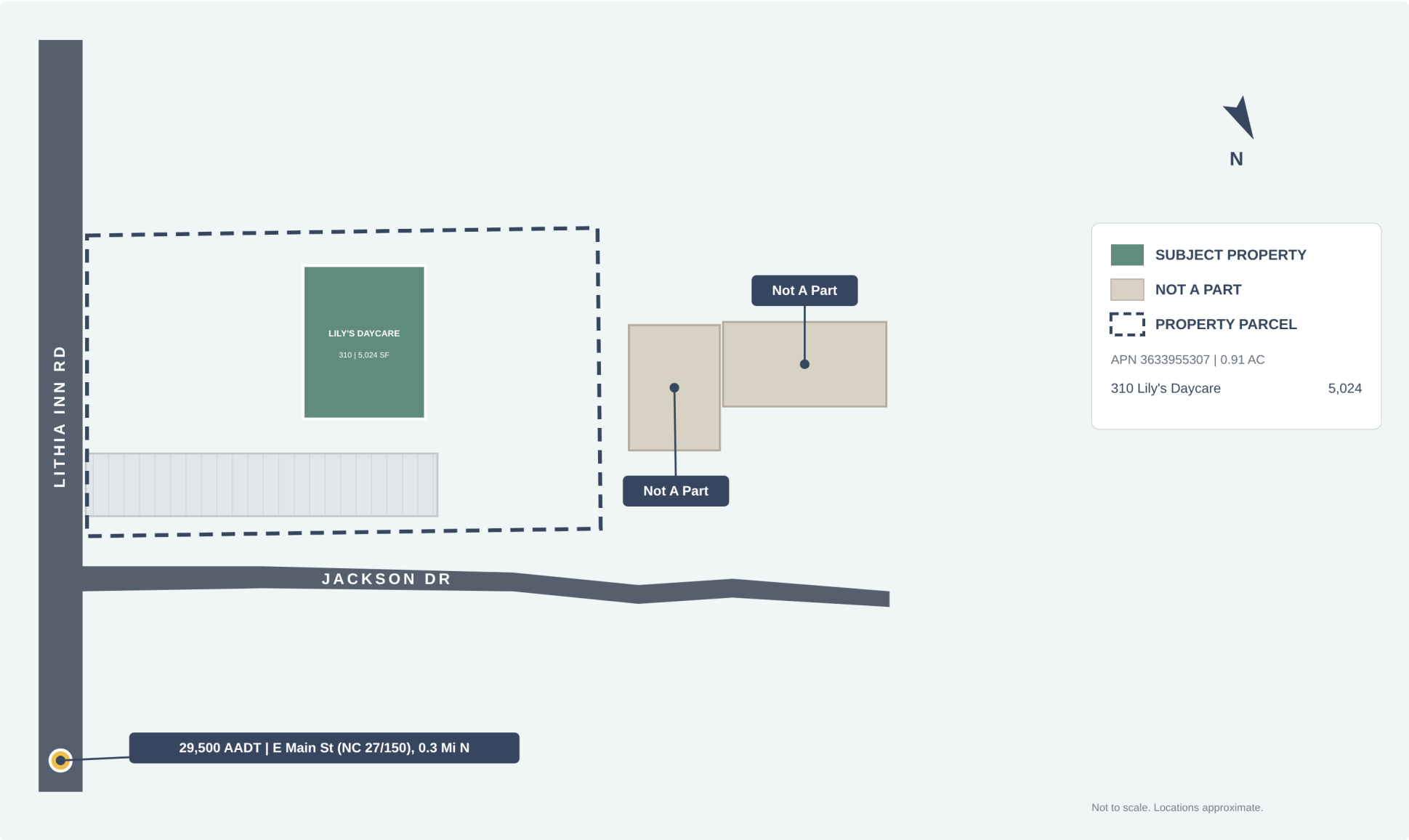
Atrium Health

SUBJECT PROPERTY

LITHIA INN RD

SITE PLAN

Lily's Daycare | Lincolnton, NC



NET LEASE STRUCTURE & RENT SCHEDULE

Lily's Daycare | Lincolnton, NC

Expense Category	Responsibility
Structure	Landlord
Roof Replacement	Landlord
Roof Repair	Tenant
Parking & Landscaping	Tenant
HVAC Repair	Tenant
HVAC Replacement	Landlord
Property Taxes	Tenant
Insurance	Tenant
CAM	Tenant

Lease Summary	
Tenant	Melinda Ikard
Guarantor	Personal
Lease Type	NNN
Rent Commencement	10/12/2026
Lease Expiration	10/10/2036
Term Remaining	10.0 Years
Renewal Options	Two (2) 5-Year Options
Rent Increases	2% Annually

Rent Schedule	Annual Rent	Rent PSF	Increase
Current Term 10/2026 - 09/2027	\$117,600	\$23.41	-
Initial Term 10/2027 - 09/2028	\$119,952	\$23.88	2%
Initial Term 10/2028 - 09/2029	\$122,351	\$24.35	2%
Initial Term 10/2029 - 09/2030	\$124,798	\$24.84	2%
Initial Term 10/2030 - 09/2031	\$127,294	\$25.34	2%
Initial Term 10/2031 - 09/2032	\$129,840	\$25.84	2%
Initial Term 10/2032 - 09/2033	\$132,437	\$26.36	2%
Initial Term 10/2033 - 09/2034	\$135,085	\$26.89	2%
Initial Term 10/2034 - 09/2035	\$137,787	\$27.43	2%
Initial Term 10/2035 - 09/2036	\$140,543	\$27.97	2%
Option 1 10/2036 - 09/2041	\$143,354	\$28.53	2% Annually
Option 2 10/2041 - 09/2046	\$158,274	\$31.50	2% Annually

TENANT OVERVIEW

Lily's Daycare

LILY'S DAYCARE

Lily's Daycare is a child day care center at 310 Lithia Inn Road, operated by Melinda Ikard, an established child care practitioner in North Carolina. The lease commenced October 12, 2026, carries her personal guaranty and limits use of the premises to day care.

The lease requires the tenant to open the entire premises fully staffed at commencement and to continuously occupy and operate it for the full term. Assignment or subletting needs landlord consent, and the tenant stays liable after any assignment.

THE FACILITY

The 5,024 SF single-story building sits on 0.91 acres with fenced outdoor play yards, a playground and on-site parking off Lithia Inn Road. The property has an operating history as a day care: Kid City USA previously ran a licensed child day care center at this address.

CHILD CARE DEMAND

About 1,765 children under age 5 and 3,883 children under age 10 live within five miles of the site (Census ACS 2024 5-year). Lincoln County reached an estimated 98,700 residents in 2025 and sits in the Charlotte region, which passed 3 million people.



Lily's
DAYCARE

USE
Child Day Care

LEASE COMMENCEMENT
Oct 2026

GUARANTY
Personal

BUILDING
5,024 SF

LAND
0.91 Acres

LEASE TYPE
NNN

MARKET OVERVIEW

Lily's Daycare | Lincolnton, NC



LINCOLNTON, NORTH CAROLINA

Lincolnton is the county seat of Lincoln County, about 35 miles northwest of Charlotte in the North Carolina Piedmont. The city had an estimated 12,465 residents in 2025, up from 11,091 at the 2020 Census. US 321, a four-lane freeway, connects it to I-85 in Gastonia and I-40 in Hickory.

Lincoln County had about 98,700 residents in 2025 and is one of 14 counties in the Charlotte region, which passed 3 million people and ranked 5th among U.S. metros for growth from 2024 to 2025. Manufacturing is the county's largest employment sector.

Bosch operates a power tools plant in Lincolnton and announced a \$130 million expansion with 400 new jobs in 2023. Atrium Health Lincoln, the county's hospital, is about 1.3 miles from the site.



Photo: Washuotaku, CC BY-SA 3.0, via Wikimedia Commons

County Seat

Lincolnton is the seat of Lincoln County government and courts.

Charlotte Region

One of 14 counties in a metro of 3 million plus (2025).

Labor Market

Lincoln County unemployment was 3.3% in August 2026 (BLS).

Major Employer

Bosch power tools plant: \$130M expansion, 400 new jobs (2023).

Healthcare

Atrium Health Lincoln hospital is 1.3 miles from the site.

Connectivity

US 321 freeway links to I-85 and I-40; CLT airport about 30 miles.

Offers should be submitted electronically to:

BROCK KOLLARS

Email: brock@phnlg.com
License #:

JEREMY HALBACK

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NC License #: C41608

and include the following information:

- Purchase Price
- Sources of Debt & Equity
- Other Terms
- Closing Period
- Earnest Money

ABOUT US

Peranich Huffman Net Lease Group is a privately held real estate brokerage firm specializing in single-tenant net leased investment sales throughout the nation. The

firm's retail division facilitates the purchase and sale of commercial real estate tenanted by national and regional retail operators, in addition to the firm's medical net lease practice.

PERANICH
NET LEASE GROUP HUFFMAN



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