



COMFORT SUITES
CONCORD, NORTH CAROLINA



7800 Gateway Lane, NW
 Concord, NC 28027
 Phone: (704) 979-3800
 Fax: (704) 979-0065

This Comfort Suites is located approximately half a mile from Concord Mills Mall and 12 miles from Douglas International Airport. Furthermore, the Comfort Suites is also two miles from Lowe's Motor Speedway, three miles from Blockbuster Pavilion, 10 miles from Discovery Place and Ericsson NFL Stadium, and 25 miles from Carowinds Amusement Park. Guests will feel right at home with their kitchens equipped with refrigerators, microwaves and even dishwashers. If dining is the desire, the Comfort Suites also has a restaurant. Guests can get energized with a workout in the fitness center, or take a refreshing dip in the heated indoor pool. A complimentary hot breakfast buffet includes eggs, breakfast meat, gravy and biscuits, grits, assorted cereals, muffins, fresh fruit and beverages. Guests also can expect in-room air-conditioning, coffeemakers, wet bars, two dual-line telephones, dataports, voicemail, irons and ironing boards, hairdryers, cosmetic mirrors, and cable TV in their suite. For business travelers, the hotel offers a business center and meeting room space that can accommodate up to 50 people.

PRICE: \$7,500,000

PROPERTY INFORMATION

- Built in 2000
- Five-story interior corridor building
 - 84 suites
- Heated Indoor Pool
- Fitness Room
- Restaurant in Hotel
- Banquet / Meeting Rooms
- 2 Acres (Fee Simple)

HOTEL SERVICES & AMENITIES

- Banquet/Meeting Rooms
- Braille Elevator(s)
- Wireless Internet Access
- Bus/Truck Parking
- Business Center
- Computer w/ Internet
- Exercise Room
- A-V Equipment Rental
- Free Full Breakfast
- Smoke Alarm in Rooms
- Heated Indoor Pool
- 24 Hr. Front Desk
- Microwave
- Computer Hook-up
- Laundry Room
- Free Hi Speed Internet
- Complementary Coffee
- Free Newspaper Mon-Fri
- Hair Dryer
- Electronic Key
- Iron / Ironing Board
- Television (Cable/Satellite)
- Non-Smoking Rooms
- Daily Maid Service
- Wet Bar
- In room desk
- Telephone (Voicemail)
- Hearing Impaired Phone
- Free local calls
- Wake up calls
- Rollaway Beds available
- Refrigerator
- Cribs available
- Multiple Phone Lines
- Individual A/C & Heat
- Handicap Rooms
- Valet Cleaning Service
- Guest Use Fax Machine
- Guest Use Copy Machine
- Restaurant in Hotel
- Sprinkler in Rooms

E.N. Hoffman, Inc.

13200 W. Newberry Road
 Suite F-29
 Newberry, FL 32669
 Phone: 352-505-6735
 E-mail: elliott@enhoffman.com

Chuck Banks
 900 Lansdowne Road
 Charlotte, NC 28270
 Phone: (704) 364-1746
 E-mail: chuckbanks@enhoffman.com

DISCLAIMER: The information contained herein and contained in any supplemental documents have been furnished by sources we believe to be reliable, and every effort has been made to provide accurate information. However, the Brokers involved are not responsible for misstatements of facts, errors,

HOTEL PHOTOS

PRICE: \$7,500,000



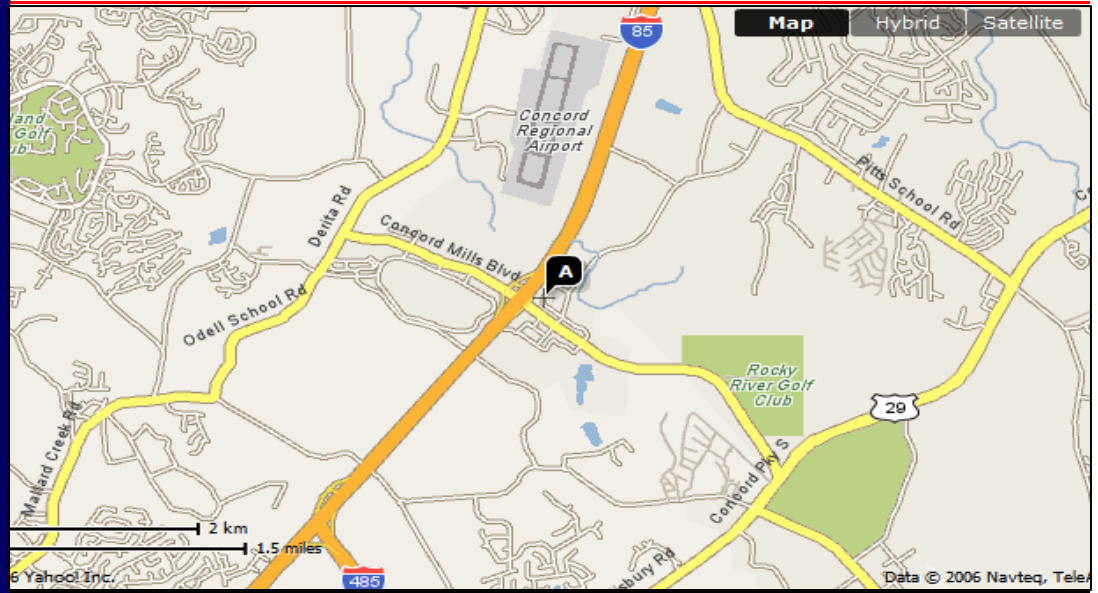
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Chuck Banks
900 Lansdowne Road
Charlotte, NC 28270
Phone: (704) 364-1746
E-mail: chuckbanks@enhoffman.com



PRICE: \$7,500,000



RESTAURANTS & LOUNGES



E.N. Hoffman, Inc.

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Suite F-29
Newberry, FL 32669
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Olive Garden

Serves lunch & dinner
Hours: 11 am to 10 pm

Quaker Steak & Lube

Serves lunch & dinner
Hours: 11 am to 10 pm

LaVecchia's Seafood Grille

Serves dinner
Hours: 5:30 pm to 10 pm

Red Lobster

Serves lunch & dinner
Hours: 11 am to 10 pm

Roadhouse Grill

Serves dinner
Hours: 11 am to 10 pm

Iron Thunder Saloon & Grill

Serves lunch & dinner
Hours: 11:30 am to 2 am

Texas Steakhouse

Serves dinner
Hours: 5 pm to 10 pm

La Bibliothèque

Serves dinner
Hours: 5:30 pm to 10 pm

China Gate

Serves lunch & dinner
Hours: 11 am to 9 pm

AREA ATTRACTIONS

Rocky River Golf Course	0.5 miles E	Latta Plantation Park	12.0 NE
Concord Mills Outlet	1.0 miles W	Mint Museum	13.2 miles N
Lowes Motor Speedway	1.0 miles E	Charlotte Coliseum	13.7 miles E
Verizon Amphitheatre	3.0 miles W	Charlotte Convention Center	14.7 miles
Bank of America Stadium	10.0 miles S	Ericsson Stadium	15.3 miles N
Discovery Place	10.0 miles N	Uptown Charlotte	15.5 miles N
Horseback Riding	12.0 miles NE	ECarowinds	21.0 miles S
Fishing	12.0 miles NE	Southpark Mall	21.4 miles E
McDowell Nature Park	12.0 miles S	Nature Museum	18.2 miles NE