

ADVANCE AUTO PARTS

EXCLUSIVE SALE

ASKING: \$1,367,000.00

ASKING CAP RATE: 6.25%

NOI: \$85,440.00



VIDEO



3333 RAINBOW DRIVE

RAINBOW CITY, AL 35906

KEY-FACTS

ABOUT ADVANCE AUTO PARTS

Advance Auto Parts, Inc. is a leading automotive aftermarket parts provider that serves both professional installer and do-it-yourself customers. As of December 31, 2022, Advance operated 4,912 stores and 150 Worldpac branches primarily within the United States, with additional locations in Canada, Puerto Rico and the U.S. Virgin Islands., AAP is an Investment Grade NYSE traded stock. www.AdvanceAutoParts.com.

EXCLUSIVE SALE

Asking \$1,367,000.00

Asking Cap Rate 6.25%

NOI \$85,440.00

Starting September 1, 2023.

Recently extended 10-year lease with AAP, showing their strong commitment to the existing location. With 3 - 5 year renewal options - 10% rent escalations in each renewal period.

TENANT OVERVIEW



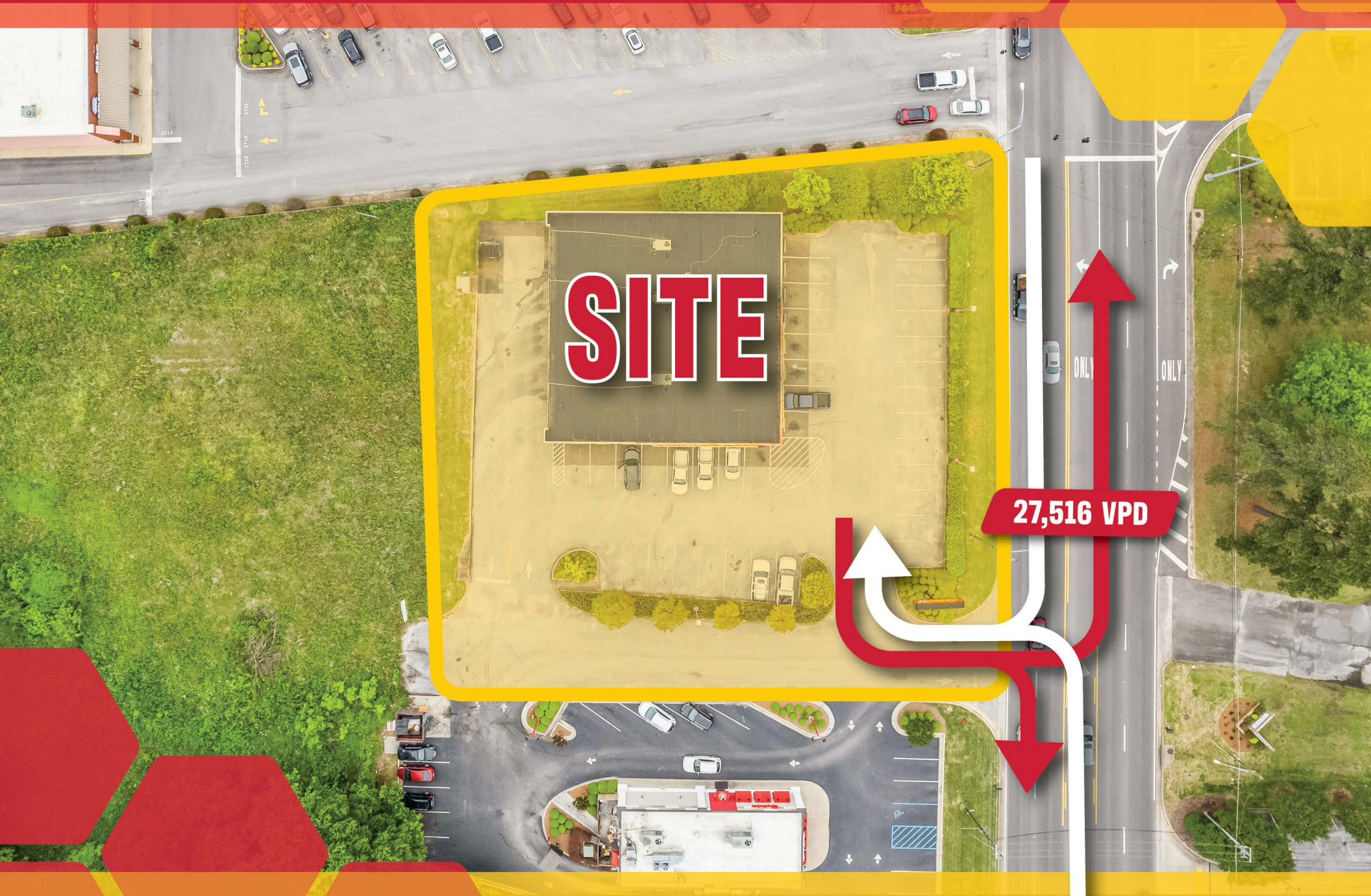
Advance Auto Parts

DBA:	Advance Auto Parts
Business Type:	Retail Auto Parts
Entity Type:	Public
Stock Symbol:	AAP
Exchange:	NYSE
Credit Rating:	BBB-/Stable
Location Count:	4,912
Revenue:	\$11.2 Billion
Net Worth:	\$4.2 billion
Fiscal Year:	2022
Source:	www.advanceautoparts.com
Founded:	1929
Headquarters:	Roanoke, VA

MARKET AERIAL



ACCESSIBILITY



DRONE



DEMOGRAPHICS



1
MILES

3
MILES

5
MILES



4,630
Total Population

15,191
Total Population

46,071
Total Population



\$30,600
Income Per Capita

\$33,459
Income Per Capita

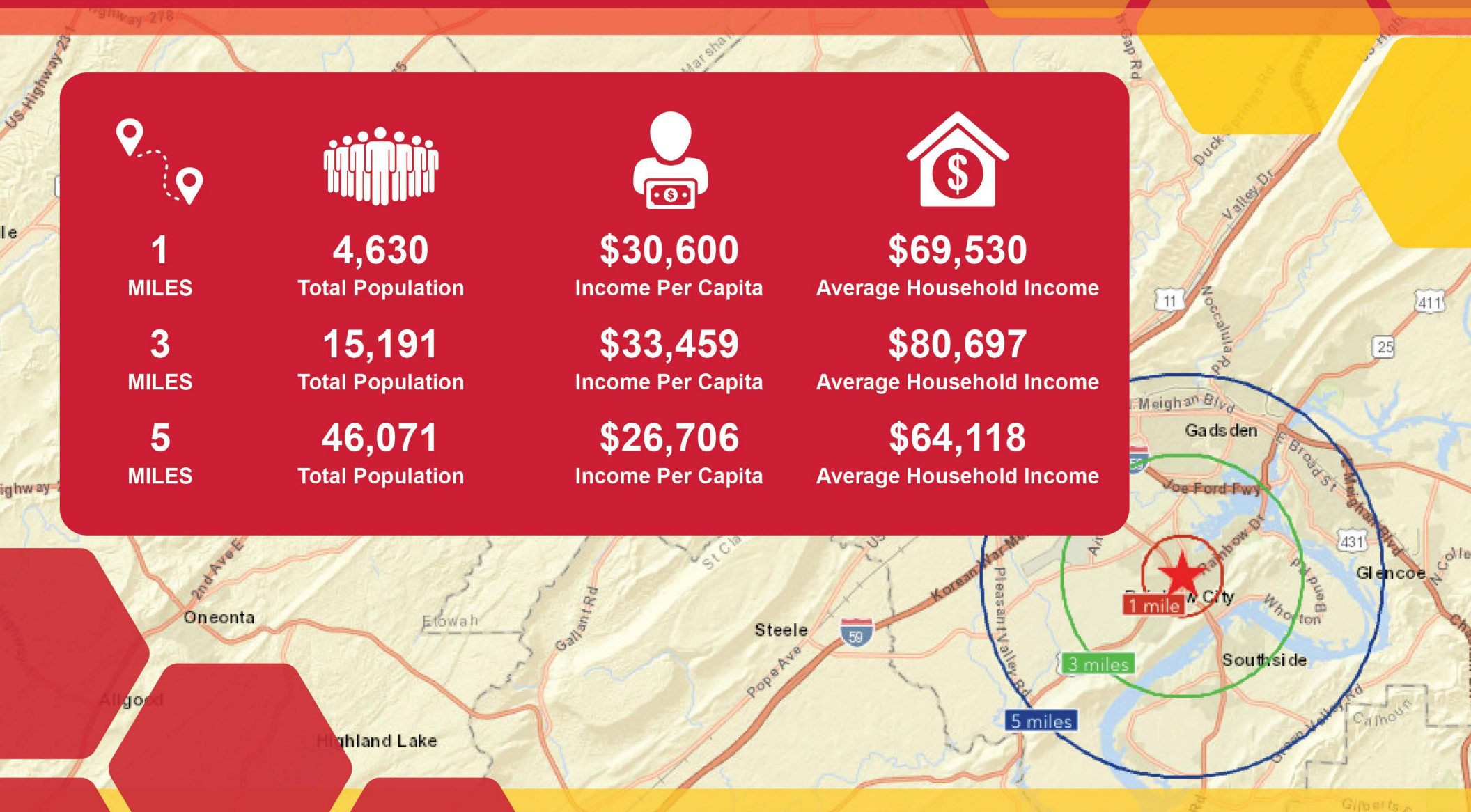
\$26,706
Income Per Capita



\$69,530
Average Household Income

\$80,697
Average Household Income

\$64,118
Average Household Income



FINANCIAL SNAPSHOT

TERM	DATES	ANNUAL RENT
CURRENT RENT*	CURRENT RENT – AUG. 31, 2023	\$37,500.00*
PRIMARY TERM	SEPT. 1, 2023 – DEC. 31, 2033	\$85,440.00
FIRST OPTION PERIOD	JAN. 1, 2034 – DEC. 31, 2038	\$93,984.00
SECOND OPTION PERIOD	JAN. 1, 2039 – DEC. 31, 2043	\$103,380.00
THIRD OPTION PERIOD	JAN. 1, 2044 – DEC. 31, 2048	\$113,724.00

***EXISTING RENT
MAY 1, 2023- SEPT. 2023**



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bennett
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