

OFFERING MEMORANDUM

NAPA AUTO PARTS

TWO-BUILDING STNL PORTFOLIO



999 Veterans Pkwy, Barnesville, GA 30204



101 W Marion St, Reynolds, GA 31076

Tommy Watkins, SVP, SIOR

Hailey Realty Company, Inc.

900 Circle 75 Parkway, Suite 525, Atlanta, GA 30339

Direct: 678-904-6803

Cell: 912-536-6412

twatkins@HaileyRealty.com

www.HaileyRealty.com

www.SIOR.com

HAILEY

REALTY COMPANY

SINCE 1969

Table of Contents

03 Executive Summary

04 Lease Abstracts

05 Aerial Maps

07 Location Map

**09 Property Images/
Aerial Photos**

10 Demographics Report

11 Tenant Profile

12 Disclaimer

Exclusive Listing Agent



Tommy Watkins, SVP, SIOR

Hailey Realty Company, Inc.

900 Circle 75 Parkway, Suite 525, Atlanta, GA 30339

Direct: 678-904-6803

Cell: 912-536-6412

twatkins@HaileyRealty.com

www.HaileyRealty.com

www.SIOR.com



Executive Summary

Property Overview

Hailey Realty Company is pleased to offer a 2-building portfolio leased to Genuine Parts Company ("GPC") located at 999 Veterans Pkwy, Barnesville, GA and 101 W Marion St, Reynolds, GA. GPC has an investment-grade credit rating of BBB- from S&P and Baa1 from Moody's. GPC's total revenue for 2024 was \$23.49 billion with net income of \$904 million representing revenue growth of 1.71% year over year.

Sale Price:	\$1,042,286
--------------------	--------------------

Offering Summary

Cap Rate:	8.75%
NOI:	\$91,200
Price/SF:	\$83.17
Guarantor:	Corporate

Building Information

Address:	999 Veterans Pkwy, Barnesville, GA 30204
County:	Lamar
Building Size:	±6,900 SF
Acreage:	±2.69

Building Information

Address:	101 W Marion St, Reynolds, GA 31076
County:	Taylor
Building Size:	±6,000 SF
Acreage:	±1.16



Property Address:	999 Veterans Pkwy, Barnesville, GA 30204
Tenant:	Genuine Parts Company
Premises Size:	±6,900 SF
Parking:	18 spaces
Acreage:	±2.69
Use:	Automotive parts and hardware
Lease Type:	NN
Initial Term:	5 years (60 months)
Commencement:	December 28, 2022
Base Rent (Years 1–5):	\$4,600 / month
Renewal Option:	One (1) additional 5-year option
Renewal Option Base Rent:	\$5,290 / month
Real Estate Taxes:	Tenant reimburses Landlord
Property Insurance:	Tenant reimburses Landlord
Utilities:	Paid directly by Tenant
Maintenance Responsibilities – Tenant:	All interior repairs & minor system repairs up to \$5,000/yr
Maintenance Responsibilities – Landlord:	Roof, structure, exterior walls, underground utilities, major systems (MEP and Sprinklers) and minor repairs after Tenant meets \$5,000/yr cap
Right of First Refusal:	No
Guaranty:	Corporate

Property Address:	101 Marion St, Reynolds, GA 31076
Tenant:	Genuine Parts Company
Premises Size:	±6,000 SF
Acreage:	±1.16
Parking:	19 spaces
Use:	Automotive parts and hardware
Lease Type:	NN
Initial Term:	5 years (60 months)
Commencement:	December 28, 2022
Base Rent (Years 1–5):	\$3,000/month
Renewal Option:	One (1) additional 5-year option
Renewal Option Base Rent:	\$3,450/month
Real Estate Taxes:	Tenant reimburses Landlord
Property Insurance:	Tenant reimburses Landlord
Utilities:	Paid directly by Tenant
Maintenance Responsibilities – Tenant:	All interior repairs & minor system repairs up to \$5,000/yr
Maintenance Responsibilities – Landlord:	Roof, structure, exterior walls, underground utilities, major systems (MEP and Sprinklers) and minor repairs after Tenant meets \$5,000/yr cap
Right of First Refusal:	No
Guaranty:	Corporate

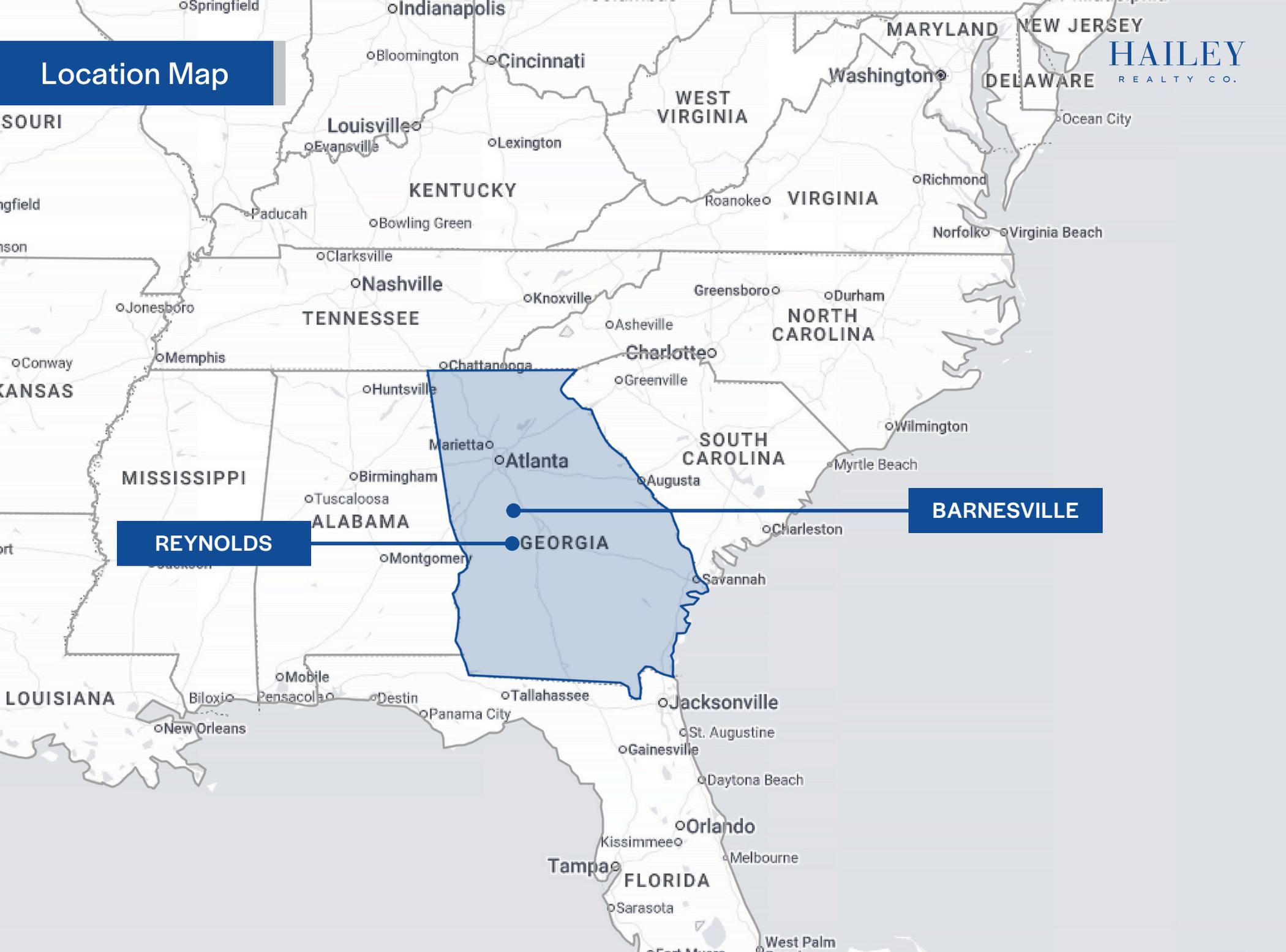


999 VETERANS PKWY,
BARNESVILLE, GA 30204



101 W MARION ST,
REYNOLDS, GA 31076

Location Map



Property Photos

999 Veterans Pkwy, Barnesville, GA 30204



Property Photos

101 W Marion St, Reynolds, GA 31076



999 Veterans Pkwy, Barnesville, GA 30204			
Category	2 Miles	5 Miles	10 Miles
Population			
2020 Population	5,266	11,290	23,895
2024 Population	5,368	11,903	26,003
2029 Population Projection	6,200	13,760	29,863
Annual Growth 2020–2024	0.50%	1.40%	2.20%
Annual Growth 2024–2029	3.10%	3.10%	3.00%
Median Age	36.6	38.7	40.6
Bachelor's Degree or Higher	19%	18%	18%
U.S. Armed Forces	20	28	43
Households			
2020 Households	1,820	4,187	8,676
2024 Households	2,004	4,584	9,640
2029 Household Projection	2,343	5,333	11,115
Annual Growth 2020–2024	0.80%	0.80%	1.40%
Annual Growth 2024–2029	3.40%	3.30%	3.10%
Owner Occupied Households	1,456	3,283	7,908
Renter Occupied Households	888	2,050	3,207
Avg Household Size	2.4	2.4	2.5
Avg Household Vehicles	2	2	2
Total Specified Consumer Spending	\$55.2M	\$126.7M	\$294.8M
Income			
Avg Household Income	\$66,242	\$66,535	\$75,173
Median Household Income	\$54,889	\$53,540	\$57,702
< \$25,000	473	1,079	2,040
\$25,000 – \$50,000	396	991	2,039
\$50,000 – \$75,000	391	896	1,686
\$75,000 – \$100,000	364	708	1,417
\$100,000 – \$125,000	117	337	978
\$125,000 – \$150,000	149	267	537
\$150,000 – \$200,000	82	217	592
\$200,000+	32	89	351

101 W Marion St, Reynolds, GA 31076			
Category	2 Miles	5 Miles	10 Miles
Population			
2020 Population	1,190	2,371	8,417
2024 Population	1,226	2,434	8,320
2029 Population Projection	1,228	2,435	8,281
Annual Growth 2020–2024	0.80%	0.70%	-0.30%
Annual Growth 2024–2029	0%	0%	-0.10%
Median Age	45.4	45.5	45.2
Bachelor's Degree or Higher	19%	18%	15%
U.S. Armed Forces	4	8	16
Households			
2020 Households	521	1,012	3,378
2024 Households	536	1,039	3,334
2029 Household Projection	537	1,039	3,316
Annual Growth 2020–2024	1.90%	1.60%	0.20%
Annual Growth 2024–2029	0%	0%	-0.10%
Owner Occupied Households	362	731	2,340
Renter Occupied Households	175	308	976
Avg Household Size	2.3	2.3	2.4
Avg Household Vehicles	2	2	2
Total Specified Consumer Spending	\$14.3M	\$28.4M	\$89.5M
Income			
Avg Household Income	\$60,191	\$62,472	\$65,342
Median Household Income	\$36,302	\$37,200	\$41,487
< \$25,000	202	372	1,041
\$25,000 – \$50,000	115	244	842
\$50,000 – \$75,000	41	75	440
\$75,000 – \$100,000	65	131	301
\$100,000 – \$125,000	33	73	254
\$125,000 – \$150,000	47	72	210
\$150,000 – \$200,000	23	43	108
\$200,000+	9	30	137

Tenant Profile (Genuine Parts Company)

Established in 1928, Genuine Parts Company (NYSE: GPC) is a leading global service provider of automotive and industrial replacement parts and value-added solutions. The Automotive Parts Group and Industrial Parts Group serve customers across the world with a vast network of over 10,700 locations spanning 17 countries supported by more than 63,000 employees. GPC is the parent organization to the NAPA Auto Parts brand, and operates 6,000+ stores distributing 800,000+ parts across the system.

Company Overview	
Ownership	Publicly traded (NYSE)
Headquarters	Atlanta, GA
Established	1928
# Employees	63,000+
2024 Revenue	\$23.5 billion
# Locations	6,000+ (NAPA Auto Parts stores)
Website	https://www.genpt.com/



EXCLUSIVE LISTING AGENT

Tommy Watkins, SVP, SIOR

Hailey Realty Company, Inc.

900 Circle 75 Parkway, Suite 525, Atlanta, GA 30339

Direct: 678-904-6803

Cell: 912-536-6412

twatkins@HaileyRealty.com

www.HaileyRealty.com

www.SIOR.com

HAILEY  **SIOR**[®]
REALTY COMPANY

SINCE 1969

Disclaimer

This document has been prepared by Hailey Realty Company for advertising and general information only. Hailey Realty Company makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Hailey Realty Company excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Hailey Realty Company and /or its licensor(s).

© 2026. All rights reserved.