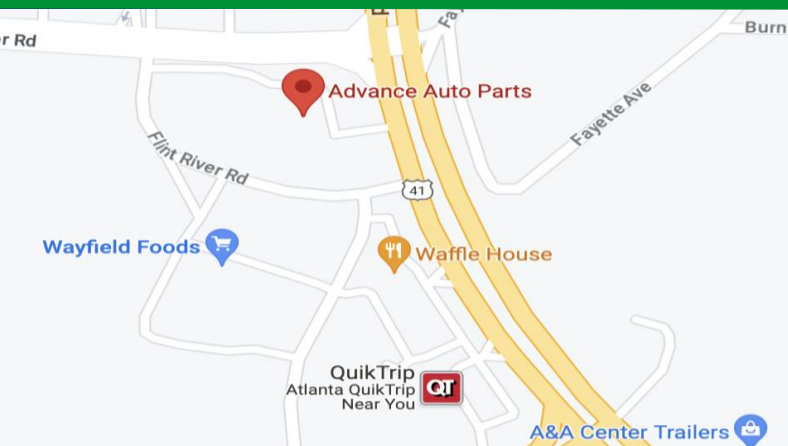




**7.00% Cap**  
**\$1,466,190**



## CONTACT

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COMMERCIAL REAL ESTATE SALES, LEASING, & INVESTMENTS

380 S. Pine Street, Spartanburg, SC 29302

864.583.1001

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## Key Facts

- +/- 8,075 SF Advance Auto Parts
- Long-Term NN Leased Signed By Tenant Beginning Jan. 1, 2025
- Net Operating Income- \$102,633.24
- 2 – Five Year options to renew with escalations
- Same Tenant since 1996
- New Roof Installed in March 2021
- Located on a Corner at Traffic Light
- Traffic Count: 44,180
- Clayton County Tax Map: 05242B D011



## Investment Overview

### Advance Auto Parts

**Address** 8725 Tara Boulevard, Jonesboro, GA

**Price** \$1,466,190.00

**CAP Rate** 7.00%

**Year Built** 1995

**Building Size** +/- 8,075 SF

**Lot Size** +/- 0.805 acres

**Ownership** Fee Simple

**Current Rent** \$102,633.24

### Rent Schedule

| Rent Term   | NOI          |
|---|--------------|
| January 1, 2025- December 31, 2034                        | \$102,633.24 |
| <u>Extension 1</u><br>January 1, 2035 – December 31, 2039 | \$114,342.00 |
| <u>Extension 2</u><br>January 1, 2040- December 31, 2044  | \$122,336.28 |

### Tenant Summary

**Tenant Trade Name** Advance Auto Parts

**Tenant** Advance Stores Company, Inc.

**Guarantor** Advance Stores Company, Inc.

**Years Leasing This Property** 1996 - Present

**Lease Type** NN

**Roof and Structure** Landlord

**Taxes and Insurance** Tenant

**Current Lease Term** January 1, 2020- December 31, 2024

**New Lease Term** 10 Years

**Lease Commencement Date** January 1, 2025

**Lease Expiration Date** December 31, 2034

**Renewal Options** 2, 5-Year With Increases

**Headquartered** Raleigh, NC

**Number of Locations** 4,452 Stores in 47 States

**S&P Credit Rating** BB+

**Web Site** Shop.advanceautoparts.com

**First Right of Refusal** No

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## GIS Aerial



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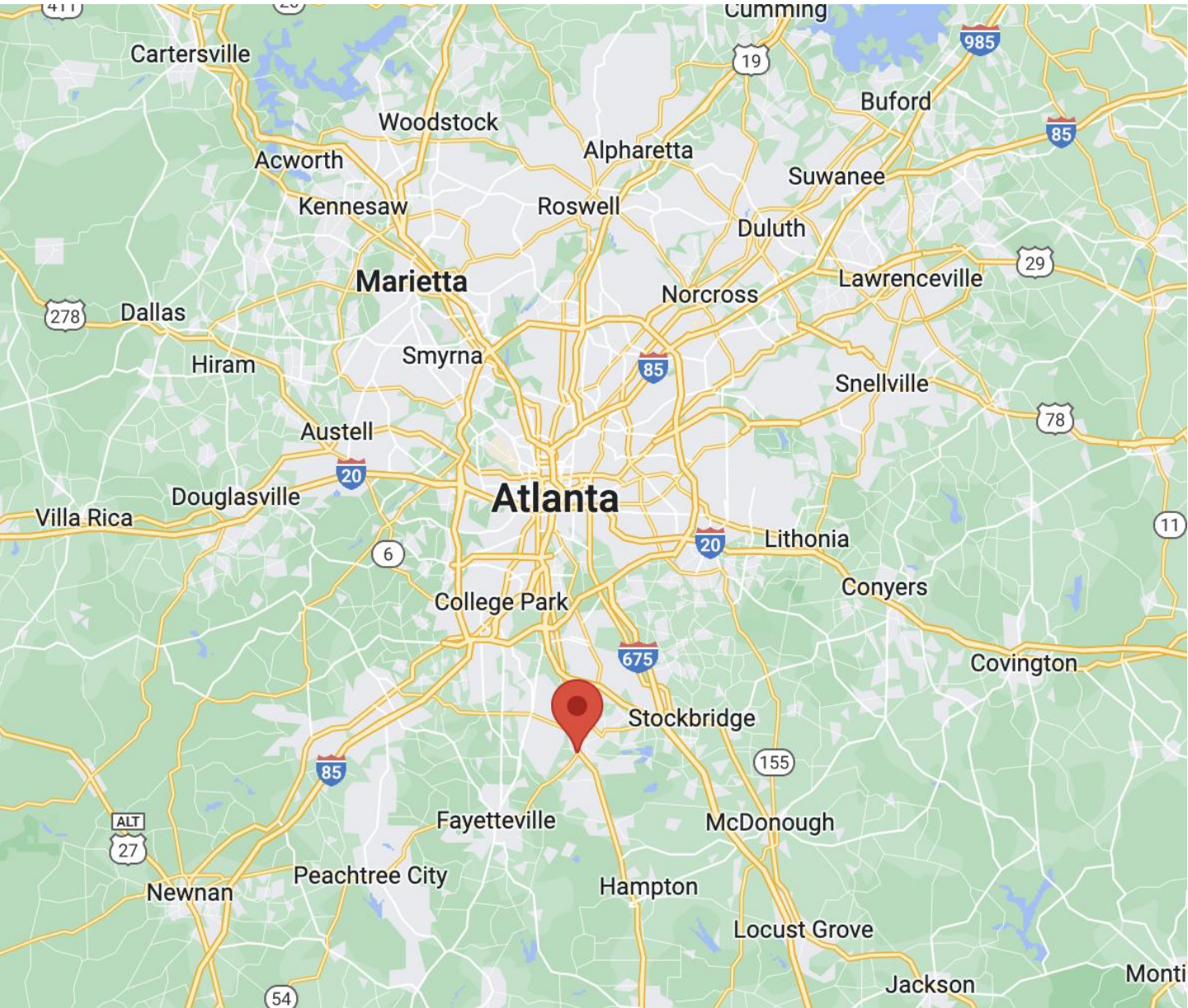


**SPENCER/HINES**  
PROPERTIES

# NNN Investment Opportunity!

8725 Tara Boulevard, Jonesboro, GA 30236

## Area Location Map



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## Surrounding Area



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## Demographics

### Key Facts

**157,039**  
Population

**34.6**  
Median Age

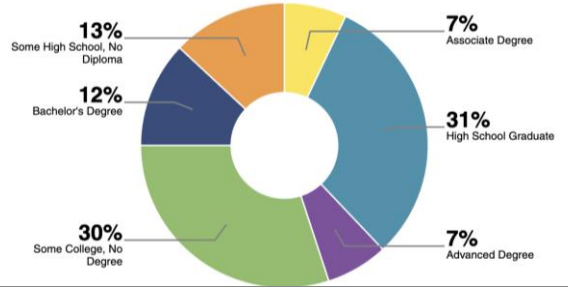


Average Household Size



Median Household Income

### Education



### Business

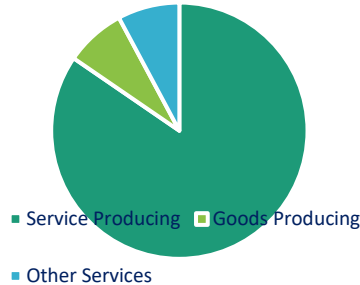


**5,312**  
Total Businesses



**46,017**  
Total Employees

### Employment



**6.8%**

Unemployment Rate

### Income



**\$54,774**  
Median Household Income



**\$1.438 Billion**  
Total Consumer Spending

### Households By Income

|                     |        |
|---------------------|--------|
| < \$25,000          | 11,890 |
| \$25,000 - 50,000   | 12,574 |
| \$50,000 - 75,000   | 13,380 |
| \$75,000 - 100,000  | 6,314  |
| \$100,000 - 125,000 | 5,431  |
| \$125,000 - 150,000 | 1,995  |
| \$150,000 - 200,000 | 2,263  |
| \$200,000+          | 827    |

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