



NET LEASE INVESTMENT OFFERING



Advance Auto Parts

Signalized Intersection | Recent Early Lease Extension | Strong Placer.ai Ranking
Newnan, GA (Atlanta MSA)



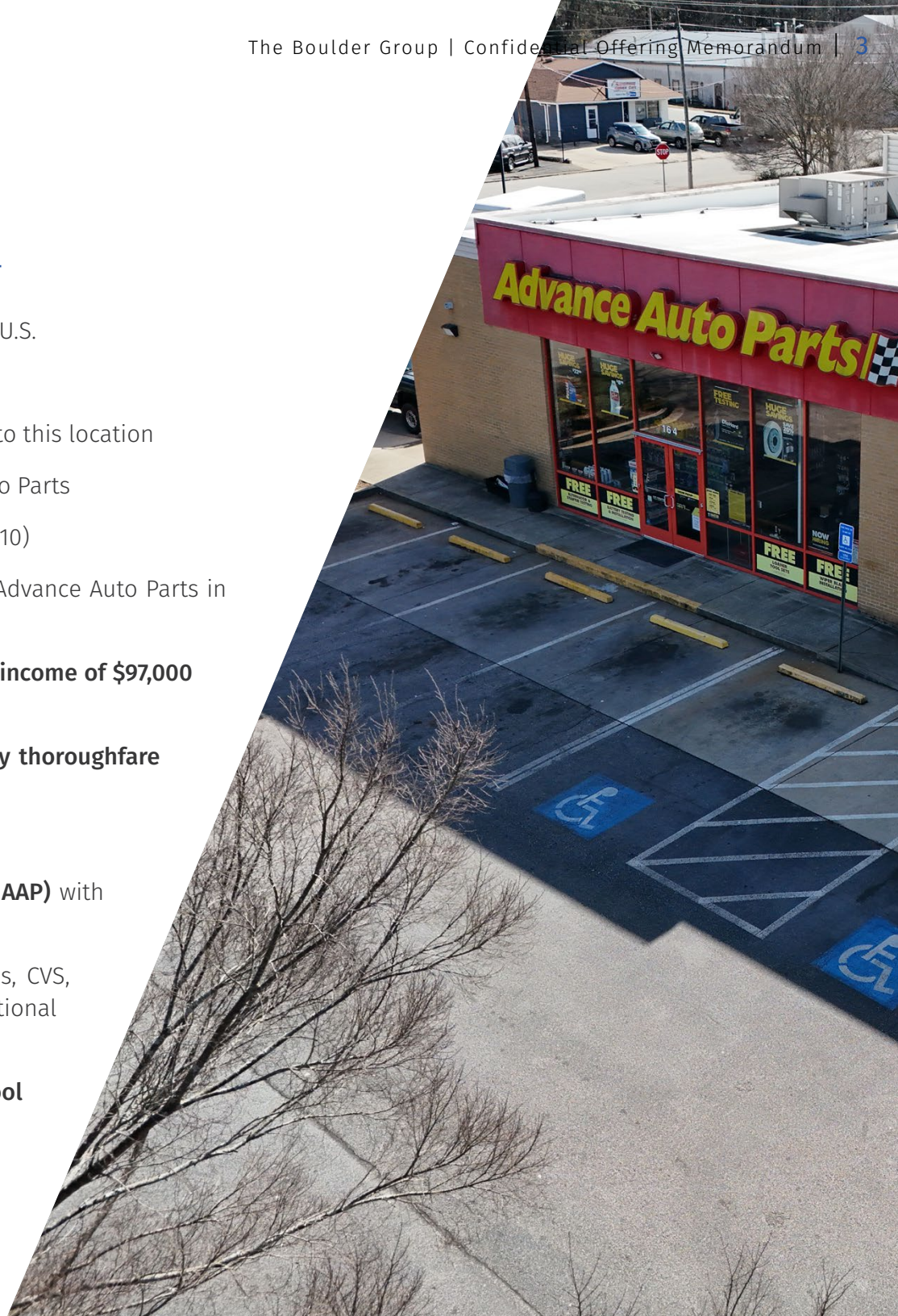


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Investment Highlights

- » Located within the **Atlanta MSA, the 7th largest MSA** in the U.S.
- » Positioned at the **hard corner of a signalized intersection**
- » Recent **early lease extension demonstrating commitment** to this location
- » **Out-positions nearby competitors** AutoZone & O'Reilly Auto Parts
- » **Long-term successful operating history** at this location (2010)
- » **Highly ranked on placer.ai** positioned in the top ⅓ of all Advance Auto Parts in Georgia and the U.S.
- » Affluent surrounding area with **average annual household income of \$97,000** within a mile
- » Strategically positioned along Temple Avenue, the **primary thoroughfare in the area**
- » Newnan is the **county seat of Coweta County**
- » Advance Auto Parts is a **publicly traded company (NYSE: AAP)** with over 4,450 locations
- » Retailers in the immediate area include Kroger, Walgreens, CVS, Dollar General, Dollar Tree, and many other local and national retailers
- » Located approximately **1.5 miles north of Newnan High School** (2,250 students)



Investment Overview



PRICE
\$1,630,000



CAP RATE
6.50%



NOI
\$105,960



ADDRESS
164 Temple Avenue
Newnan, GA 30263

LEASE EXPIRATION:

December 31, 2031

BUILDING SIZE:

6,000 SF

RENTAL ESCALATIONS:

5% in Each Option

LAND SIZE:

1.39 Acres

RENEWAL OPTIONS:

Three 5-Year

YEAR BUILT:

2010

TENANT:

Advance Auto Parts

LEASE TYPE:

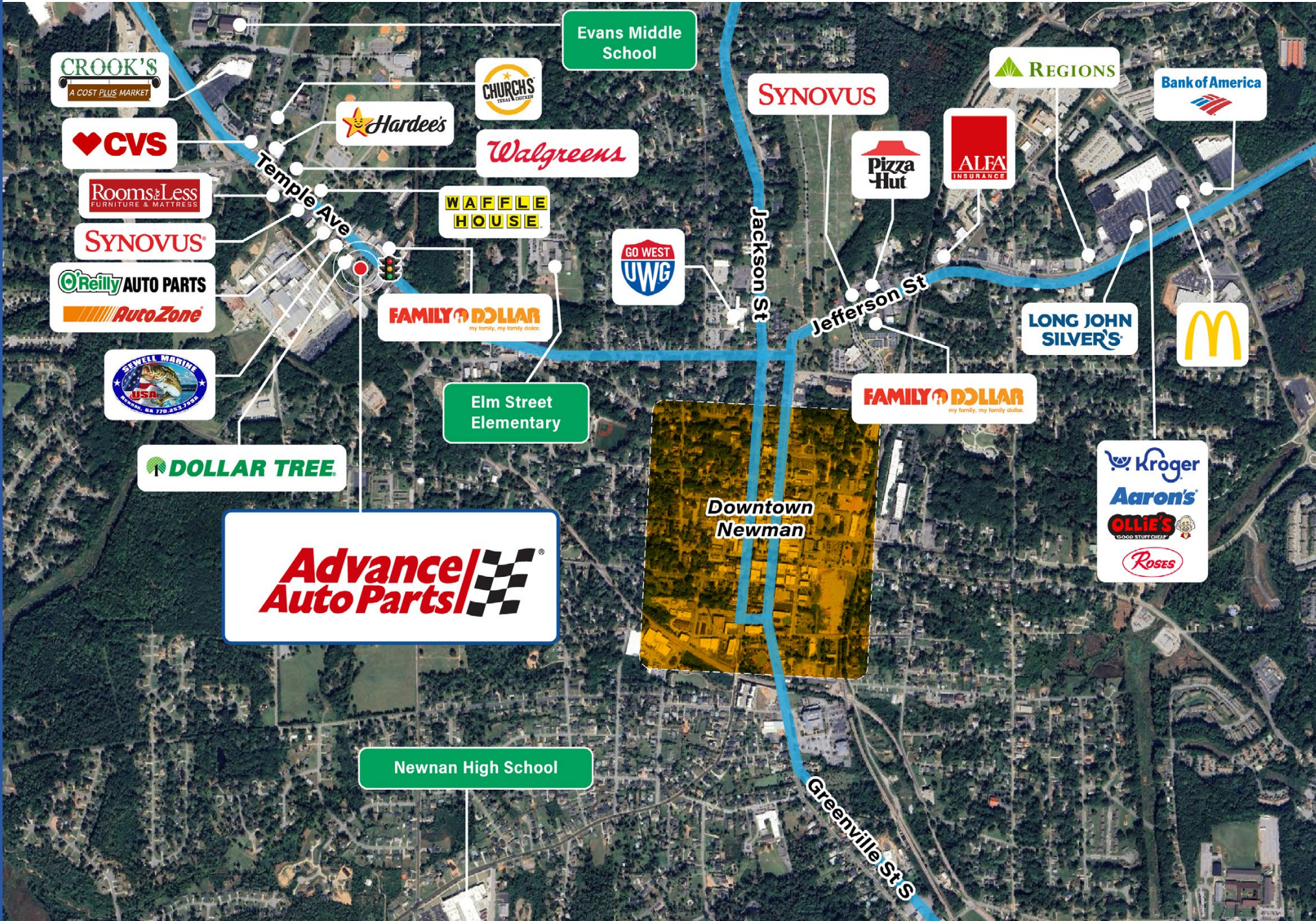
Double Net

LANDLORD RESPONSIBILITIES:

Roof, Structure, Foundation, Parking Lot



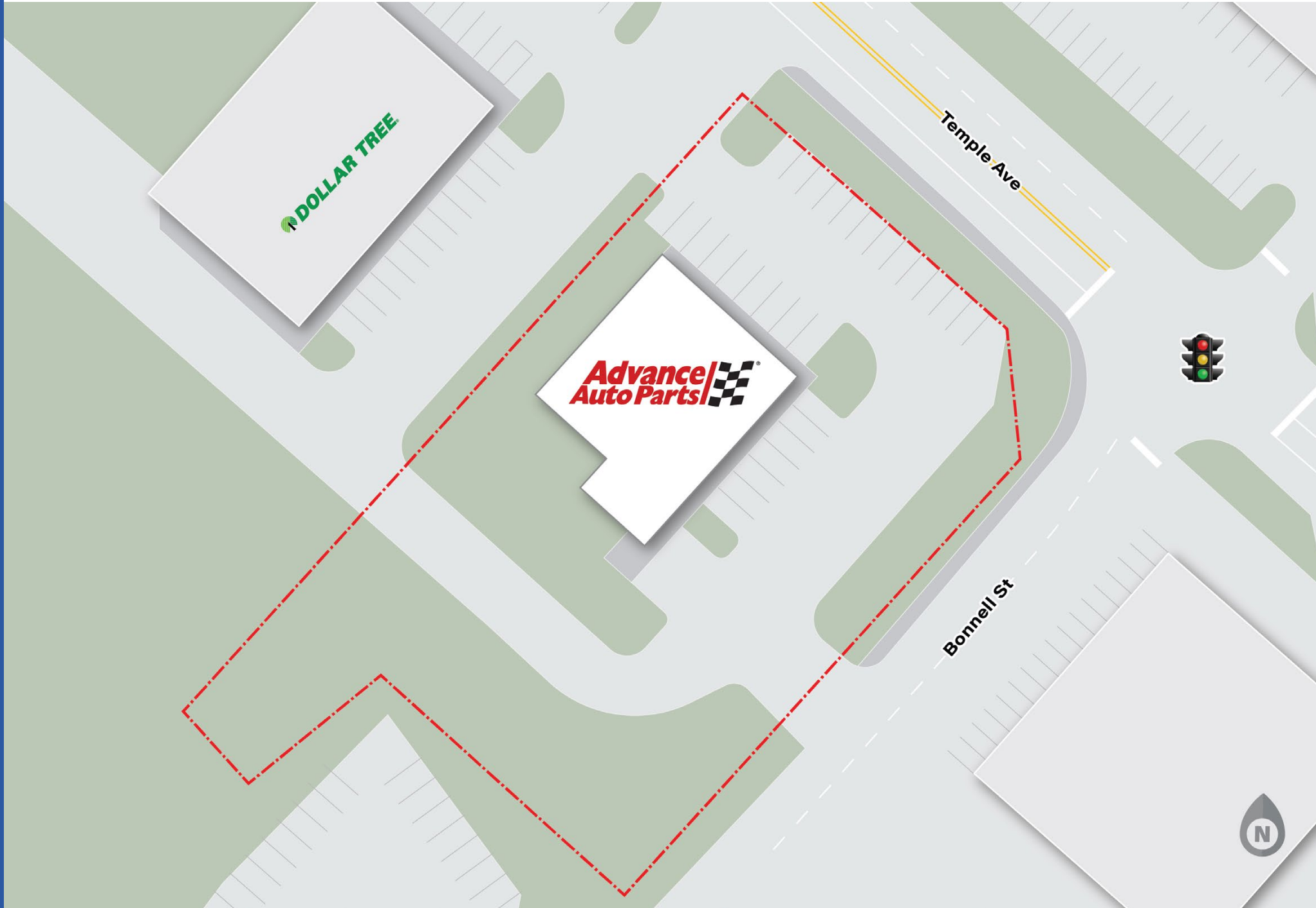
Aerial



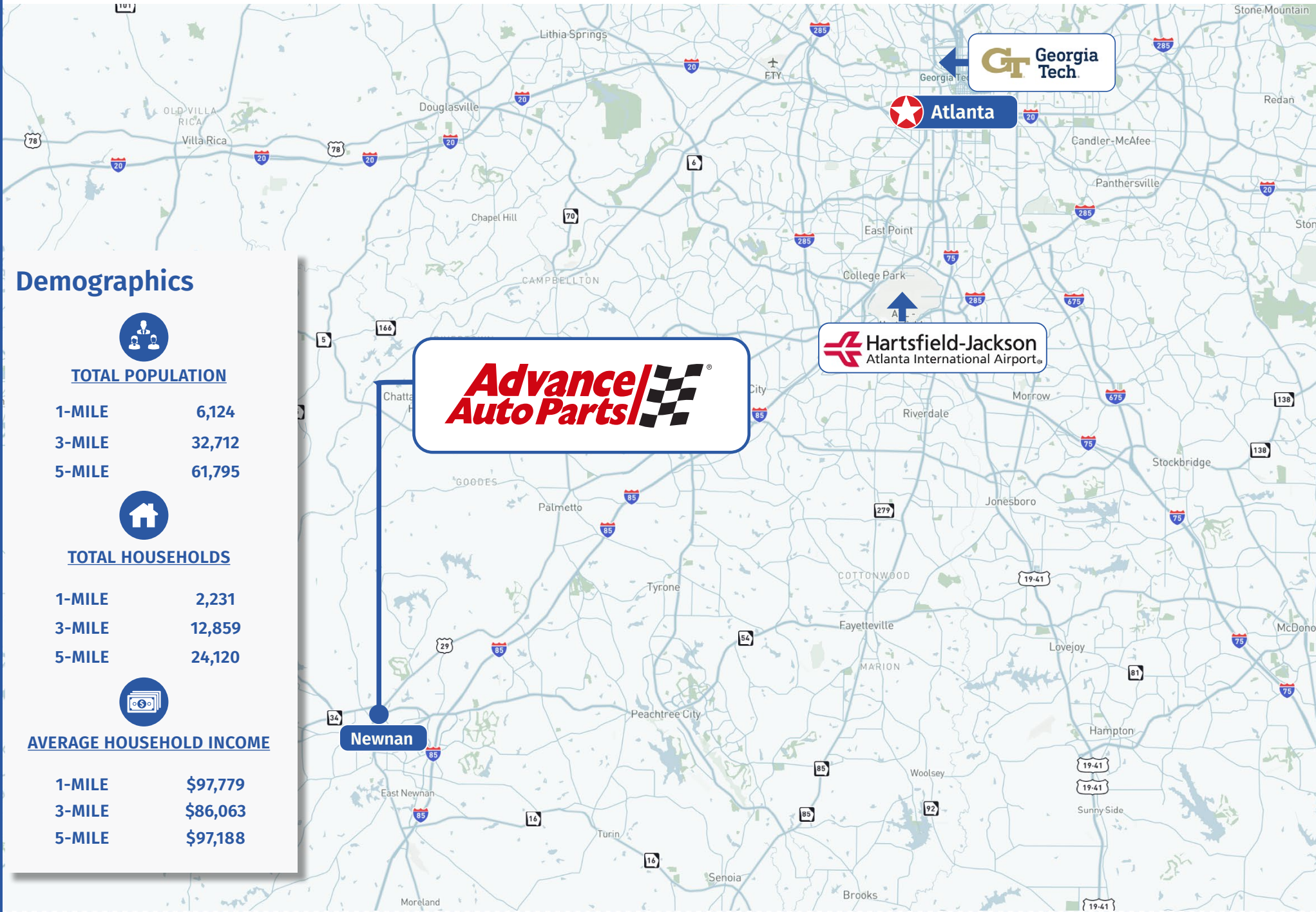
Photographs



Site Plan



Map



Demographics



TOTAL POPULATION

1-MILE	6,124
3-MILE	32,712
5-MILE	61,795



TOTAL HOUSEHOLDS

1-MILE	2,231
3-MILE	12,859
5-MILE	24,120



AVERAGE HOUSEHOLD INCOME

1-MILE	\$97,779
3-MILE	\$86,063
5-MILE	\$97,188

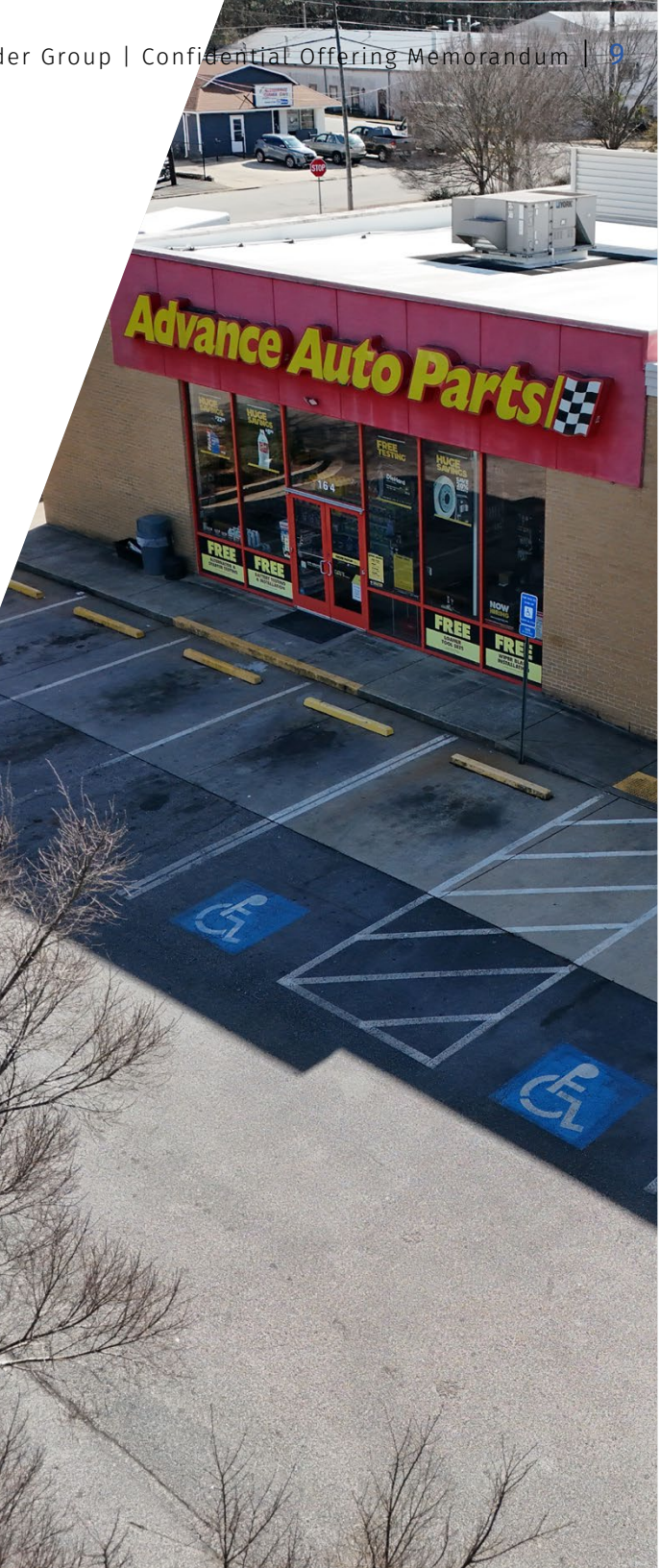
Tenant Overview



ADVANCE AUTO PARTS

Advance Auto Parts, Inc. is a leading automotive aftermarket parts provider that serves both professional installers and do-it-yourself customers. Founded in 1932 and headquartered in Raleigh, North Carolina, the company operates over 4,700 stores and 150 Worldpac branches in the United States, Canada, Puerto Rico, and the Virgin Islands. Advance Auto Parts offers a comprehensive selection of automotive products, including replacement parts, batteries, accessories, and maintenance items. The company's commitment to providing quality products, expert advice, and superior customer service has made it a trusted name in the automotive industry. With a robust supply chain network and a strong focus on innovation, Advance Auto Parts continues to expand its reach and enhance its customer experience.

Company Type:	Public (NYSE: AAP)
Headquarters:	Raleigh, NC
# of Locations:	4,450+
Employees:	40,000
Website:	https://shop.advanceautoparts.com





Location Overview

NEWNAN, GEORGIA

Newnan, Georgia, is a charming and historic city located about 40 miles southwest of Atlanta and the county seat of Coweta County, Georgia. Known as the “City of Homes,” Newnan has a rich history, with many well-preserved buildings dating back to the 19th century. Its historic district is filled with beautiful architecture, making it a popular destination for those who appreciate history and small-town charm. Newnan was founded in 1828 and quickly became a key hub in the cotton industry, which played a significant role in its growth. The city is named after the prominent Georgia politician, General Daniel Newnan, and has a deep connection to the Civil War era. Today, visitors can explore Civil War sites and monuments around the city, including the Coweta County Courthouse, which stands as a focal point of the downtown area.

The city is also known for its beautiful parks, including the popular Dunaway Gardens, a historical site that offers scenic walking paths, gardens, and events. For outdoor enthusiasts, there are many opportunities for hiking, fishing, and enjoying the nearby countryside.

Newnan’s downtown area has experienced revitalization in recent years, attracting new businesses, restaurants, and shops while maintaining its historic charm. The community is family-friendly, with excellent schools, a strong sense of community, and a welcoming atmosphere.



Location Overview



ATLANTA MSA

The Atlanta MSA is situated in northern Georgia encompassing a sprawling urban landscape interwoven with vibrant communities and diverse cultures. As one of the largest MSAs in the United States, Atlanta's influence extends far beyond its city limits, encompassing 29 counties and over 6 million residents. Anchored by the bustling city of Atlanta, the MSA serves as a hub for commerce, culture, and innovation in the Southeast. Atlanta's economy is diverse, with key sectors including finance, technology, manufacturing, film and entertainment, and logistics. Home to several Fortune 500 companies, including The Coca-Cola Company, Delta Air Lines, and UPS, Atlanta is a major business center with a thriving entrepreneurial spirit.

The region's cultural landscape is equally dynamic, boasting world-class museums, theaters, music venues, and culinary experiences reflective of its multicultural population. From the historic neighborhoods of Midtown and Grant Park to the suburban enclaves of Alpharetta and Marietta, the Atlanta MSA offers a tapestry of lifestyles, opportunities, and experiences, making it a dynamic and sought-after destination for residents and visitors alike.

The Hartsfield–Jackson Atlanta International Airport is the busiest airport in the world and has been since 1998. Hartsfield–Jackson is the corporate headquarters and primary hub of Delta Air Lines. With just over 1,000 flights a day to 225 domestic and international destinations, the Delta hub is the world's largest airline hub and is considered the first mega-hub in America. Aside from Delta, Hartsfield–Jackson is also an operating base for low-cost carriers Frontier Airlines, Southwest Airlines, and Spirit Airlines. The airport has international service within North America and to Latin America, Europe, Africa, Middle East and East Asia.

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This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. The Boulder Group has not made any investigation, and makes no warranty or representation.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, The Boulder Group has not verified, and will not verify, any of the information contained herein, nor has The Boulder Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.



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