



Northside Dr E & Peg-Wen Blvd,
Statesboro, GA

**OFFERED
FOR SALE**
\$1,579,000 | 4.75% CAP



CONFIDENTIAL OFFERING MEMORANDUM



Representative Photo



EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of an Autozone in Statesboro, GA. Autozone recently signed a 15 year Ground lease and has four (4) - five (5) year options. The Asset is well positioned near hundreds of homes and other auto users.



LOCATED ACROSS FROM A TOP PERFORMING LOWES



15 YEARS REMAINING ON ABS NNN GROUND LEASE



LOCATED WITHIN A BRAND NEW STRIP OF QUALITY TENANTS

RENT SCHEDULE	TERM	ANNUAL RENT
Current Term	Years 1-10	\$75,000
Rent Escalation	Years 11-15	\$81,000
1st Extension	Years 16-20	\$87,480
2nd Extension	Years 21-25	\$94,476
3rd Extension	Years 26-30	\$102,036
4th Extension	Years 31-35	\$110,196

NOI	\$75,000
CAP	4.75%
Price	\$1,579,000

ASSET SNAPSHOT

Tenant Name	Autozone
Address	Northside Drive and Peg-Wen Blvd, Statesboro, GA
Building Size (GLA)	6,800 SF
Land Size	0.88 Acres
Year Built/Renovated	2024
Signatory/Guarantor	Autozone, Inc (Corporate)
Rent Type	Abs. NNN Ground Lease
Landlord Responsibilities	None
Rent Commencement Date	2/1/2025
Remaining Term	15 Years
Current Annual Rent	\$75,000



95,379
PEOPLE IN
5 MILE RADIUS



\$83,162
AHFI
5 MILE RADIUS



24,600
VPD ON
US HWY 80





INVESTMENT HIGHLIGHTS



NNN GROUND LEASE WITH BELOW MARKET RENT

No Landlord Responsibilities | Four (4) x Five (5) Year extension options | 8% rent increases starting year 11 and in options



LOCATED IN A COMMERCIAL CORRIDOR

Across the street from a top 5% performing Lowes Home Improvement in the Country. Over 1.6MSF of Retail Space in a 1-mile radius | Tenants include: Walmart Supercenter, Lowes, Panera Bread, Chick-Fil-A, & Starbucks | Under half mile to Statesboro Mall (321K SF)



HIGHLY ACCESSIBLE LOCATION

Adjacent to US-301 Bypass (25.7K AADT) exit | Full turn accessibility on Northside Dr. East | Cross access with adjacent tenants



HYUNDAI EV PLANT REGION ALTERING DEVELOPMENT

New \$5.5B, 16M SF EV assembly plant on 2,900 acres. Statesboro is poised to become a major hub for workers and their families



CLOSE PROXIMITY TO GEORGIA SOUTHERN UNIVERSITY

Less than 2.2 miles from Georgia Southern University | GSU has a total student population of over 25,506 and over 2K faculty and staff | GSU economic impact on the region exceeds \$1.1B





AutoZone

FIVE GUYS
MATTRESS
Warehouse

AutoZone



Statesboro High School
1,797 Students

TRACTOR
SUPPLY CO
Dunham's
Office
DEPOT

BIG LOTS!

DOLLAR TREE

Walgreens

Wendy's

SLIM CHICKENS

McDonald's

Chick-fil-A

LONGHORN

TACO BELL

Starbucks

Ruby Tuesday

Checkers

KFC

TIDAL WAVE

Walmart

SONIC

Parker's

Cosmic Cowboy
BBQ

Ole Times
Country Buffet

HARBOR FREIGHT TOOLS

JIM NICK'S
COMMUNITY
BAR-B-Q

FIVE GUYS
MATTRESS
Warehouse

TEXAS
SAWDOGS

AutoZone

Future
Development

PEG-WEN BLVD

80

25,700 VPD

24,600 VPD

BYP
301

LOWE'S

One of the Top
Performing Locations
Nationwide





GEORGIA SOUTHERN UNIVERSITY
20,517 Students

HOBBY LOBBY TJ-MAXX BAM!
Super Savings, Super Selection!
HIBBETT petco ULTA
SPORTS



BYP
301

Krystal

25,700 VPD



Goodwill

LOWE'S
One of the Top Performing Locations Nationwide

Ole Times Country Buffet

Cosmic Cowboy BBQ

80

24,600 VPD



PEG-WEN BLVD

Future Development



FIVE GUYS
MATTRESS Warehouse



JIM N NICK'S
COMMUNITY BAR-B-Q





Macon, GA
115 Miles | 1:55 Drive

Charleston, SC
108 Miles | 2:40 Drive

Statesboro

Savannah, GA
46 Miles | 1:05 Drive

Jacksonville, FL
145 Miles | 2:40 Drive

Statesboro, is a charming city located in the southeastern part of Georgia. Home to Georgia Southern University, Statesboro has a lively and youthful atmosphere with a mix of college students and long-time residents. The city is known for its rich cultural heritage and it's historic downtown district, which features a variety of shops, restaurants, and entertainment venues. The Ogeechee River runs near the city, providing opportunities for outdoor activities, and the local parks and green spaces add to the town's recreational appeal. Statesboro strikes a balance between a vibrant college town and a welcoming community with a strong sense of Southern hospitality.

2023 Demographics

	1 Mile	3 Miles	5 Miles
Total Population	2,528	37,798	51,219
Total Households	1,163	14,111	19,424
Average Household Income	\$82,561	\$61,664	\$72,406
Annual Budget Expenditures	\$84M	\$771M	\$1.24B





AUTOZONE

AutoZone opened its first location in Forrest City, Arkansas in 1979. The company was originally named Auto Shack, which would eventually change to AutoZone in 1987. Today, AutoZone is the leading retailer of automotive replacement parts in the US. It currently operates more than 7,100 stores with 95,000+ employees across the US, Mexico and Brazil. AutoZone stores offer thousands of parts, products and accessories through retail stores, commercial programs, website and mobile app. One of the best products AutoZone offers is Trustworthy Advice, creating a seamless and enjoyable experience for its customers. Many of their services are free of charge including battery testing and charging, diagnostic testing and Loan-A-Tool program. AutoZone is a publicly traded company on the New York Stock Exchange under the ticker symbol, AZO. Their annual revenue for 2023 was over \$17.457 billion.



AUTOZONE QUICK FACTS

Founded	1979
Ownership	Public (NYSE: AZO)
Number of Locations	16,800
Headquarters	Memphis, TN
Guaranty	Corporate



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Statesboro, GA

PRIMARY DEAL CONTACTS

DAVID HOPPE

Head of Net Lease Sales
980.498.3293
dhoppe@atlanticretail.com

BOR:

Shelley Jordan Bell
Atlantic Retail
Atlanta, GA

NATIONAL TEAM

SAM YOUNG

Executive Vice President
980.498.3292
syoung@atlanticretail.com

MIKE LUCIER

Executive Vice President
980.337.4469
mlucier@atlanticretail.com

PATRICK WAGOR

Executive Vice President
561.427.6151
pwagor@atlanticretail.com

ERIC SUFFOLETTO

Managing Director & Partner
508.272.0585
esuffoletto@atlanticretail.com

DANNY GRIFFIN

Vice President
781.635.2449
dgriffin@atlanticretail.com

BEN OLMSTEAD

Senior Analyst
980.498.3296
bolmstead@atlanticretail.com

Exclusively Offered By



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