

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.







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

AHHI 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

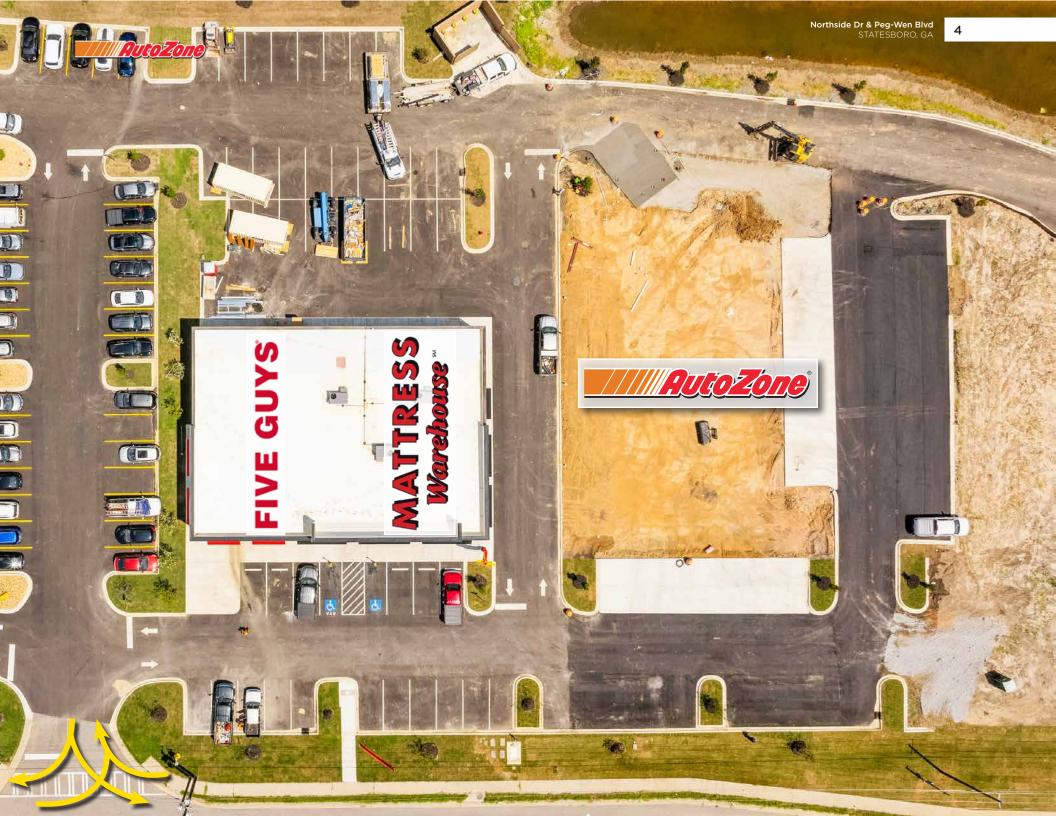
New \$5.5B, 16M SF EV assembly plant on 2,900 acres. Statesboro is poised to become a major hub for workers and their families



# CLOSE PROXIMITY TO GEORGIA SOUTHERN UNIVERSITY

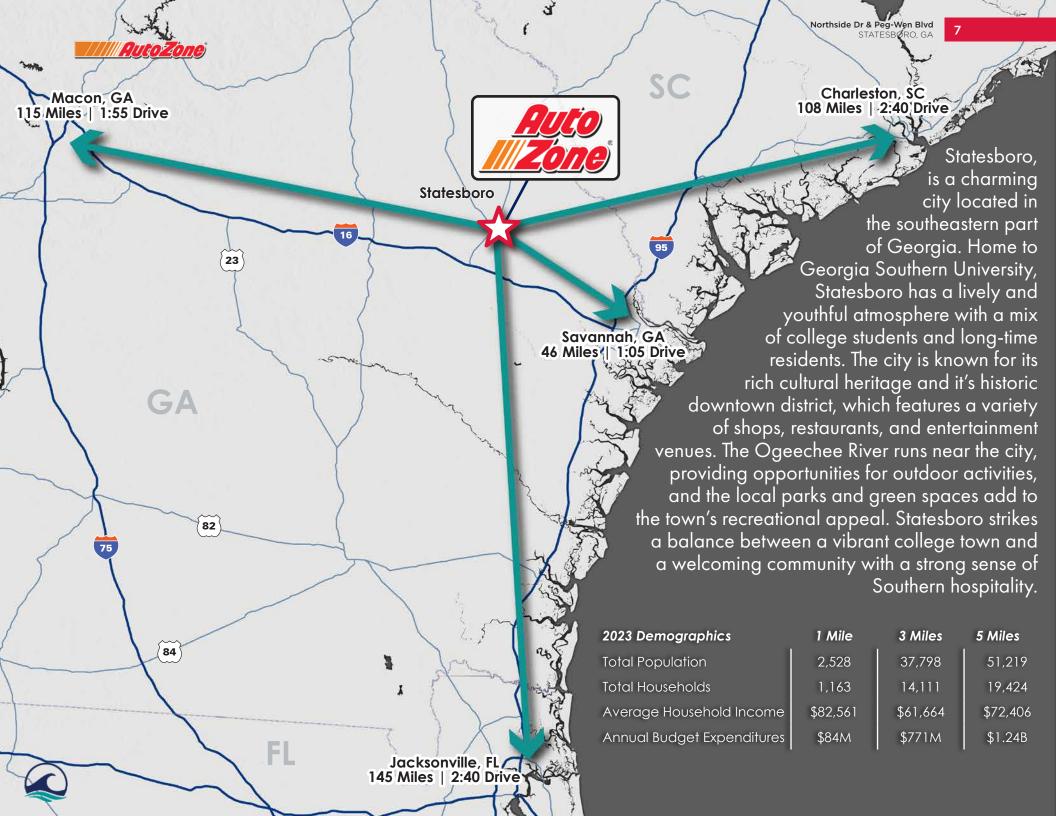
Less than 2.2 miles from Georgia Southern
University | GSU has a total student
population of over 25,506 and over 2K faculty
and staff | GSU economic impact on the
region exceeds \$1.1B













# **AUTOZONE**

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 the 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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# PRIMARY DEAL CONTACTS

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