

PELHAM, ALABAMA (BIRMINGHAM MSA)

O'Reilly Auto Parts

PUBLIX OUTPARCEL IN HIGH GROWTH
BIRMINGHAM SUBMARKET

FAVORABLE LONG TERM LEASE TO
CORPORATE TENANT



CP PARTNERS
COMMERCIAL REAL ESTATE

In Association with Scott Reid & ParaSell, Inc. | A Licensed
Alabama Broker #000127148-0





Listing Team

DAVID KRAM
 dkram@cppcre.com
 PH: 415.274.2712
 CA DRE# 01848816

WILLIAM NICHOLAS
 wnicholas@cppcre.com
 PH: 628.400.6467
 CA DRE# 02271914

SCOTT REID
PARASELL, INC.
 scott@parasellinc.com
 PH: 949.942.6585
 AL LIC #000126182 - 0

In Association with ParaSell, Inc.
 PH: 949.942.6585
 A Licensed Alabama Broker
 #000127148-0

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O'Reilly Auto Parts

2176 COUNTY RD 52 E, PELHAM, AL 35124 [↗](#)

\$1,893,000

PRICE

6.15%

CAP RATE

NOI	\$116,429
LEASE TYPE	NN
LEASE TERM	8.8 Years
BUILDING SIZE	7,260 SF*
LAND AREA	0.88 AC

*Per Shelby County Assessor's Website



Long term corporate lease (S&P: BBB) in major Pelham retail center

A landlord favorable lease with **8.8 years remaining** to one of the nation's largest and fastest growing auto parts retailers. The subject property is 2019 build-to-suit construction and **sits in front of a 76,000 SF Publix-anchored shopping center.**

Investment Grade High Growth Tenant

- O'Reilly Automotive Inc. (NASDAQ: ORLY) is the second largest auto parts retailer in the U.S.
- Accelerating expansion for 2026 with 225-235 new stores planned for this year
- Record revenue, operating income and comparable store sales growth for 33 years, \$17.8 billion in sales in 2025

Single-Tenant Asset

- 15-year build-to-suit O'Reilly lease with 8.8 years remaining
- Favorable NN structure with tenant responsible for maintenance of the parking lot and all HVAC repairs and replacement
- Well maintained building constructed in 2019
- Site is an outparcel to a Publix anchored retail center

Growing Birmingham Suburb

- Pelham is seeing strong investment from national and regional retailers with a \$13.2 million dollar manufacturing facility for Edgar's Bakery, a new Bojangles site, and a potential 7,000 SF expansion of the Walmart Superstore
- Subject property benefits from strong nearby development, including a Tractor Supply completed in 2021 and a 310-lot residential project currently underway
- Surrounding national retailers include Publix, Home Depot, CVS, Tractor Supply, McDonald's, Popeye's, Staples, Walgreens, and Pep Boys all located within 3-miles of the property



			CURRENT
Price			\$1,893,000
Capitalization Rate			6.15%
Building Size (SF)			7,260
Lot Size (SF)			36,590
Stabilized Income	\$/SF		\$116,429
Scheduled Rent	\$16.04		\$116,429
Less	\$/SF		
Taxes	NN		\$0.00
Insurance	NN		\$0.00
Maintenance	NN		\$0.00
Total Operating Expenses	NN		\$0.00
Net Operating Income			\$116,429



Tenant Info		Lease Terms		Rent Summary					
TENANT NAME	SQ. FT.	TERM YEARS		CURRENT RENT	MONTHLY RENT	YEARLY RENT	MONTHLY RENT/FT	YEAR RENT/FT	
O'Reilly	7,260	12/1/2019	11/30/2029	\$116,429	\$9,702	\$116,429	\$1.34	\$16.04	
		12/1/2029	11/30/2034		\$10,285	\$123,414	\$1.42	\$1.42	
		Option 1	12/1/2034	11/30/2039		\$10,902	\$130,819	\$1.50	\$1.50
		Option 2	12/1/2039	11/30/2044		\$11,556	\$138,668	\$1.59	\$1.59
		Option 3	12/1/2044	11/30/2049		\$12,249	\$146,989	\$1.69	\$1.69
		Option 4	12/1/2049	11/30/2054		\$12,984	\$155,808	\$1.79	\$1.79
TOTALS:	7,260			\$116,429	\$9,702	\$116,429	\$1.34	\$16.04	

LEGEND


Property Boundary

7,260
Rentable SF

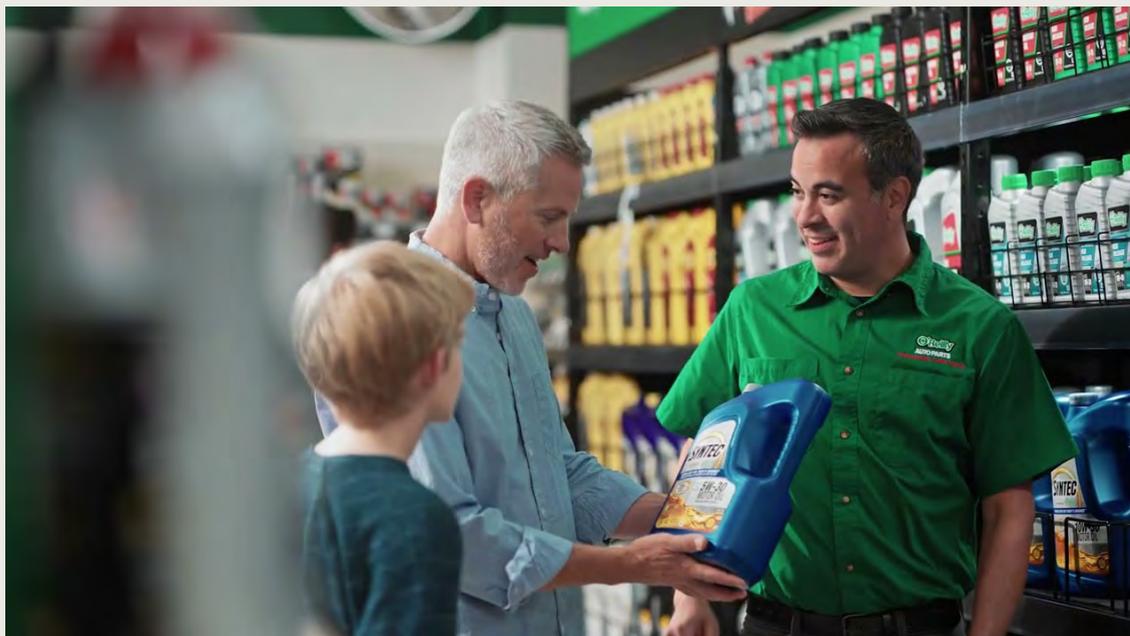
36,590
Land Area

31
Parking Spaces


Egress



A Leading Retailer in the Automotive Market Industry



6,200+

STORES
WORLDWIDE

\$16.7 Billion

TOTAL SALES IN
FY 2024

6%

SALES GROWTH
IN FY 2024



About O'Reilly Auto Parts

- Founded in 1957, O'Reilly Auto Parts (NASDAQ: ORLY) is one of the largest specialty auto parts retailers providing automotive parts, tools, supplies, equipment, and accessories in the United States
- The company boasts a **BBB S&P credit rating** and a **Baa1 Moody's credit rating**
- What began as a single auto parts business in Springfield, Missouri, has grown to more than 6,265 locations and 31 distribution centers in 48 states, Puerto Rico, Mexico, and Canada, employing over 93,000 team members

Recent Acquisition & Continued Growth

- O'Reilly added **198 stores in 2024** and plans to add 200-210 more in 2025
- O'Reilly has reported comparable store sales growth for 32 consecutive years, **3.6% in Q1 2025**
- O'Reilly Auto Parts acquired Groupe Del Vasto (operating as Vast-Auto Distribution / "Vast-Auto") in January 2024, representing O'Reilly's entrance into the Canadian automotive market
- Vast-Auto Distribution is a leader in the distribution and marketing of automotive parts for auto parts stores in Eastern Canada, operating for more than 35 years

[Tenant Website](#)

BIRMINGHAM
20.5 MILES



BRANTLEYVILLE

Located in a thriving Birmingham submarket

81,053 VPD



SUBJECT PROPERTY

O'Reilly AUTO PARTS

ENHANCE DENTAL
redefining the dental experience

SMILEY BROTHERS

Kirkland

GARAGE DOORS SUPPLY

26,637

VEHICLES PER DAY
ALONG COUNTRY RD 52

HUNTLEY PARKWAY

CVS pharmacy
ups

81,053

VEHICLES PER DAY ALONG
INTERSTATE 65

Southern Energy CREDIT UNION

KRISPY KRUNCHY CHICKEN
ExxonMobil

COUNTY ROAD 52 EAST

EM NENCE URGENT CARE

26,637 VPD

20.5 miles

TO DOWNTOWN
BIRMINGHAM

BIRMINGHAM
20.5 MILES

13,565 VPD

13,575 VPD

131,218 VPD

126,295 VPD

32,581 VPD

81,053 VPD

91,945 VPD

-  GOVERNMENT OFFICE
-  ELEMENTARY/
MIDDLE SCHOOL
-  HIGH SCHOOL
-  GOLF COURSE
-  SPORTS COMPLEX



Ring Radius Population Data

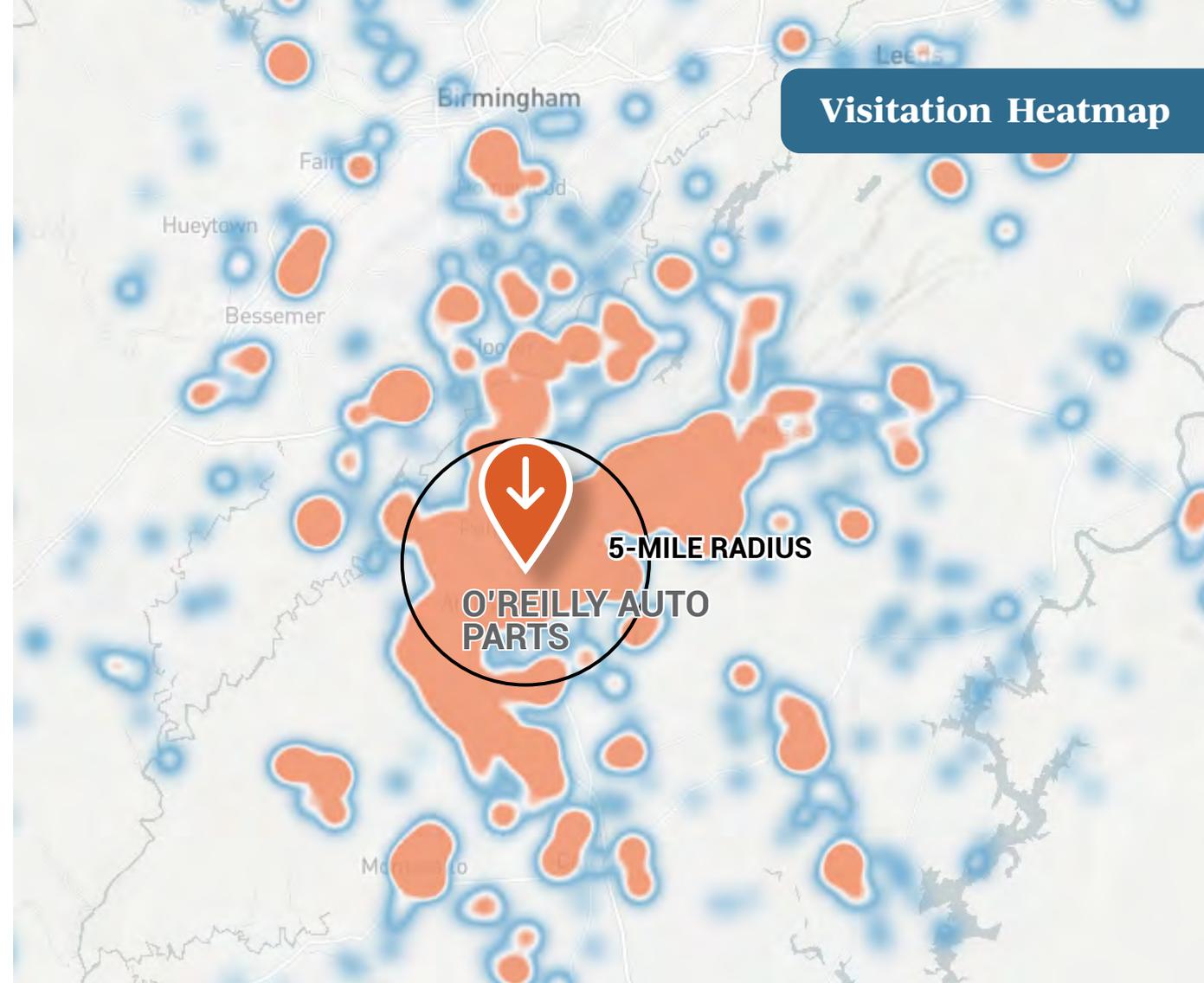
	3-MILES	5-MILES	10-MILES
2024	30,081	61,062	217,632
2029 (Est.)	31,257	63,245	229,921

Ring Radius Household Income Data

	3-MILES	5-MILES	10-MILES
Average	\$106,750	\$116,263	\$123,837
Median	\$89,205	\$91,254	\$99,107

Ring Radius Vehicles / Household Data

	3-MILES	5-MILES	10-MILES
Total #	22,586	46,971	169,652
Average	2.01	2.07	2.05



Visitation Heatmap

The shading on the map above shows the **home location of people who visited the subject property over the past 12 months**. Orange shading represents the highest concentration of visits.

*Map and data on this page provided by Placer.ai. Placer.ai uses location data collected from mobile devices of consumers nationwide to model visitation and demographic trends at any physical location.



Pelham, AL

A GROWING BIRMINGHAM-AREA SUBURB



1.19 M

BIRMINGHAM MSA
POPULATION

\$84.57 B

BIRMINGHAM MSA GDP

About Pelham

- Pelham is located in Shelby County, approximately 15 miles south of Downtown Birmingham, within one of the fastest-growing corridors of the Birmingham MSA
- The city is known for its strong residential growth, high household incomes, and top-performing schools, making it a premier suburban destination
- Pelham is home to Oak Mountain State Park, Alabama's largest state park, attracting residents and visitors seeking outdoor recreation and lifestyle amenities

Transportation

- Strategically positioned along Interstate 65, providing direct north-south access through the Birmingham metropolitan area
- Easy connectivity to nearby employment hubs including Birmingham CBD, Hoover, and Alabaster
- Approximately 25 miles from Birmingham-Shuttlesworth International Airport (BHM), offering regional and national air service

Regional Map

BIRMINGHAM
(19.5 MILES)

HOOVER

MCCALLA

CHELSEA

PELHAM

ALABASTER

CALERA



Publix

FIT BODY
BOOT CAMP

LIFESOUTH
Community Blood Centers

Great Clips®
IT'S GONNA BE GREAT™

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