



507 W State St | Black Mountain, NC 28711
\$975,000 | 6.25% CAP



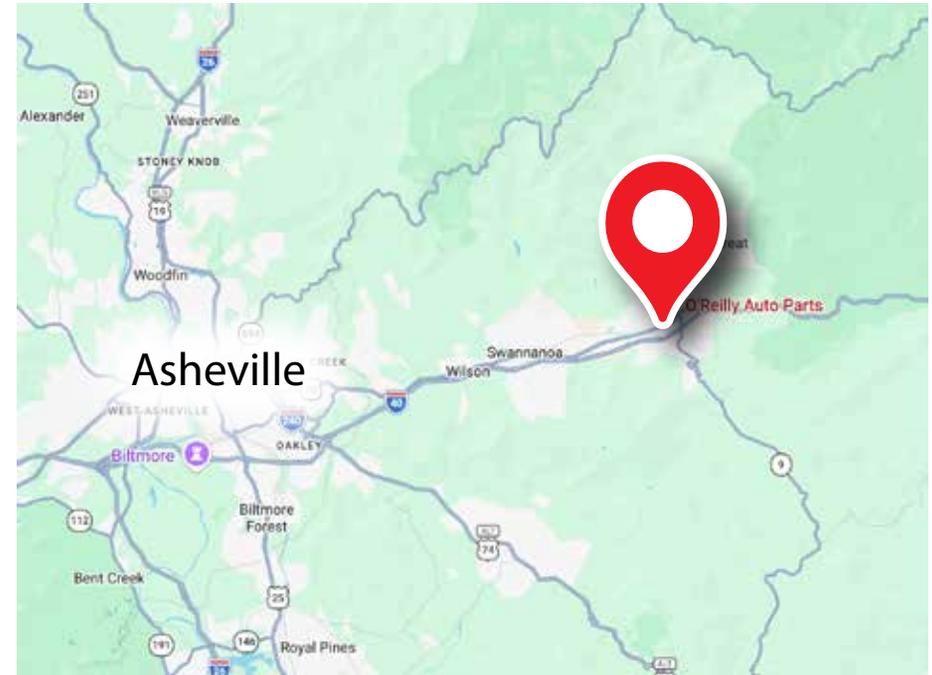
📍 | 125 Newtown Rd, Suite 300
Plainview, NY 11803
☎ | (516) 864.8000
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📍 | 875 Prospect St, Suite 222
La Jolla, CA 92037
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Financial Info

Lease Expiration:	May 2030
Annual Rent:	\$61,056
Options:	Three (3) @ Five (5) Years
Increases:	6% Every 5 Years
Building Size:	6,300 SF
Lot Size:	1.08 Acres
Lease Type:	NN Roof, Structure, Parking lot
Price:	\$975,000 6.25% CAP



Highlights

- A new roof was installed in 2023
- Parking Lot was recently resealed
- The lease is guaranteed by O'Reilly Auto Parts (ORLY) with a Moody's rating of Baa1
- Bite size deal
- Strong traffic counts on West State Street



W State St - 8,253 VPD





W State St
8,253 VPD



ingles
Corporate Office &
Distribution Center

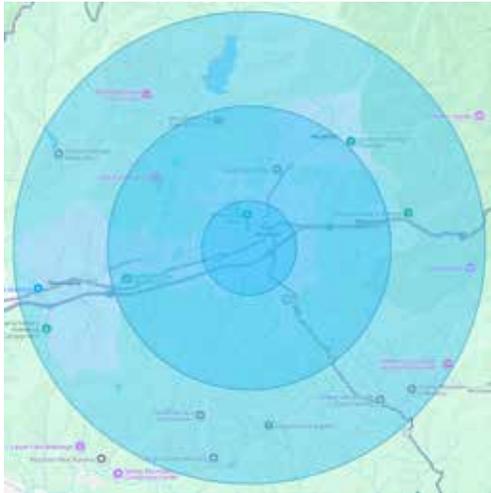
I 40
51,164 VPD



Information Shown Is Reported To Be From Reliable Sources. No Representation Is Made To The Accuracy Thereof And Is Submitted Subject To Change In Price, Omissions, Errors, Prior Sale Or Withdrawal Without Notice

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POPULATION:	1 MILE	3 MILE	5 MILE
2020 POPULATION	4,390	14,477	20,530
2024 POPULATION	4,810	14,790	21,271
2029 POPULATION PROJECTION	5,048	15,336	22,111
ANNUAL GROWTH 2020-2024	2.40%	0.50%	0.90%
ANNUAL GROWTH 2024-2029	1.00%	0.70%	0.80%

WHITE	4,252	12,820	18,293
BLACK	155	537	757
AMERICAN INDIAN/ALASKAN NATIVE	0	5	9
ASIAN	37	88	122
HAWAIIAN & PACIFIC ISLANDER	1	2	8
TWO OR MORE RACES	364	1,339	2,083
HISPANIC ORIGIN	164	763	1,202

2020 HOUSEHOLDS	1,980	6,006	8,508
2024 HOUSEHOLDS	2,156	6,125	8,798
2029 HOUSEHOLD PROJECTION	2,251	6,324	9,103
ANNUAL GROWTH 2020-2024	2.20%	-0.20%	0.50%
ANNUAL GROWTH 2024-2029	0.90%	0.70%	0.70%
OWNER OCCUPIED HOUSEHOLDS	1,564	4,286	6,315
RENTER OCCUPIED HOUSEHOLDS	687	2,037	2,789
AVG HOUSEHOLD INCOME	\$97,130	\$87,209	\$81,358
MEDIAN HOUSEHOLD INCOME	\$80,208	\$68,524	\$64,461

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O'Reilly Automotive, Inc., doing business as O'Reilly Auto Parts, is an American auto parts retailer that provides automotive aftermarket parts, tools, supplies, equipment, and accessories to professional service providers and do-it-yourself customers. Founded in 1957 by the O'Reilly family, the company operates more than 6,000 stores in 48 states, Puerto Rico, Mexico and Canada. 2023 was a year of exceptional growth for O'Reilly Auto Parts. In May 2023, O'Reilly expanded into Puerto Rico, opening its first distribution center and two retail stores in Hatillo and Bayamón.

In July 2023, O'Reilly opened its first new distribution center in Guadalajara, Mexico. The company had been operating in Mexico since the end of 2019, when it completed the acquisition of Mexico-based Mayasa Auto Parts and its 21 ORMA-branded parts stores. Then, in December, the company rebranded all of its more than 60 stores in Mexico to O'Reilly Autopartes.



TENANT INFORMATION

Credit Rating	Locations	Revenue
BBB (S&P)	6,000+	\$16.08 Billion

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