

**INVESTMENT
OPPORTUNITY**



ADVANCE AUTO PARTS

45 Main St, Savannah, TN 38372

ACRE
PARTNERS

Contents

- 03** Investment Summary
- 04** Property Overview
- 05** Investment Highlights
- 09** Location Savannah, TN
- 12** Location Highlights
- 13** Rent Schedule
- 14** Tenant Overview

EXCLUSIVELY LISTED BY:

BRIAN BROCKMAN

Broker

513-898-1551

bor@bangrealty.com

Bang Realty-Tennessee, Inc

Lic #343847

ADDITIONAL CONTACTS:

MCKENNA LANGLEY

346-825-0599

mlangley@aicrepartners.com

Lic #738154

Disclaimer:

©2025 AiCRE Partners. The information contained in this 'Offering Memorandum', has been obtained from sources believed to be reliable. AiCRE Partners does not doubt its accuracy; however, AiCRE Partners makes no guarantee, representation or warranty about the accuracy contained herein. It is the responsibility of each individual to conduct thorough due diligence on any and all information that is passed on about the property to determine its accuracy and completeness. Any and all projections, market assumptions and cash flow analysis are used to help determine a potential overview on the property, however there is no guarantee or assurance these projections, market assumptions and cash flow analysis are subject to change with property and market conditions. AiCRE Partners encourages all potential interested buyers to seek advice from your tax, financial and legal advisors before making any real estate purchase and transaction.



Investment Summary



AiCRE Partners, as exclusive investment sales advisor to the seller, is pleased to present the opportunity to acquire the fee simple interest in **Advance Auto Parts**, a nationally recognized automotive parts retailer located at **45 Main Street in Savannah, Tennessee**.

This 7,000-square-foot freestanding retail property was built in 2002 and sits on a 1.26-acre parcel in the heart of Savannah's primary commercial corridor. The property is **leased to Advance Auto Parts, Inc.**, a publicly traded company (NYSE: AAP) and one of the largest automotive aftermarket parts providers in North America. With over **4,600 locations** and nearly a century of industry presence, Advance Auto Parts is a creditworthy tenant with strong brand recognition and operational performance.

Advance Auto Parts has operated at this location since 2000, demonstrating a long-term commitment to the site. The lease offers **10 years of remaining term through December 31, 2035, with a 6% rent increase in 2031 and two (2) additional 5-year renewal options** featuring rental escalations of **28.45% and 4.63%**, respectively. The NN lease structure requires the landlord to maintain only the roof, structure, parking lot, and any HVAC repairs over \$500.

Strategically positioned on Main Street, the property benefits from strong visibility and steady traffic in a regionally significant trade area. Savannah serves as the county seat of Hardin County and draws consistent consumer activity from nearby regional attractions such as Pickwick Lake and Shiloh National Military Park. Demographics within a 5-mile radius include a population of over 12,500 residents and an average household income of approximately \$61,000.

Priced at **\$811,034 with a 7.25% CAP rate**, this offering represents an attractive opportunity to acquire a stable, income-generating asset backed by a nationally recognized tenant, with long-term cash flow and limited landlord obligations in a growing Tennessee market.



\$811,034
LIST PRICE

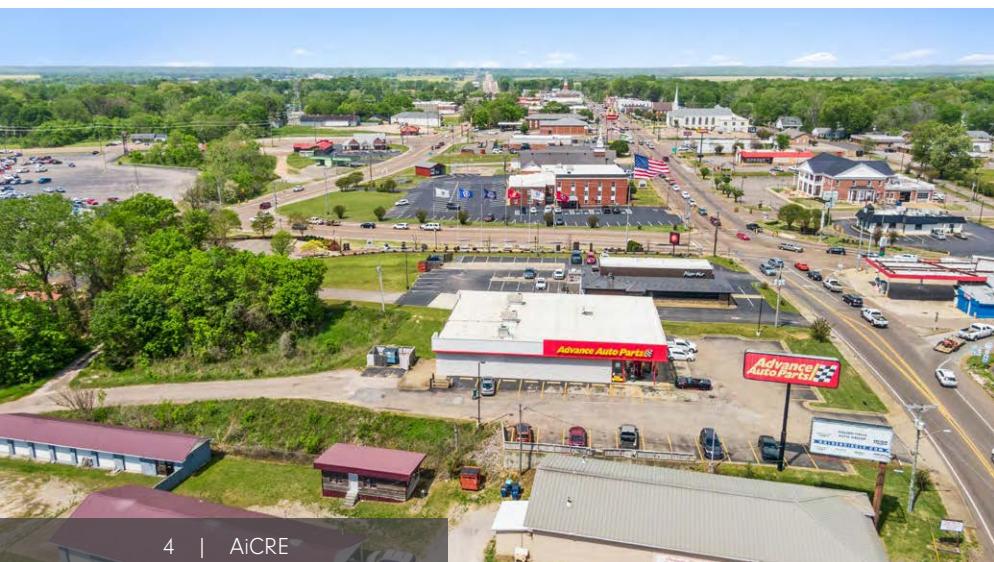


7.25%
CAP RATE



\$58,800
NOI

Property Overview



Address: 45 Main St, Savannah, TN 38372

List Price: \$811,034

Net Operating Income: \$58,800

Cap Rate: 7.25%

Blended Cap Rate: 7.46%

Price PSF: \$115.86

Tenant: Advance Auto Parts

Guarantor: Advance Auto Parts

Lease Expiration Date: 12/31/35

Rental Increases: 6% on 1/1/31

Renewal Options Two, 5-Year

Lease Type: NN

Rentable Area: 7,000 SF

Land Area: 1.17 AC

Year Built: 2002

APN: 083A-L-005.00

Investment Highlights

LONG-TERM OPERATING HISTORY & COMMITMENT TO THE LOCATION

Advance Auto Parts has been operating out of the location since 2000, and recently extended the lease.

ATTRACTIVE PRICE POINT

Listed at \$811,034 with a 7.25% CAP rate, the offering provides an affordable entry point for investors seeking stable, credit-backed cash flow.

STRONG LOCAL DEMOGRAPHICS

The area supports over 12,500 residents within a 5-mile radius and average household incomes exceeding \$60,000, reinforcing retail viability.

CORPORATE GUARANTEE

Lease backed by Advance Auto Parts, Inc., providing added financial security and peace of mind for investors.

AUTOMOTIVE INDUSTRY RESILIENCE

The automotive aftermarket sector remains recession-resistant, driven by an aging vehicle population and ongoing demand for parts and maintenance services.









Location

Savannah, TN

Savannah, Tennessee, is a charming and steadily growing community nestled in Hardin County along the banks of the Tennessee River. Known for its rich history, friendly atmosphere, and scenic beauty, Savannah serves as a regional hub for commerce, healthcare, and tourism in southwestern Tennessee. The city draws consistent foot traffic and economic activity due to nearby attractions like Pickwick Lake, Shiloh National Military Park, and a strong network of local businesses and services. With a blend of small-town appeal and economic resilience, Savannah offers a stable market for national retailers and a supportive environment for commercial investments.





Hardin County
Alternative School

Hardin County
High School

Hardin County
Middle School

Parris South
Elementary School



QUALITY TOOLS LOWEST PRICES



Northside
Elementary
School



69



128

128

203

203

64

64

64

64

128

128

128

128

128

128

203

203

203

203

69

69

69

69



203



Save
a lot



69



HARDIN COUNTY MOTOR VEHICLE



64



Tennessee
Street Park

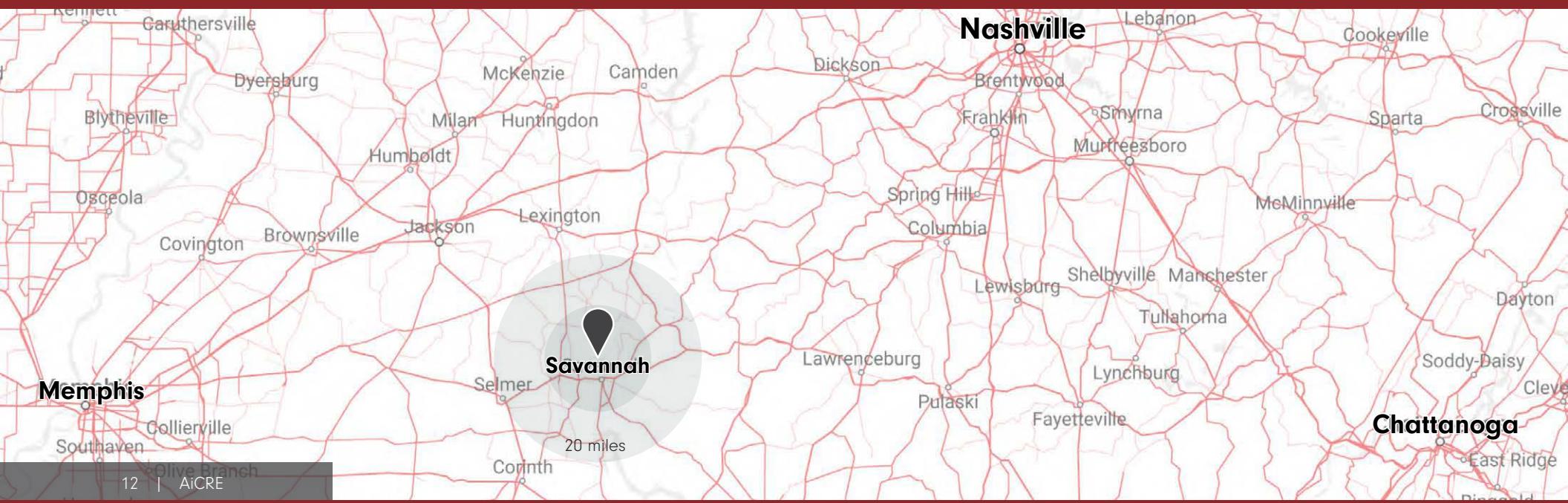


128

128

128

Location Highlights



POPULATION	1 mile	3 mile	5 mile
2020 Population	3,257	9,720	13,403
2024 Population	3,085	9,116	12,588
2029 Population Projection	3,085	9,098	12,566

HOUSEHOLDS	1 mile	3 mile	5 mile
2020 Households	1,351	3,993	5,455
2024 Households	1,269	3,717	5,082
2029 Household Projection	1,268	3,706	5,067

INCOME	1 mile	3 mile	5 mile
Avg Household Income	\$57,054	\$60,178	\$61,396
Median Household Income	\$42,012	\$43,880	\$47,449

Rent Schedule



Lease Year	Monthly Rent	Annual Rent	Rental Increases	Cap Rate	Rent PSF
Current - 12/31/25	\$ 4,900.00	\$ 58,800.00		7.25%	\$ 8.40
1/1/25 - 12/31/25	\$ 4,900.00	\$ 58,800.00		7.25%	\$ 8.40
1/1/26 - 12/31/26	\$ 4,900.00	\$ 58,800.00		7.25%	\$ 8.40
1/1/27 - 12/31/27	\$ 4,900.00	\$ 58,800.09		7.25%	\$ 8.40
1/1/28 - 12/31/28	\$ 4,900.00	\$ 58,800.00		7.25%	\$ 8.40
1/1/29 - 12/31/29	\$ 4,900.00	\$ 58,800.00		7.25%	\$ 8.40
1/1/30 - 12/31/30	\$ 4,900.00	\$ 58,800.00		7.25%	\$ 8.40
1/1/31 - 12/31/31	\$ 5,194.00	\$ 62,328.00	6.00%	7.46%	\$ 8.90
1/1/32 - 12/31/32	\$ 5,194.00	\$ 62,328.00		7.46%	\$ 8.90
1/1/33 - 12/31/33	\$ 5,194.00	\$ 62,328.00		7.46%	\$ 8.90
1/1/34 - 12/31/34	\$ 5,194.00	\$ 62,328.00		7.46%	\$ 8.90
1/1/35 - 12/31/35	\$ 5,194.00	\$ 62,328.00		7.46%	\$ 8.90

Tenant Overview



ADVANCE AUTO PARTS, INC.

(NYSE: AAP) is one of North America's largest and most recognized automotive aftermarket parts retailers, catering to both professional installers and do-it-yourself customers. Headquartered in Raleigh, North Carolina, the company was founded in 1932 and has grown to operate over 4,600 stores and 320 Worldpac branches across the U.S., Canada, Puerto Rico, and the U.S. Virgin Islands. Additionally, Advance Auto Parts serves approximately 1,300 independently owned Carquest locations. The company offers a comprehensive selection of automotive replacement parts, batteries, accessories, and maintenance items for both domestic and imported vehicles. With a strong brand presence, national footprint, and a commitment to customer service, Advance Auto Parts continues to adapt to changing consumer needs through robust e-commerce platforms, in-store services, and professional partnerships. The company has consistently demonstrated financial stability, with billions in annual revenue and a long-standing presence in the S&P 500. Their strong corporate backing, proven track record, and strategic focus on long-term growth make Advance Auto Parts a highly desirable and creditworthy tenant for investors seeking reliable income through single-tenant net lease properties.

**PUBLIC
COMPANY TYPE**

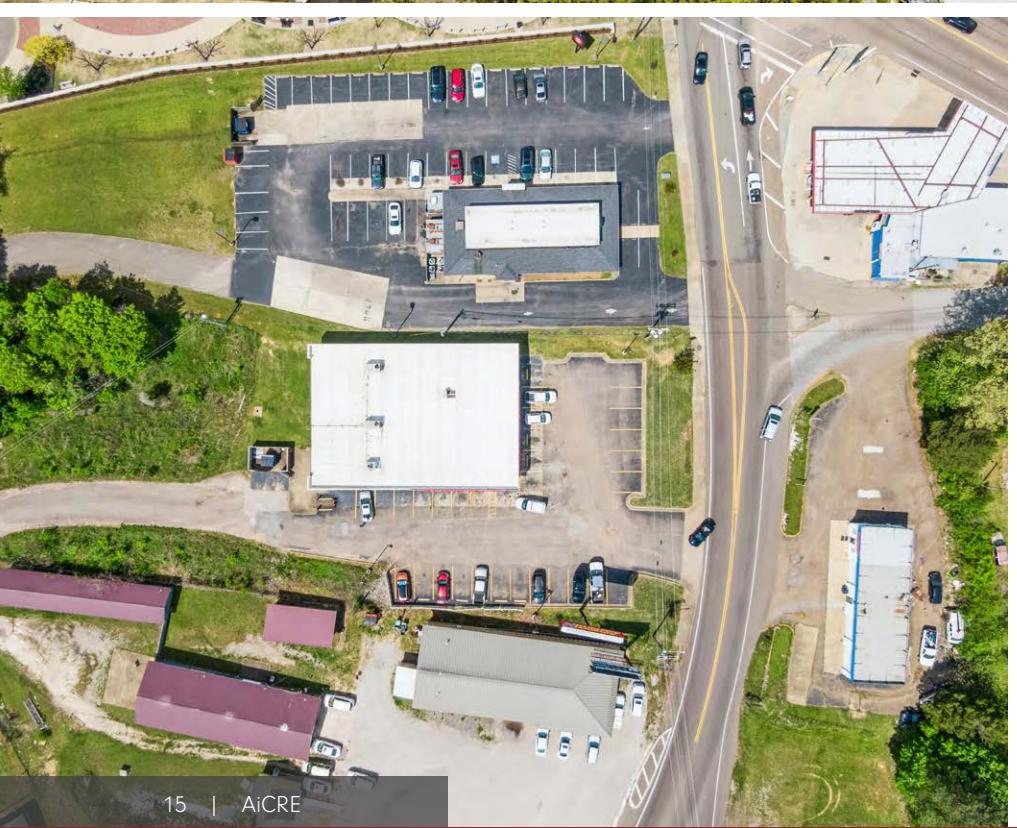
**1932
YEAR FOUNDED**

**62,800+
OF EMPLOYEES**

**4,788
OF LOCATIONS**

**RALEIGH, NC
HEADQUARTERS**





EXCLUSIVELY LISTED BY:

BRIAN BROCKMAN

Broker

513-898-1551

bor@bangrealty.com

Bang Realty-Tennessee, Inc
Lic #343847

ADDITIONAL CONTACTS:

MCKENNA LANGLEY

346-825-0599

mlangley@aicrepartners.com
Lic #738154

