

The image shows the exterior of an O'Reilly Auto Parts store. A large red sign on a tall pole on the left features the O'Reilly logo and the text 'O'Reilly AUTO PARTS'. Below it, a smaller white sign with a red border reads 'LOW PRICE GUARANTEE'. The store building is white with a red trim around the entrance, which also has the O'Reilly logo and 'AUTO PARTS' text. The sky is blue with light clouds, and there are green trees in the background.

**O'Reilly**  
AUTO PARTS

LOW PRICE GUARANTEE

**PICKETT  
SPROUSE**

COMMERCIAL  
REAL ESTATE

# O'Reilly Auto Parts Investment Opportunity

322 S MADISON BLVD, ROXBORO, NC 27573

# Overview

This 6,976-square-foot property is leased to O'Reilly Auto Parts, one of North America's leading automotive parts retailers, providing investors with the opportunity to acquire a well-established retail asset occupied by a nationally recognized tenant.

Positioned along one of Roxboro's primary commercial corridors, the property offers strong visibility, convenient access, and traffic counts exceeding 21,000 vehicles per day.

As the county seat and retail center of Person County, Roxboro serves a broad regional customer base and benefits from its location between the Research Triangle and Southern Virginia.

<b>BUILDING SIZE</b>	6,976 SF
<b>LOT SIZE</b>	0.72 Acres
<b>PARCEL #</b>	# 14 4
<b>PIN ID #</b>	RC 145 055 001
<b>YEAR BUILT</b>	2007
<b>ZONING</b>	B-1 (Highway Business District)
<b>COUNTY</b>	Person
<b>ASKING PRICE</b>	\$1,600,000



# Property Highlights

- Nationally recognized O'Reilly Auto Parts tenant with more than 6,400 locations across North America
- Located on S Madison Boulevard, a primary retail corridor with approximately 21,700 vehicles per day
- 6,976 SF freestanding retail building on 0.72 acres
- Positioned in Roxboro, the commercial center of Person County and a regional retail destination
- Strategic location between the Research Triangle and Southern Virginia along the US 501 corridor
- O'Reilly was the only major auto parts retailer in the market to achieve positive visitation growth over the past one-, two-, and three-year periods
- Approximately 63,200 visits and 20,000 unique visitors during the past 12 months
- Built in 2007 and zoned B-1 Highway Business District



# Lease Abstract

## LEASE INFORMATION

<b>BUILDING NAME</b>	322 South Madison Boulevard
<b>TENANT</b>	O'Reilly Auto Parts
<b>STORE #</b>	2144
<b>LEASE TYPE</b>	NN
<b>LEASE COMMENCEMENT</b>	May 1, 2009
<b>INITIAL LEASE TERM</b>	20-Years
<b>EXPIRATION DATE</b>	April 30, 2029 (with remaining renewal options)

## OFFERING TERMS

<b>ASKING PRICE</b>	\$1,600,000
<b>PRO FORMA CAP RATE</b>	6.20%



# Tenant Overview

## CORPORATE PROFILE

- Founded in 1957
- Headquarters: Springfield, Missouri
- Publicly traded on the NASDAQ (ORLY)
- One of the largest specialty automotive parts retailers in North America

## SCALE AND OPERATIONS

- More than 6,400 stores across the United States, Mexico, and Canada.
- Supported by 32 distribution centers comprising approximately 14 million square feet of distribution space.
- Employs more than 85,000 team members

## FINANCIAL STRENGTH, PERFORMANCE, AND CREDIT RATING

- Generated approximately \$17.8 billion in revenue during 2025.
- Reported approximately \$2.5 billion in net income during 2025.
- Achieved its 33rd consecutive year of annual comparable store sales growth in 2025.

*Information gathered from NASDAQ and SEC*

## STORE GROWTH AND EXPANSION

- Opened 207 net new stores during 2025.
- Continues expansion throughout the U.S., Mexico, and Canada.
- Recently opened a new distribution center in Virginia to support future growth throughout the Mid-Atlantic region.



# Visit Overview

This O'Reilly Auto Parts location generated approximately **63,200 visits from 20,000 unique visitors** over the past 12 months, with **15.9% year-over-year growth**. Notably, O'Reilly was the only major auto parts retailer on Madison Blvd to achieve positive visitation growth over the past one-, two-, and three-year periods, outperforming competitors including Napa Auto Parts, AutoZone, and Advance Auto Parts in Roxboro. Customers visit an average of **3.23 times**, demonstrating a loyal and recurring customer base that supports the property's strong retail performance.

## VISITS

PAST 12 MONTHS

**63.2K**

## VISITORS

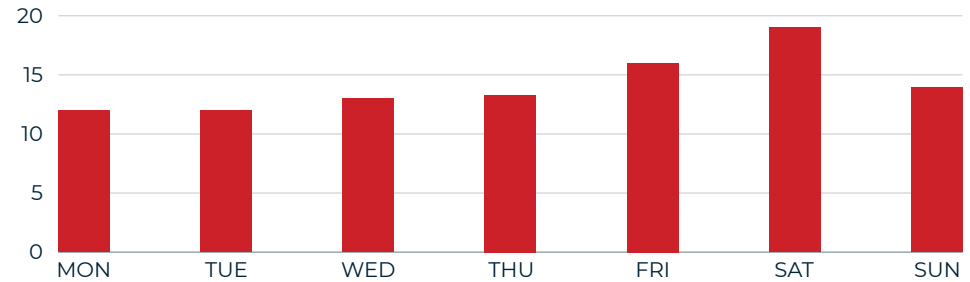
PAST 12 MONTHS

**20K**

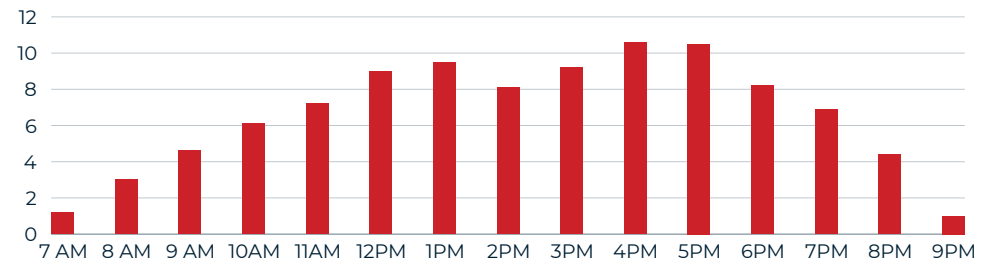
## VISIT GROWTH

	Visits YoY	Visits Yo2Y	Visits Yo3Y
<b>O'REILLY AUTO PARTS</b>	+15.9%	+22.1%	+23.3%
<b>NAPA AUTO PARTS</b>	-1.3%	-0.8%	-4%
<b>AUTOZONE</b>	-13.3%	-7.1%	-5.6%
<b>ADVANCE AUTO PARTS</b>	-0.6%	+8%	-3.7%

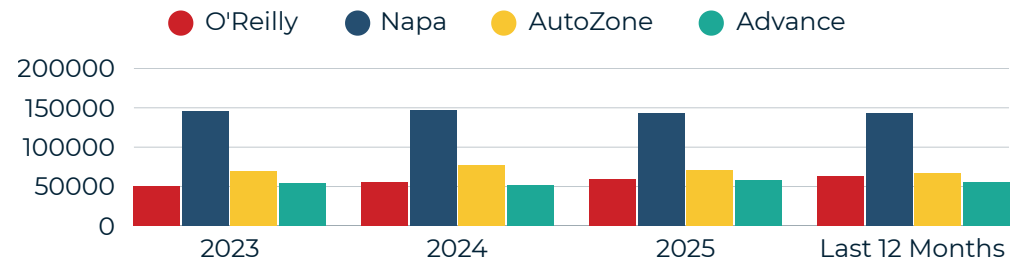
## DAILY % OF VISITS



## HOURLY % OF VISITS



## VISIT TREND



Please note that the visit data does not represent the actual number of customers at the property. These figures are estimates of individuals present in the vicinity of the property.

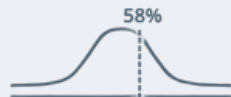
# Ranking Overview

This O'Reilly Auto Parts location ranks among the strongest-performing stores within both the chain and its retail category. The property places in the top 42% of O'Reilly locations nationwide and the top 31% in North Carolina. Compared to all car shops and service retailers, it ranks in the top 12% nationally and top 8% statewide, underscoring its strong market presence and customer draw.

## O'REILLY AUTO PARTS (CHAIN)

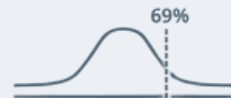
### NATIONWIDE

**2,553** / 6,178



### NORTH CAROLINA

**72** / 230



### LOCAL (15MI)

**1** / 1



## CAR SHOPS & SERVICES (CATEGORY)

### NATIONWIDE

**12,050** / 129,752



### NORTH CAROLINA

**375** / 4,976



### LOCAL (15MI)

**2** / 11

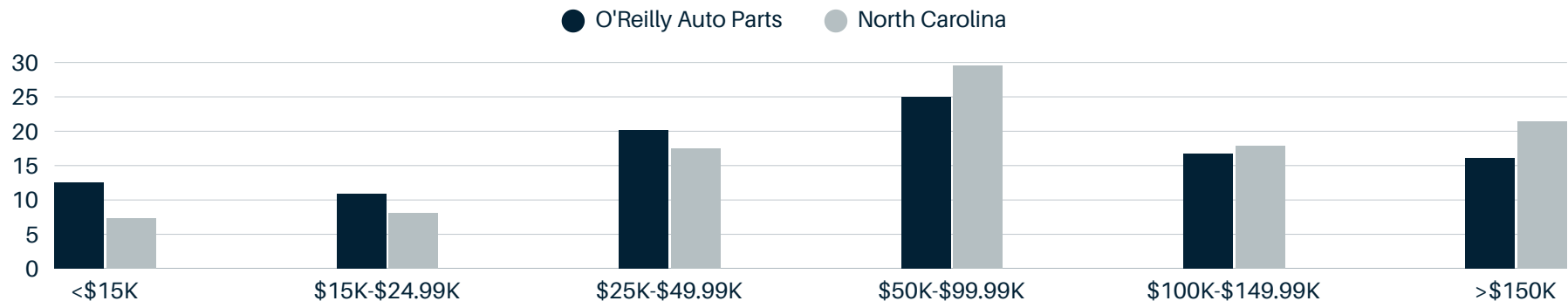


# Audience Overview

The surrounding trade area is supported by a stable consumer base with a median household income of approximately \$64,000 and an average household size of 2.45 persons. Income levels are broadly distributed across middle- and upper-income households, providing a diverse customer base for automotive retail and service businesses. These demographics contribute to consistent consumer demand and support the property's long-term retail viability.

PROPERTY	MEDIAN HOUSEHOLD INCOME	BACHELOR'S DEGREE OR HIGHER	MEDIAN AGE	MOST COMMON ETHNICITY	PERSONS PER HOUSEHOLD
<b>O'Reilly Auto Parts</b> Subject Property	\$64.2K	23.6%	41.8	White (53.2%)	2.45
<b>North Carolina</b>	\$79K	35%	40.5	White (60.6%)	2.44

## MEDIAN HOUSEHOLD INCOME



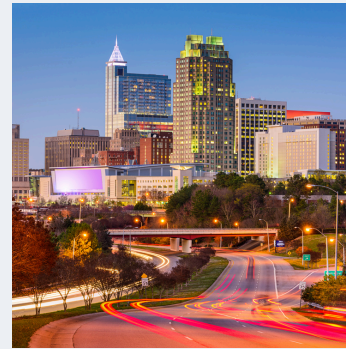
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# Roxboro, NC

Roxboro serves as the commercial and governmental center of Person County, strategically located along the **US 501** corridor between the **Research Triangle** and **Southern Virginia**.

The market benefits from convenient access to major employment centers while maintaining a lower-cost business environment.

As the county seat and primary retail hub for the region, Roxboro draws consumers from throughout Person County and neighboring communities, supporting a diverse mix of national retailers, local businesses, healthcare providers, and industrial employers.



## RESEARCH TRIANGLE

Located approximately 30 miles south of Roxboro, the Research Triangle is one of the nation's leading centers for technology, healthcare, education, and innovation. Anchored by Raleigh, Durham, and Chapel Hill, the region continues to experience strong population and employment growth, expanding economic influence throughout central North Carolina.



## PIEDMONT TRIAD

The Piedmont Triad, including Greensboro, Winston-Salem, and High Point, serves as a major manufacturing, logistics, and distribution hub. With access to interstate highways, rail infrastructure, and a skilled workforce, the region contributes significantly to North Carolina's economy and provides additional connectivity for businesses throughout Person County.



## SOUTHERN VIRGINIA

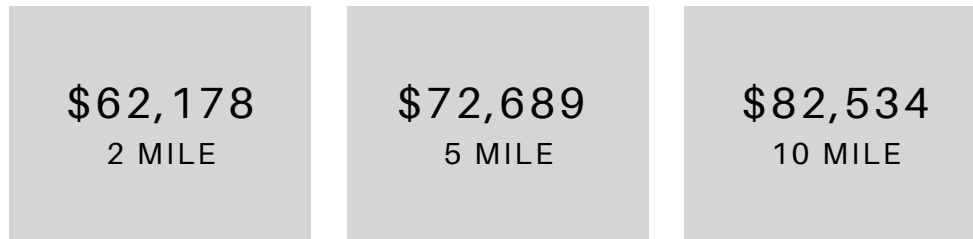
Roxboro's proximity to Southern Virginia expands its trade area beyond state lines. Nearby communities such as Danville and South Boston contribute to regional commerce, healthcare, and employment activity, creating additional consumer demand and strengthening the area's role as a cross-border retail and service destination.

# Local Demographics

## POPULATION

	2 Mile	5 Mile	10 Mile
2020 POPULATION	7,477	18,894	34,969
2025 POPULATION	7,906	19,591	36,129
2030 POPULATION PROJECTION	8,189	20,211	37,241
ANNUAL GROWTH 2020-2025	1.1%	0.7%	0.7%
ANNUAL GROWTH 2025-2030	0.7%	0.6%	0.6%
MEDIAN AGE	42.2	43.7	45.2
BACHELOR'S DEGREE OR HIGHER	16%	14%	16%
U.S. ARMED FORCES	12	12	15

## AVERAGE HOUSEHOLD INCOME



## HOUSEHOLDS

	2 Mile	5 Mile	10 Mile
2020 HOUSEHOLDS	3,240	7,916	14,453
2025 HOUSEHOLDS	3,426	8,216	14,943
2030 HOUSEHOLD PROJECTION	3,549	8,480	15,407
ANNUAL GROWTH 2020-2025	1.4%	1.1%	0.8%
ANNUAL GROWTH 2025-2030	0.7%	0.6%	0.6%
OWNER OCCUPIED HOUSEHOLDS	1,797	5,160	10,925
RENTER OCCUPIED HOUSEHOLDS	1,753	3,320	4,482
AVG HOUSEHOLD SIZE	2.2	2.3	2.4
AVG HOUSEHOLD VEHICLES	2	2	2
TOTAL SPECIFIED CONSUMER SPENDING	\$82.2M	\$222M	\$451M

HWY 158  
5K CARS PER DAY



**ROXBORO COMMONS**

DURHAM RD (501)  
25.2K CARS PER DAY

**O'Reilly AUTO PARTS**



S MADISON BLVD  
21.7K CARS PER DAY



**ROXBORO SQUARE**



**MAIN STREET**

**schewels home**

**LEASBURG ROAD**  
5.1K CARS PER DAY



**S MAIN STREET**  
2.7K CARS PER DAY



**PERSON COUNTY PUBLIC LIBRARY**

**S MADISON BLVD**  
21.7K CARS PER DAY

**O'Reilly AUTO PARTS**



## DRIVE TIMES

Durham	35 - 55 min
Chapel Hill	45 min - 1 hr
Greensboro	1 hr - 1 hr 15 min
Raleigh	1 hr - 1 hr 20 min

**SUBJECT**

**501**

**85**

**40**

**85**

**40**

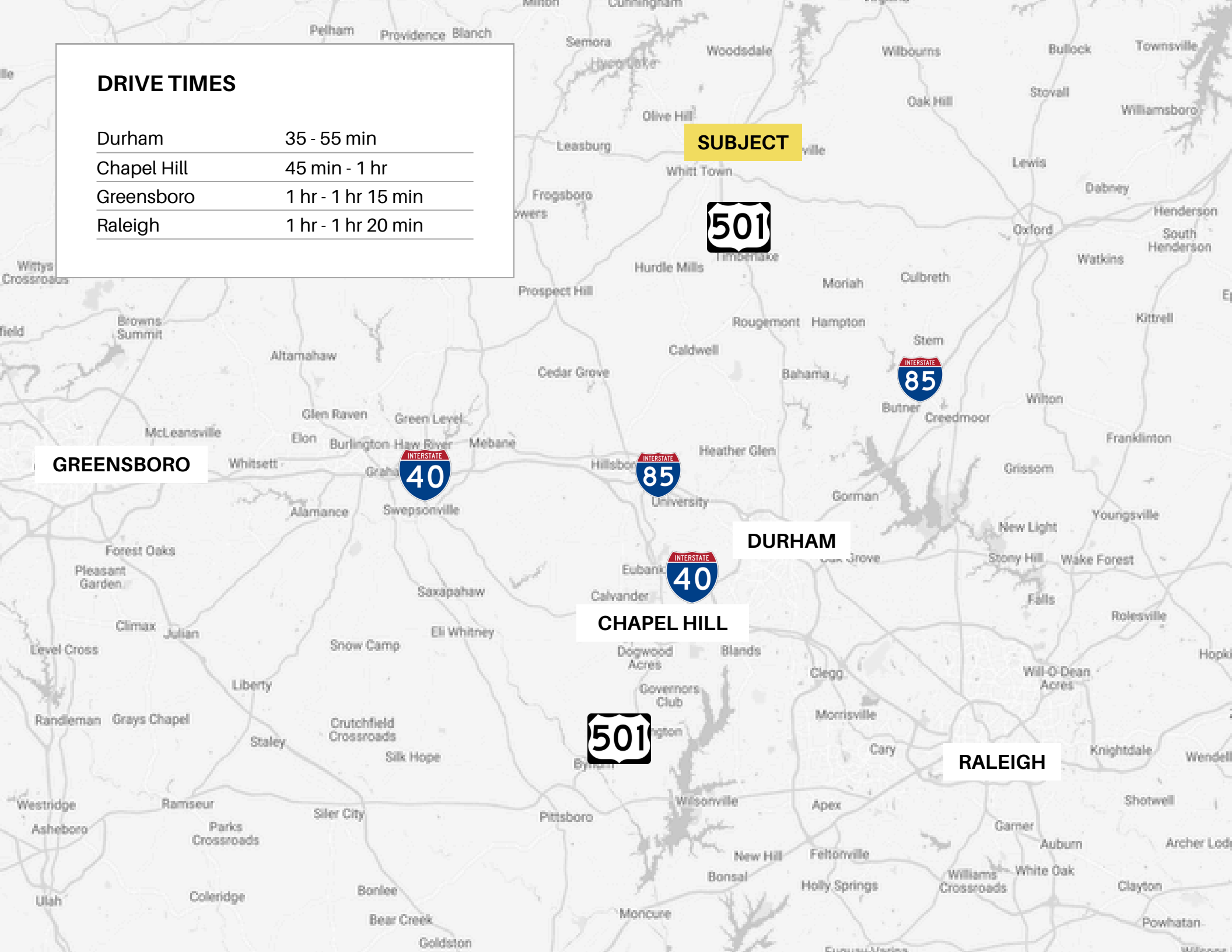
**501**

**GREENSBORO**

**DURHAM**

**CHAPEL HILL**

**RALEIGH**





**PICKETT  
SPROUSE**

COMMERCIAL  
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