

**Advance  
Auto Parts** 

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**OFFERED FOR SALE**  
**\$1,238,000 | 5.75% CAP**

**253 W COLUMBIA AVE**  
**Batesburg-Leesville, SC**

 **Atlantic**  
CAPITAL PARTNERS™

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# INVESTMENT SUMMARY

<b>Address</b>	253 W. Columbia Ave, Batesburg-Leesville, SC 29006	
<b>Tenant</b>	Advance Auto Parts (Corporate Guarantee)	
<b>Price</b>	\$1,238,000	
<b>Cap Rate</b>	5.75%	
<b>Current NOI</b>	\$71,190	
<b>Term</b>	10 years remaining	
<b>Rent Commencement</b>	5/26/2002	
<b>Lease Expiration</b>	7/31/2033	
<b>Rent Schedule</b>	<b>Year</b>	<b>Rent</b>
	Current Term to 7/2033	\$71,190
	Option 1 (5 Years)	\$78,309
	Option 2 (5 Years)	\$86,140
<b>Year Built</b>	2002	
<b>Building SF</b>	± 7,000 SF	
<b>Parcel Size</b>	± 0.78 Acres	
<b>Lease Type</b>	NN	



- **Corporate NN Lease**

- Lease is signed with Advance Auto corporate
- Recent lease extensions provide 10 more years of term
- Option terms provide 10% rental increase every 5 years
- Landlord is responsible for roof, structure, and parking lot, and split HVAC replacement with tenant
- Advance Auto is convicted to the location by operating for 20 years and extending for another 10 years

- **Name Brand and Credit Tenant**

- Advance Auto Parts is a publicly traded company (NYSE: AAP), with a market capitalization over \$3.937B
- Advance Auto has S&P Credit Rating of BBB-
- Advance Auto Parts has over 5,200 stores in 47 states

- **Located on Main Retail Corridor**

- Out Parcel to KJ's IGA Market
- Less than a mile from other National Tenants including Walgreens, KFC, Zaxby's, Bojangles, and McDonalds

- **Columbia MSA**

- Columbia's average home price is \$162,300, or roughly 35% less than the US Average Home Price, making the city very affordable and causing high growth rates
- 12 Colleges / Universities are Located in the Central SC Region - Over 34K+ Students enrolled at the University of South Carolina alone
- Columbia, SC's population is 137,541

- **Close Proximity to Batesburg-Leesville Industrial Park**

- 5 minute drive from Batesburg-Leesville Industrial Park a 175 acre industrial park
- Town of Batesburg-Leesville & Lexington County have jointly invested \$3.5M worth of infrastructure improvements
- Two operators reside in the park: Fisher Tank Company and C.R. Jackson's new asphalt plant

# AERIAL EAST-FACING

Walmart \* HIBBETT SPORTS CATO DOLLAR TREE OneMain Financial Great Clips H&R BLOCK

Starbucks COOK-OUT Hardee's TACO BELL

KFC ZAXBY'S Bojangles Famous Chicken & Waffles

10,800 ADT

AutoZone Walgreens

CVS pharmacy

Goodwill 9 McDonald's

Wendy's

W Church St

SONIC America's Drive-In

O'Reilly AUTO PARTS

ROSES FARMERS home FURNITURE

IGA SUBWAY

6,900 ADT

Advance Auto Parts

W Columbia Ave

Pizza Hut

North Carolina Ave



BATESBURG-LEESVILLE, SC

# MARKET AERIAL

Batesburg-Leesville Primary School  
498 Students

Batesburg-Leesville High School  
548 Students

Summerland Ave

N Lee St

5:300-ADT

Walmart HIBBETT DOLLAR TREE  
SPORTS OneMain Financial  
CAFO Great Clips H&R BLOCK



10,800-ADT



E Columbia Ave



W Church St



9,800-ADT



3,300-ADT

Batesburg-Leesville Elementary  
491 Students

Batesburg-Leesville Middle School  
483 Students



BATESBURG-LEESVILLE, SC

# SITE PLAN

Year Built:  
2002

Parking:  
36 Spaces



**Advance  
Auto Parts**

7,000 SF

0.78 AC

North Carolina Ave

6,900 ADT

W Columbia Ave



# LOCATION VISITS

Data Provided by:



**#1** Ranked Store in a 30-Mile Radius

**47K+** Visits in the last 12 Months

**93<sup>RD</sup>** Percentile for all Advance Auto Parts

# TENANT OVERVIEW

Advance Auto Parts (NYSE: AAP), headquartered in Raleigh, North Carolina, is the largest automotive aftermarket parts provider in North America, serving both the professional installer and do-it-yourself customers.

As of December 31, 2022, AAP operated 4,770 company-operated stores and 316 Worldpac branches primarily within the United States, with additional locations in Canada, Puerto Rico, and the U.S. Virgin Islands. The company also served approximately 1,311 independently owned Carquest branded stores across these locations in addition to Mexico and various Caribbean islands.

Advance Auto Parts is an award winning, publicly traded company. Advance Auto Parts' "DieHard is Back" campaign was awarded the Gold Winner in Best Brand Awareness, the Silver Winner in Best Buzz, the Silver Winner in Best Entertainment Sponsorship or Tie-In, the Silver Winner in Best Integrated Campaign, and the Gold Winner in Best of Video. The company was also the winner of the 21st Annual Citizens Award, presented by the US Chamber of Commerce, in the category of sustainability.

## Location Details

Building SF	± 7,000 SF
Parcel Size	± 0.78 Acres
Rent Commencement	5/26/2002
Lease Expiration	7/31/2033
Year Built	2002

## Tenant Overview

Founded	1932
Ownership	Public (NYSE: AAP)
# of Locations	4,770+
Headquarters	Raleigh, NC





# COLUMBIA OVERVIEW

**#5**

Best Places to  
Live in South  
Carolina

**672**

Total Beds at Palmetto  
Richland Hospital,  
Third Largest in SC

**15K**

Fort Jackson Base Pop.  
Including 3,500 Active  
Duty Personnel

**34K+**

Students Attend  
the University of  
South Carolina

**832K**

People in the  
Columbia MSA

**1.3M**

Passengers Pass  
Through Columbia  
Metropolitan Airport  
Annually

**25K**

State Employees  
work and live in  
Columbia, the  
Capital of SC

# DEMOS & DRIVERS



Columbia

Columbia, SC  
28 Miles | 43 Min Drive

Batesburg-Leesville

Saluda

SC

Augusta, GA  
40 Miles | 53 Min Drive

GA

Augusta

## Economic Drivers

Institution	Empl.	Institution	Empl.
1. State of South Carolina	25,570	6. US Department of the Army	5,286
2. Prisma Health	15,000	7. Richland County	2,393
3. BlueCross BlueShield	10,019	8. City of Columbia	2,300
4. Richland School District	7,919	9. AT&T South Carolina	2,100
5. University of South Carolina	5,678	10. FirstCitizens Bank & Trust	1,784

## Demographics

	1 Mile	3 Miles	5 Miles
Population	2,448	6,801	9,579
Households	998	2,797	3,900
Avg. Household Income	\$63,053	\$69,136	\$70,961
Annual Budget Expenditures	\$56M	\$171M	\$245M

BATESBURG-LEESVILLE, SC



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Exclusively Offered By  
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