Advance Auto Parts

3130 S CRATER RD
Petersburg, VA

OFFERED FOR SALE
$1,216,000 | 7.50% CAP

Atlantic CAPITAL PARTNERS™

CONFIDENTIAL
OFFERING MEMORANDUM

EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of Advance Auto Parts in Petersburg, VA. Advance Auto Parts has a long term 10 year lease with 6 years remaining and one five year option remaining. The Asset is located on the main thoroughfare just south of Richmond, VA MSA with synergies with local auto shops.

10-YR LEASE

POSITIONED IN RETAIL NODE

LONG OPERATING HISTORY

LEASE YEARS	TERM	ANNUAL RENT
Current Term	1-10	$91,200
Option Period	11-15	$106,315

NOI	**$91,200**
CAP	**7.50%**
PRICE	**$1,216,000**

ASSET SNAPSHOT

Tenant Name	Advance Auto Parts
Address	3130 S Crater Rd, Petersburg, VA 23805
Building Size (GLA)	8,075 SF
Land Size	0.86 Acres
Year Built/Renovated	1993
Signatory/Guarantor	Advance Auto Parts (Corporate)
Rent Type	NN
Landlord Responsibilities	Roof, Parking Lot, Structure, HVAC
Rent Commencement Date	12/27/1993
Lease Expiration Date	12/31/2031
Remaining Term	6 years
Rental Increases	16.6% in next option period
Current Annual Rent	$91,200

62,881 PEOPLE IN 5 MILE RADIUS

$76,693 AHHI IN 1 MILE RADIUS

21,000 VPD S CRATER RD

INVESTMENT HIGHLIGHTS

LOW RENT, BITE SIZED DEAL

10 Year NN Lease with 6 years remaining | one (1) - five year option with a rent increase of 16.6% | Tenant is paying below market rent which allows for a healthier rent-to-sales ratio

CORPORATE GUARANTY FROM STRONG CREDIT TENANT

Advance Auto Parts is a publicly traded company (NYSE: AAP) with a market cap. of $3.9B and annual revenue of $11.28B | Credit Rating: S&P: BBB-

SYNERGIES WITH LOCAL AUTO SHOPS

Located directly beside the site is a Pep Boys Auto Service center as well as across the street is an O'Reilly Auto Parts | According to placer.ai, the Pep boys next door is the top ranked Pep Boys in a 15 mile radius and the O'Reilly Auto Parts ranked in the top 83rd percentile in visits across all car shops and service centers in the country

LONG OPERATING HISTORY WITH RECENT EXTENSION

Tenant has been operating at this location for over 30 years | Tenant recently signed a 10 year extension, showing commitment to the site

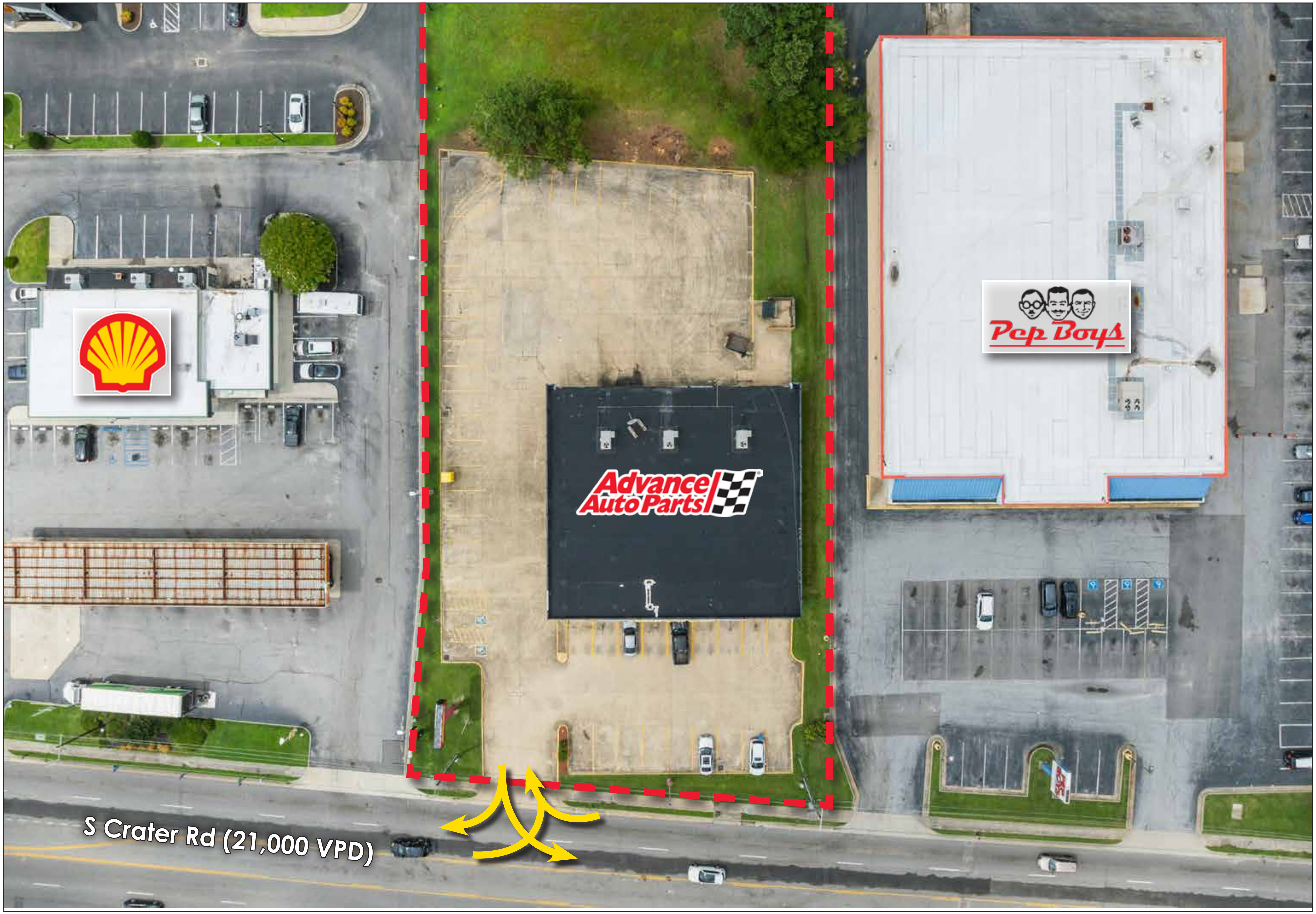
POSITIONED IN A DENSE RETAIL NODE

Within a 1-mile radius of the site there is more than 977K SF of retail space | Nearby national retailers include: Ace Hardware, Walmart Supercenter, Roses Express, Ollies Bargain Outlet, Hibbett Sports, Cato Fashions, and more

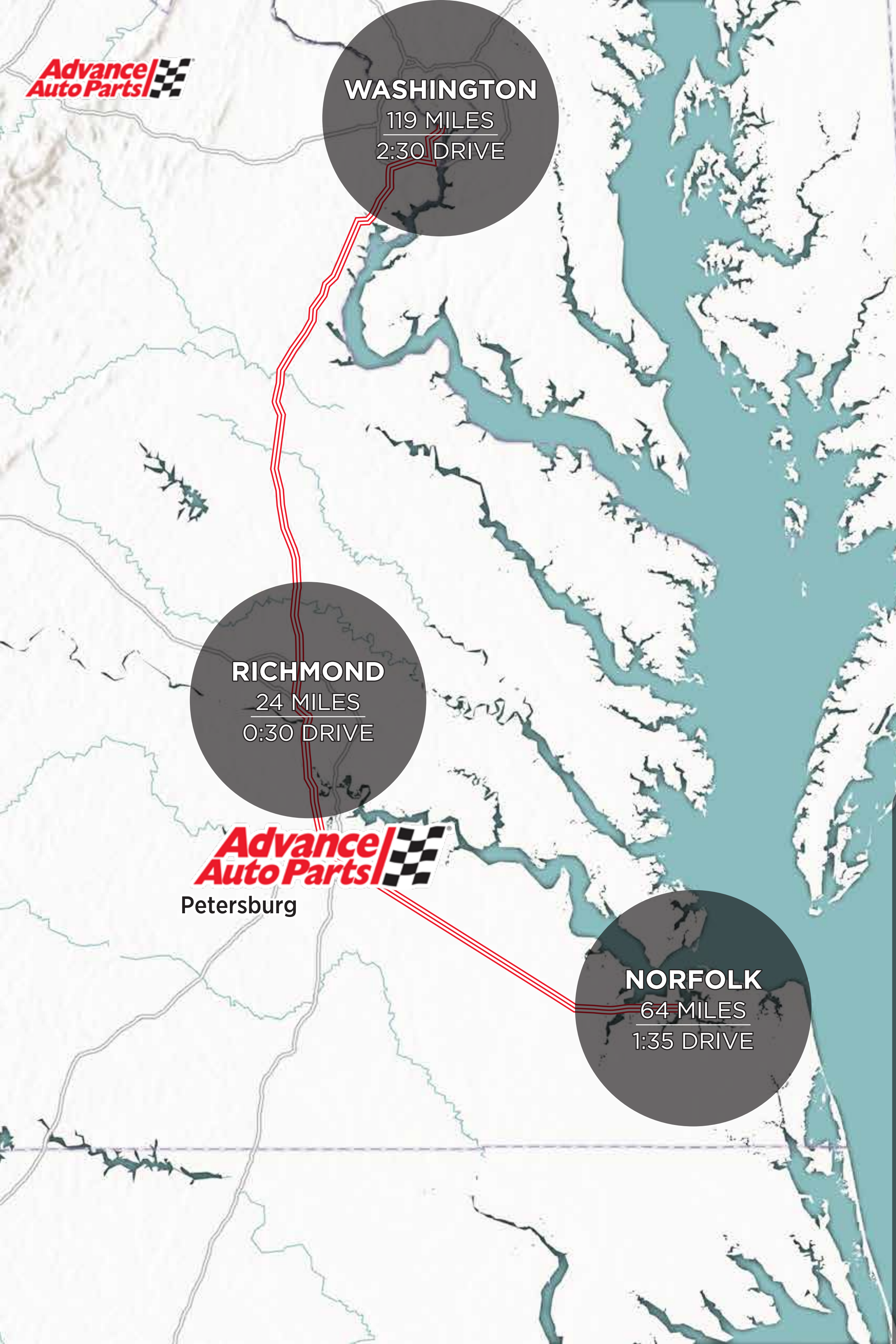
BUSY COMMUTER CORRIDOR NORTH OF BON SECOURS MEDICAL CENTER

Site is located off of busy Hwy 301 (21K VPD) | This auto store is also only 0.6 miles west of busy I-95 (562K VPD) | Advance Auto Parts is located one mile north of Bon Secours Southside Medical Center which has over 300 bed and employs more than 400 physicians

SITE PLAN




Ollie's Bargain Outlet GOOD STUFF CHEAP
SHOE SHOW
Bojangles
WELLS FARGO
TRUIST
Walmart Supercenter
KFC
DOLLAR TREE
Arby's
Roses
Walgreens
TACO BELL
Little Caesars
O'Reilly AUTO PARTS
Wash Zone
SUBWAY
Pizza Hut
Super 8
UNITED STATES POSTAL SERVICE
Wawa
Advance Auto Parts
DOLLAR GENERAL
S Crater Rd (21,000 VPD)
Pep Boys



1 MILES

4,757
PEOPLE

$76,693
AHHI

3,326
TOTAL EMPLOYEES

3 MILES

23,611
PEOPLE

$70,958
AHHI

9,427
TOTAL EMPLOYEES

5 MILES

62,881
PEOPLE

$72,695
AHHI

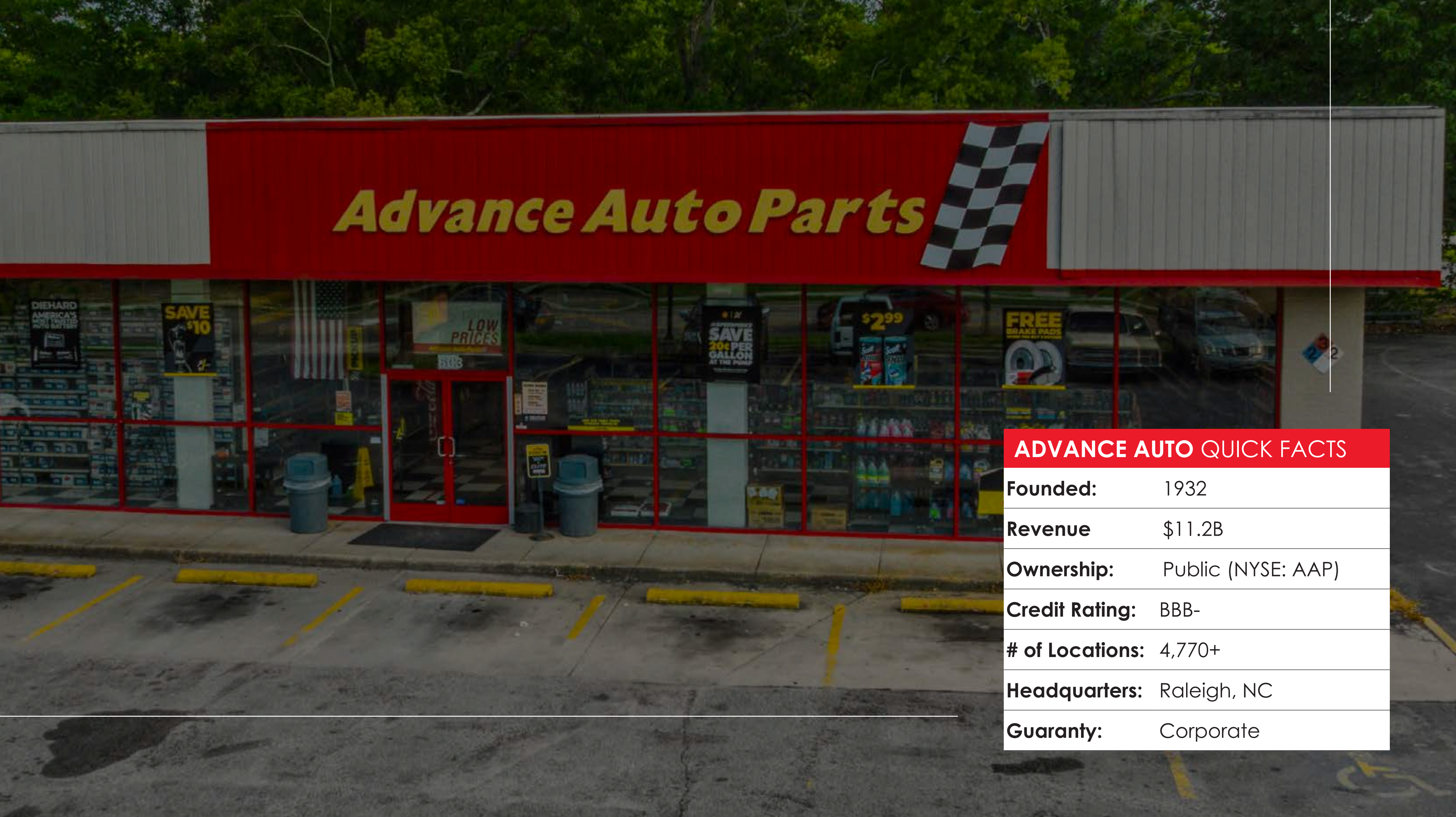
28,974
TOTAL EMPLOYEES

Virginia maintains a strong and diverse business climate, consistently ranked among the top states for its educated workforce, world-class infrastructure, and stable tax environment. The state benefits from strategic proximity to Washington, D.C., a thriving technology corridor in Northern Virginia, and key industries including defense, finance, logistics, and data centers. Despite facing recent challenges such as rising business costs and job losses tied to federal employment cuts, Virginia continues to attract major investments—like Amazon's data center expansion—while doubling down on workforce development through programs like the Virginia Talent Accelerator. With its blend of innovation, connectivity, and long-term economic planning, Virginia remains a competitive and forward-looking destination for businesses of all sizes.

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, 2024, 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 QUICK FACTS

Founded:	1932
Revenue	$11.2B
Ownership:	Public (NYSE: AAP)
Credit Rating:	BBB-
# of Locations:	4,770+
Headquarters:	Raleigh, NC
Guaranty:	Corporate

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Petersburg, VA

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Exclusively Offered By

Atlantic CAPITAL PARTNERS™

PRIMARY DEAL CONTACTS

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