

Advance Auto Parts

NORFOLK, VA



BERKELEY
CAPITAL ADVISORS

Contacts

RANSOME FOOSE

704.379.1985

foose@berkeleycap.com

CARL BRENDES

704.714.2363

brendes@berkeleycap.com

AL DICKENS

704.714.2368

dickens@berkeleycap.com

JAKE ZAPATA

704.943.3160

zapata@berkeleycap.com

RAD VON WERSSOWETZ

704.714.2367

rad@berkeleycap.com

BERKELEY CAPITAL ADVISORS

CHARLOTTE | NC

1228 East Morehead St., Suite 200
Charlotte, NC 28204
704.379.1980

ORANGE COUNTY | CA

19800 MacArthur Blvd., Suite 850
Irvine, CA 92612
949.506.2500

NASHVILLE | TN

10 Burton Hills Blvd., Suite 220
Nashville, TN 37215
615.727.8818

ASHEVILLE | NC

1 Page Ave., Suite 202
Asheville, NC 28801
704.714.2365

RICHMOND | VA

1309 West Main St.
Richmond, VA 23220
804.239.7890

CHARLESTON | SC

1049 Morrison Dr., Suite 201
Charleston, SC 29412
704.943.3159

BCA FIRM VIRGINIA REAL ESTATE

LICENSE NO.: 0886-025-733

Location Map

*7525 Tidewater Drive
Norfolk, VA 23505*

12 MINUTES
TO NORFOLK
NAVAL STATION

20 MINUTES TO
VIRGINIA BEACH

20 MINUTES
TO CHESAPEAKE

30 MINUTES TO
OCEANA NAVAL
AIR STATION

Demographics

POPULATION	
1-Mile Radius	14,250
3-Mile Radius	118,904
5-Mile Radius	228,004
AVG. HOUSEHOLD INCOME	
1-Mile Radius	\$78,742
3-Mile Radius	\$87,111
5-Mile Radius	\$87,847

Investment Overview

PROPERTY

Advance Auto Parts

ADDRESS

*7525 Tidewater Drive
Norfolk, VA 23505*

TENANT LEASE ENTITY

Advance Stores Company, Inc.

RENT COMMENCEMENT

September 1, 2007

LEASE EXPIRATION

August 31, 2034

LEASE TERM REMAINING

10 Years*

OPTIONS REMAINING

Two, 5-Year

LEASE TYPE

NN - Roof, Structure, Parking Lot**

NOI

\$164,892

RENT INCREASES

See Rent Schedule

RIGHT OF FIRST REFUSAL

No

**In January 2023, Tenant signed a new 10-year lease extension.*

***Tenant reimburses \$17,500 annually for maintaining CAM.*

PROPERTY DETAILS

11,620
Square Feet

1.00
Acres

1963
Year Built

55
Parking Spaces

*Note: All lease provisions to be independently verified by Buyer during the Due Diligence Period.
The information contained herein has been obtained from sources we deem reliable.*

\$2,638,000

Asking Price (6.25% Cap Rate)

RENT SCHEDULE

LEASE COMMENCE	START	END	ANNUAL RENT	% INCREASE
Initial Term	9/1/2024	8/31/2029	\$164,892	-
Initial Term	9/1/2029	8/31/2034	\$181,381	10.00%
Option 1	9/1/2034	8/31/2039	\$184,628	1.79%
Option 2	9/1/2039	8/31/2044	\$203,091	10.00%



Property Highlights

PROPERTY HIGHLIGHTS

- Desirable Lease term | New 10-year extension signed in 2023
- Corporate Lease | Advance Stores Company, Inc. | 4,456+ locations across the U.S., Canada, Puerto Rico, and the US Virgin Islands
- Less than 10 minutes from the world's largest naval base Naval Station Norfolk | 82,000 active-duty personnel | 4,631 acres
- Great visibility from Tidewater Drive | 30,000 VPD
- Outparcel to Southern Shopping Center | 219,926 SF of prime retail space
- Located inside of dense retail corridor | 3.1M SF within a 2-mile radius
- Long operating history | Leased by Advanced Auto Parts since 2007 | Has been an auto parts location since 1963
- Attractive population density within a 5-mile radius | 228,004 residents
- Less than 15 minutes from Sentara Leigh Hospital | 274 beds
- 15 minutes from Old Dominion University | 18,375 students
- 5 minutes from Norview High School | 1,889 students
- 10 minutes from Norfolk International Airport | 70+ flights per day
- Nearby destination retailers | Walmart Supercenter, Costco, Target, Home Depot, Lowe's, Harris Teeter, ALDI, Walmart Neighborhood Market, Food Lion, Big Lots, Applebee's, Chick-Fil-A, Starbucks, McDonald's, Wendy's, Taco Bell, Burger King, Sonic, and more

DEMOGRAPHIC SNAPSHOT

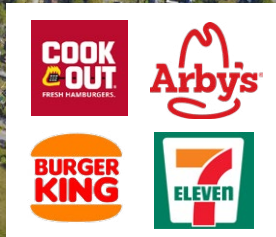
228,004

2023 POPULATION WITHIN FIVE MILES

\$87,847

2023 AVERAGE HOUSEHOLD INCOME WITHIN FIVE MILES





Rosemont Middle School
598 students





Joint Base Langley-Eustis
15,00 active duty

Langley AFB
14,600 active duty

Naval Station Norfolk
82,000 active duty



US Marine Corps
Camp Allen

Norfolk International
Airport



Sentara Virginia
Beach Hospital
273 beds

Sentara Norfolk
General Hospital
563 beds

Bon Secours
Maryview Medical
Center - 346 beds



VIRGINIA
BEACH

NORFOLK

Sentara Leigh
Hospital
274 beds

Norfolk State
University
5,783 students

PORTSMOUTH



Naval Air
Station Oceana
10,500 active duty



Tenant Overview



Advance Auto Parts, Inc. provides automotive replacement parts, accessories, batteries, and maintenance items for domestic and imported cars, vans, sport utility vehicles, and light and heavy duty trucks. The company offers a multitude of parts and accessories. Additionally, the company sells its products through its website. It serves professional installers and do-it-yourself customers. The company operates stores under the Advance Auto Parts and Carquest names, as well as branches under the Worldpac name. The company has stores in the United States, Puerto Rico, the U.S. Virgin Islands, and Canada; and independently owned Carquest branded stores in Mexico and various Caribbean Islands. Advance Auto Parts, Inc. was founded in 1929 and is based in Raleigh, North Carolina.

BAA3/BB+

Credit Rating

\$11.28B

Total Revenue

4,785

Total Locations

AAP

NYSE Ticker Symbol

\$4.5B

Market Cap

40,000

Total Employees



Additional Available Outparcels

TENANT	ADDRESS	ASKING PRICE	CAP RATE	NOI	TERM REMAIN	SF	ACRES
Panera Bread	7701 Tidewater Dr	\$3,290,000	5.00%	\$164,500	15.0	3,500	0.885
Bojangles	7519 Tidewater Dr	\$2,795,786	7.00%	\$195,705	4.7	3,524	0.72
SOLD Ruby Tuesday	7725 Tidewater Dr	\$1,331,000	5.50%	\$73,200	4.8	4,500	1.03



Market Overview – Norfolk, VA



#1

*America's Favorite Cities
- Travel & Leisure*

1.6M

NORFOLK INTERNATIONAL AIRPORT HAD
1,658,000 PASSENGERS IN 2021

#1

*World's Largest
Naval Base*

\$8.2B

ECONOMIC IMPACT OF MILITARY DEFENSE
IN HAMPTON ROADS

\$88B

*Economic Impact from
the Port of Virginia*

#2

*Hospital in Virginia
(Sentara Norfolk
General Hospital)*

95%

MORE THAN 95% OF THE WORLD'S SHIPPING
LINES CALL ON THE PORT OF VIRGINIA AS A
DOMINANT PORT

Hampton Roads Military Presence

One of the most distinguished military communities in the world with a Naval, Air Force, Marine, and Army presence.

150K

Active Duty &
Civilian Personnel

15

Total Military
Installations

Hampton Roads has long served as a robust military community through installations such as Langley Air Force Base.

The area is home to the largest Naval base in the world, Naval Station Norfolk, and the only NATO command in the US.

The military not only supports 80K+ active personnel, but successfully transitions 15K+ military members into jobs in the local economy per year.

\$15.8B

ECONOMIC IMPACT OF THE NAVY
INSTALLATION ALONE TO HAMPTON
ROADS

\$485M

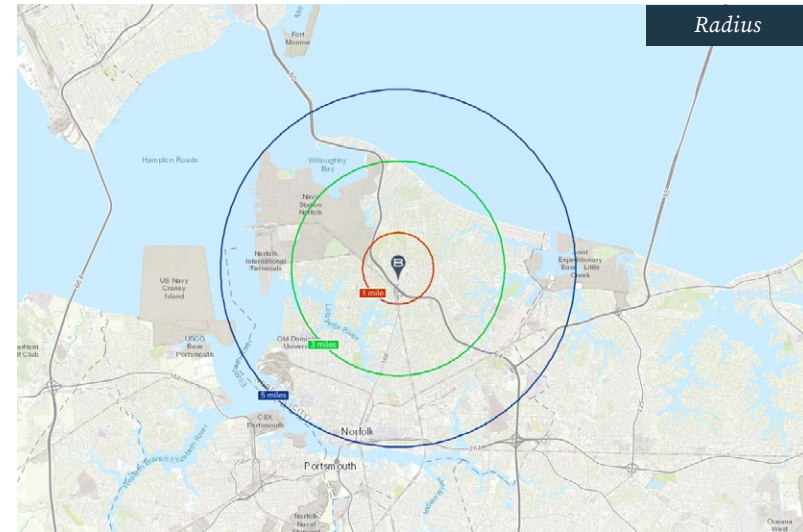
INCREASE IN ECONOMIC IMPACT
REPORTED BY JOINT BASE LANGLEY-
EUSTIS SINCE 2018



Demographics

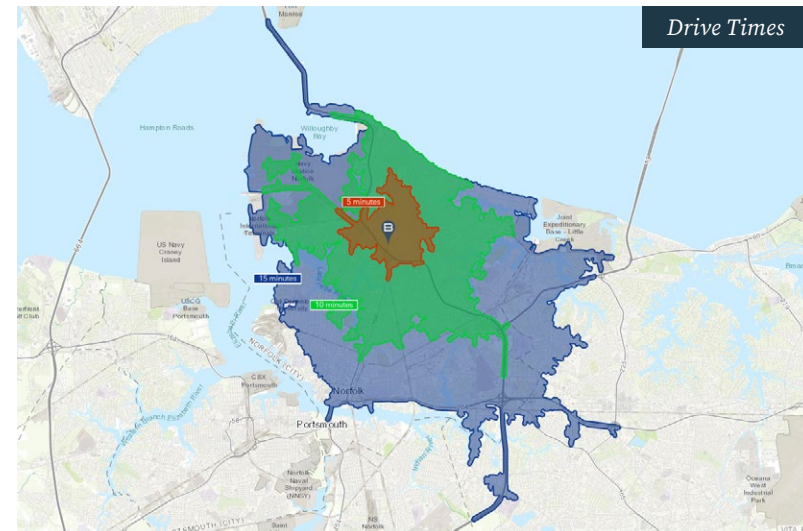
Radius

POPULATION	1-MILE	3-MILE	5-MILE
2028 Population	14,177	117,141	226,185
2023 Population	14,250	118,904	228,004
2020 Population	14,028	119,167	227,935
2010 Population	14,528	114,956	230,323
2023-2028 Annual Rate	-0.10%	-0.30%	-0.16%
2020-2023 Annual Rate	0.48%	-0.07%	0.01%
2010-2020 Annual Rate	-0.35%	0.36%	-0.10%
HOUSEHOLDS			
2028 Households	6,252	49,647	90,897
2023 Households	6,225	49,835	90,387
2020 Households	6,155	49,637	89,576
2010 Households	6,145	47,216	82,611
2023-2028 Annual Rate	0.09%	-0.08%	0.11%
2020-2023 Annual Rate	0.35%	0.12%	0.28%
2010-2020 Annual Rate	0.02%	0.50%	0.81%
2023 AVG. HH INCOME	\$78,742	\$87,111	\$87,847



Drive Times

POPULATION	5-MINUTE	10-MINUTE	15-MINUTE
2028 Population	18,711	117,024	246,622
2023 Population	18,904	118,818	248,537
2020 Population	18,681	119,093	248,244
2010 Population	19,170	115,738	230,211
2023-2028 Annual Rate	-0.21%	-0.30%	-0.15%
2020-2023 Annual Rate	0.37%	-0.07%	0.04%
2010-2020 Annual Rate	-0.26%	0.29%	0.76%
HOUSEHOLDS			
2028 Households	8,223	49,589	97,783
2023 Households	8,231	49,790	97,420
2020 Households	8,198	49,603	96,498
2010 Households	8,120	47,391	89,143
2023-2028 Annual Rate	-0.02%	-0.08%	0.07%
2020-2023 Annual Rate	0.12%	0.12%	0.29%
2010-2020 Annual Rate	0.10%	0.46%	0.80%
2023 AVG. HH INCOME	\$79,720	\$85,100	\$85,498



Confidentiality Disclaimer

Berkeley Capital Advisors, LLC ("BCA") has been authorized by the owner of the subject property (the "Seller") to present you with this marketing package. This is a confidential package intended solely for your own limited use and benefit, as a principal, in considering whether you desire to pursue negotiations to acquire the subject property.

Your receipt and acceptance of this package serves to acknowledge your agreement to: (1) hold the information and materials contained herein, and the offering they represent, in the strictest of confidence; (2) not disclose, directly or indirectly, the information and materials contained herein, or the offering they represent, to any other person, firm or entity without prior written authorization from BCA or the Seller; (3) not use the information and materials contained herein in any fashion or manner detrimental to the interest of BCA or the Seller; (4) not disturb any tenants in possession of the subject property nor reveal to them the offering this package represents.

This marketing package was prepared by BCA and it has been reviewed by representatives of the Seller. The information and materials contained herein are selective and limited in nature, and neither BCA nor the Seller purports this to be an all-inclusive report on the subject property. Within this package, certain leases, documents and other materials are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements involved, nor do they purport to constitute a legal analysis of the provisions of those documents. Interested and qualified prospective purchasers will be afforded an opportunity to review additional information and to inspect the subject property, and all such prospective purchasers should conduct their own independent due diligence.

This package is based in part upon information supplied by the Seller and in part upon information obtained by BCA from sources believed to be reliable. All income, expense and/or investment projections contained herein are provided for general reference purposes only, in that they are based on assumptions relating to the general economy, competition and other factors beyond the control of BCA and the Seller, and all such projections are therefore subject to variation. This package shall not be deemed an indication of the state of affairs of the subject property, nor constitute an indication that there has been no change in the business or affairs of the subject property since the date of preparation of this package.

Neither BCA, the Seller, nor any of their respective officers, employees or agents, has made or does make any representation or warranty, expressed or implied, as to the accuracy or completeness of this package or any of its contents, and no legal commitments or obligations shall arise by reason of this package or its contents.

BCA and the Seller expressly reserve the right, at their sole discretion, to alter or amend the terms of this offering, to reject any or all expressions of interest or offers to acquire the subject property and/or to terminate discussions with any entity at any time with or without notice. The Seller shall have no legal commitment or obligation to any entity reviewing this package or making an offer to acquire the subject property unless and until a written agreement for such acquisition has been fully executed, delivered and approved by the Seller and any conditions to the Seller's obligations thereunder have been satisfied or waived.

Parties seeking to act in a third-party brokerage capacity must register their client(s) with BCA prior to receiving or dispersing any marketing information. BCA will not recognize any third-party brokerage relationships without first receiving and approving such written client registration, nor will BCA or the Seller be obligated for any brokerage claims which may result, regardless of such broker's involvement in procuring a purchaser for the subject property.

This package is the property of BCA. Photocopying, re-typing or other duplication of the information and materials contained herein is expressly prohibited. The information contained within this package and the offering of the subject property may not be announced, posted or otherwise publicized in any electronic media (such as, by way of example only, any Internet or "broadcast facsimile" communications).

If, after reviewing this package, you have no further interest in acquiring the subject property at this time, please return this package in its entirety to BCA. Likewise, if the terms contained in this Confidentiality & Disclaimer section are not acceptable to you, please immediately return this package to BCA.

AGENT'S DUTIES

When you contract with a real estate firm to act as your agent in a real estate transaction, the agent must help you obtain the best price and terms possible, whether you are the buyer or seller. The agent also owes you the duty to:

- Safeguard and account for any money handled for you
- Act with reasonable skill, care and diligence
- Be loyal and follow reasonable and lawful instructions
- Disclose to you any information which might influence your decision to buy or sell

Even if the agent does not represent you, the agent must still be fair and honest and disclose to you all "material facts" which the agent knows or reasonably should know. A fact is "material" if it relates to defects or other conditions affecting the property, or if it may influence your decision to buy or sell. This does not require a seller's agent to disclose to the buyer the minimum amount the seller will accept, nor does it require a buyer's agent to disclose to the seller the maximum price the buyer will pay.

AGENTS WORKING WITH SELLERS

A seller can enter into a "listing agreement" with a real estate firm authorizing the firm and its agent(s) to represent the seller in finding a buyer for his property. The listing agreement should state what the seller will pay the firm no matter who finds the buyer.

The listing firm may belong to a listing service to expose the seller's property to other agents who are members of the service. Some of those agents may be working with buyers as buyers' agents; others will be working with buyers but still representing the sellers' interests as an agent or "subagent". When the buyer's agents and seller's subagents desire to share in the commission the seller pays to the listing firm, the listing agent may share the commission with the seller's permission.

AGENTS WORKING WITH BUYERS

A buyer may contract with an agent or firm to represent him (as a buyer's agent), or may work with an agent or firm that represents the seller (as a seller's agent or subagent). All parties in the transaction should find out at the beginning who the agent working with the buyer represents.

If a buyer wants a buyer's agent to represent him in purchasing a property, the buyer should enter into a "buyer agency agreement" with the agent. The buyer agency agreement should state how the buyer's agent will be paid. Unless some other arrangement is made which is satisfactory to the parties, the buyer's agent will be paid by the buyer. Many buyer agency agreements will also obligate the buyer to pay the buyer's agent no matter who finds the property that the buyer purchases.

A buyer may decide to work with a firm that is acting as agent for the seller (a seller's agent or subagent). If a buyer does not enter into a buyer agency agreement with the firm that shows him properties, that firm and its agents will show the buyer properties as an agent or subagent working on the seller's behalf. Such a firm represents the seller (not the buyer) and must disclose that fact to the buyer.

The terms and conditions stated in this Confidentiality & Disclaimer section apply and relate to all of the sections of this package as if stated independently therein. Prospective purchasers of the subject property are hereby notified that Berkeley Capital Advisors, and its agents, are acting in the capacity of a "Seller's Agent" during the course of this offering, and as such are solely representing the interests of the Seller.

BERKELEY

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