

AutoZone®

**OFFERED
FOR SALE**

\$1,125,000 | 4.00% CAP





Ryder Downs
272 Apartments

Pine Reserve
252 Apartments

Sandhill Court
80 Apartments



Full Access

Tramway South
330 Apartments

RI/RO



LOI Pending w/
Nat'l Fuel User



JEFFERSON DAVIS HWY 29,500 VPD

MARKETPLACE DR





EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to offer for sale AutoZone | Sanford, NC, an absolute NNN ground lease investment corporately guaranteed by AutoZone, Inc. (NYSE: AZO). The asset generates \$45,000 in annual NOI with zero landlord responsibilities and a new 15-year primary lease term, offering investors long-term, passive income from a brand-new 2026 construction.

The property is positioned along Jefferson Davis Highway (US-1), a heavily traveled retail corridor with approximately 29,500 vehicles per day and direct access to a growing commercial node anchored by national retailers, QSR users, and nearby multifamily development. The site benefits from strong surrounding household incomes, expanding residential density, and visibility within one of the primary south Sanford growth corridors.

AutoZone is one of the nation's leading automotive parts retailers, operating more than 7,100 locations nationwide. The opportunity is well-suited for 1031 exchange investors and private capital buyers seeking durable cash flow, contractual rent growth, and corporate credit at an approachable basis.

ASSET SNAPSHOT

Tenant Name	AutoZone
Address	115 Marketplace Dr, Tramway, NC 27332
Building Size (GLA)	7,054 SF
Land Size	1.00 Acre
Year Built/Renovated	2026
Signator/Guarantor	Corporate
Rent Type	ABS. NNN - Ground Lease
Landlord Responsibilities	None
Rent Commencement Date	11/1/2025
Lease Expiration Date	10/31/2040
Remaining Term	15 Years
Rental Increases	5% Every 5 Years and in Option Periods
NOI	\$45,000



RENT SCHEDULE	RENT	RETURN
Current Term	1-5	\$45,000
Rent Escalation	6-10	\$47,250
Rent Escalation	11-15	\$49,613
1st Extension Term	16-20	\$52,093
2nd Extension Term	21-25	\$54,698
3rd Extension Term	26-30	\$57,433
4th Extension Term	31-35	\$60,304

NOI	\$45,000
CAP RATE	4.00%
LISTING PRICE	\$1,125,000

37,454
 PEOPLE
 IN 5 MILE RADIUS

\$81,756
 AHHI IN
 1 MILE RADIUS

29,500
 VPD ON
 JEFFERSON DAVIS
 HWY





NEW 15-YEAR ABSOLUTE NNN GROUND LEASE

Brand-new 2026 construction secured by a 15-year absolute NNN ground lease with zero landlord responsibilities, providing investors with long-term passive income and minimal management.



INVESTMENT-GRADE CORPORATE TENANT

Leased to AutoZone, Inc. (NYSE: AZO), one of the nation's leading automotive parts retailers with more than 7,000 locations and investment-grade credit ratings (BBB S&P)



LOCATED IN THE RALEIGH-DURHAM MSA

Sanford is situated within the greater Raleigh-Durham MSA, ranked among the top metros in the U.S. for population growth, job creation, and economic expansion, driving sustained consumer demand throughout Lee County



DOMINANT MARKET POSITION WITH HIGH BARRIERS TO ENTRY

AutoZone commands the largest share of the U.S. automotive parts retail market, supported by a sophisticated supply chain, proprietary inventory systems, and deep brand loyalty



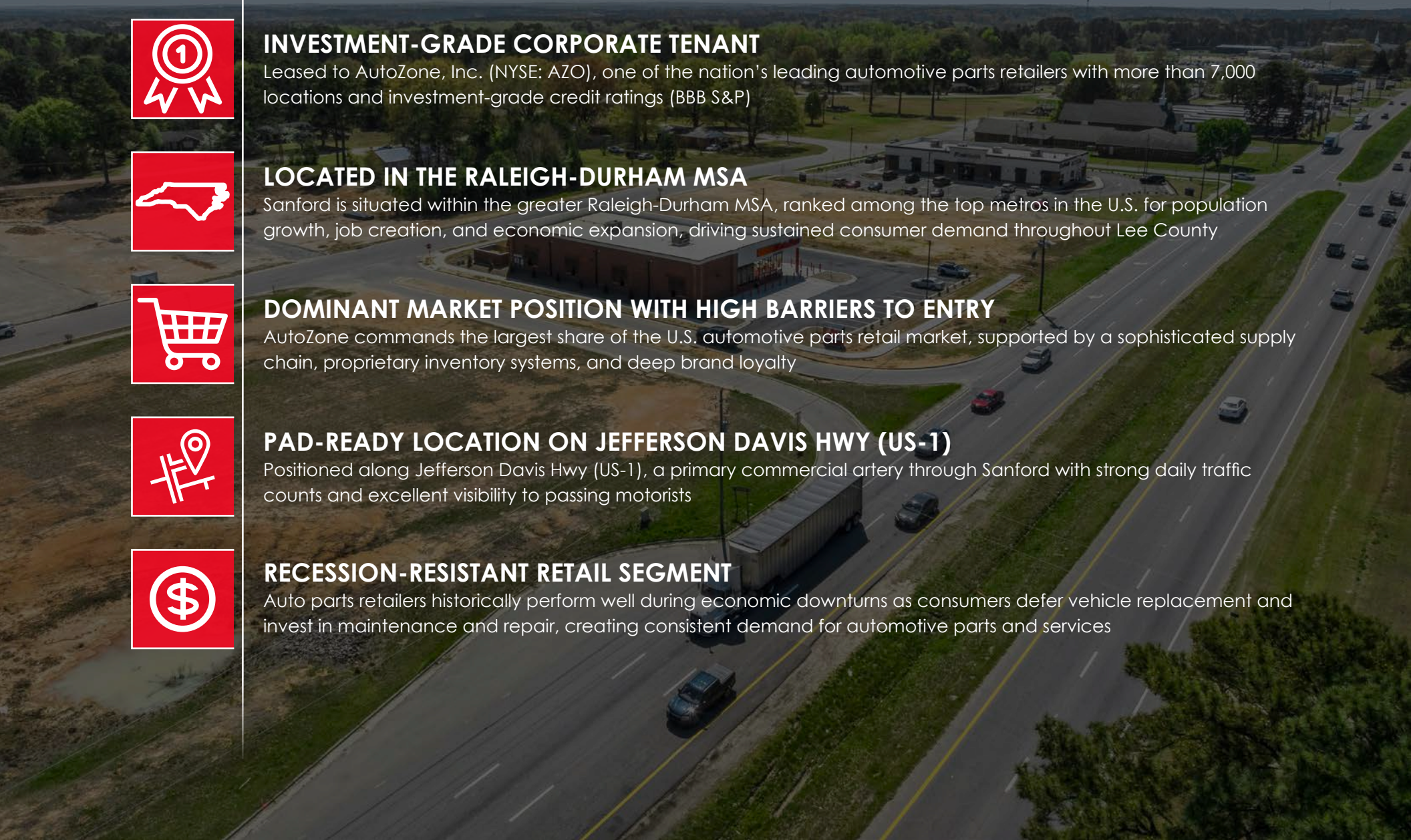
PAD-READY LOCATION ON JEFFERSON DAVIS HWY (US-1)

Positioned along Jefferson Davis Hwy (US-1), a primary commercial artery through Sanford with strong daily traffic counts and excellent visibility to passing motorists

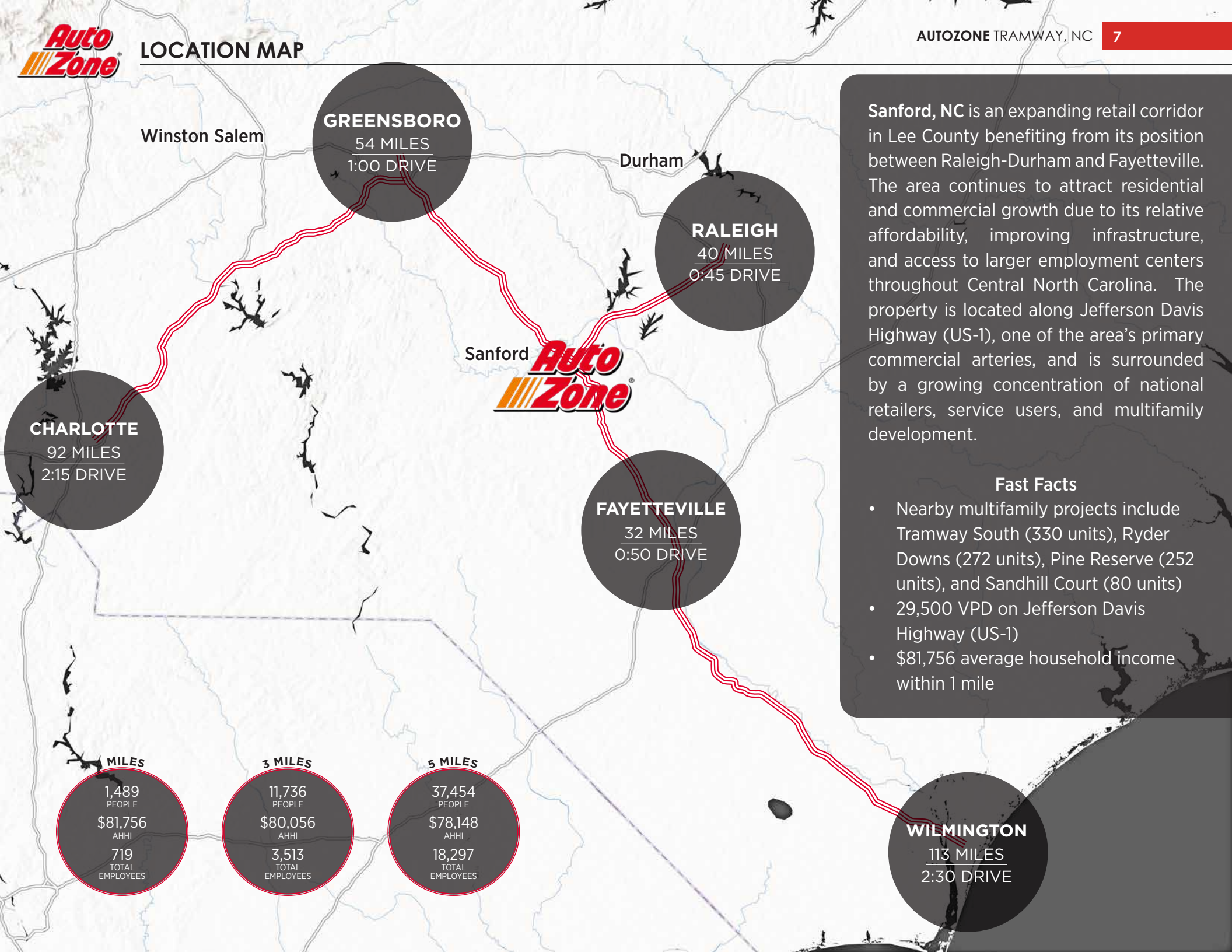


RECESSION-RESISTANT RETAIL SEGMENT

Auto parts retailers historically perform well during economic downturns as consumers defer vehicle replacement and invest in maintenance and repair, creating consistent demand for automotive parts and services







GREENSBORO
54 MILES
1:00 DRIVE

RALEIGH
40 MILES
0:45 DRIVE

FAYETTEVILLE
32 MILES
0:50 DRIVE

CHARLOTTE
92 MILES
2:15 DRIVE

WILMINGTON
113 MILES
2:30 DRIVE

Sanford **AutoZone**

1 MILES
1,489
PEOPLE
\$81,756
AHHI
719
TOTAL
EMPLOYEES

3 MILES
11,736
PEOPLE
\$80,056
AHHI
3,513
TOTAL
EMPLOYEES

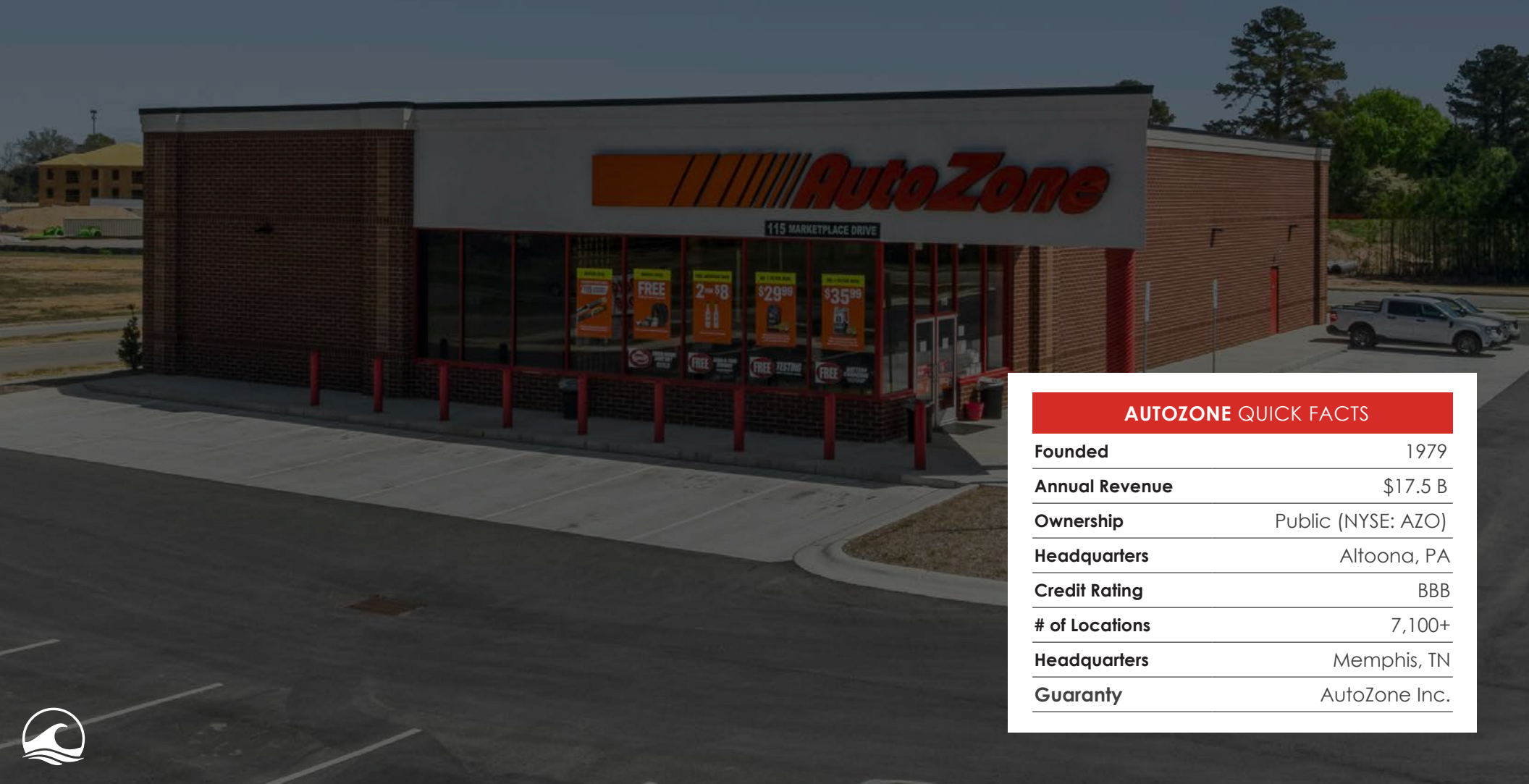
5 MILES
37,454
PEOPLE
\$78,148
AHHI
18,297
TOTAL
EMPLOYEES

Sanford, NC is an expanding retail corridor in Lee County benefiting from its position between Raleigh-Durham and Fayetteville. The area continues to attract residential and commercial growth due to its relative affordability, improving infrastructure, and access to larger employment centers throughout Central North Carolina. The property is located along Jefferson Davis Highway (US-1), one of the area's primary commercial arteries, and is surrounded by a growing concentration of national retailers, service users, and multifamily development.

Fast Facts

- Nearby multifamily projects include Tramway South (330 units), Ryder Downs (272 units), Pine Reserve (252 units), and Sandhill Court (80 units)
- 29,500 VPD on Jefferson Davis Highway (US-1)
- \$81,756 average household income within 1 mile

AutoZone opened its first location in Forrest City, Arkansas in 1979. The company was originally named Auto Shack, which would eventually change to AutoZone in 1987. Today, AutoZone is the leading retailer of automotive replacement parts in the US. It currently operates more than 7,100 stores with 95,000+ employees across the US, Mexico and Brazil. AutoZone stores offer thousands of parts, products and accessories through retail stores, commercial programs, website and mobile app. One of the best products AutoZone offers is Trustworthy Advice, creating a seamless and enjoyable experience for its customers. Many of their services are free of charge including battery testing and charging, diagnostic testing and Loan-A-Tool program. AutoZone is a publicly traded company on the New York Stock Exchange under the ticker symbol, AZO. Their annual revenue for 2023 was over \$17.457 billion.



AUTOZONE QUICK FACTS	
Founded	1979
Annual Revenue	\$17.5 B
Ownership	Public (NYSE: AZO)
Headquarters	Altoona, PA
Credit Rating	BBB
# of Locations	7,100+
Headquarters	Memphis, TN
Guaranty	AutoZone Inc.





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Exclusively Offered By



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