1203 S MAIN ST LAURINBURG, NC

OFFERED FOR SALE

$1,642,000 | 4.75% CAP

TOP PERFORMING LOCATION (PLACER.AI)

CONFIDENTIAL OFFERING MEMORANDUM

Atlantic
CAPITAL PARTNERS™

SOUTHEAST AERIAL

PROPERTY PHOTOS

EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of an AutoZone in Laurinburg, NC. Autozone recently signed a new 15 year lease with five - five year options, showing long term commitment to the site. This location ranks in the top 10% nationally in visits among all auto shops & service concepts (Placer.ai). The Asset is well positioned on the main commuter and commercial corridor in Laurinburg, NC and close to I-74.

RENT SCHEDULE	RENT	RETURN
Current Term	1-5	$78,000
Rent Escalation	6-10	$84,240
Rent Escalation	11-15	$90,979
1st Extension Term	16-20	$98,258
2nd Extension Term	21-25	$106,118
3rd Extension Term	26-30	$114,608
4th Extension Term	31-35	$123,776
5th Extension Term	36-40	$133,678

NOI	$78,000
CAP RATE	4.75%
LISTING PRICE	$1,642,000

ASSET SNAPSHOT

Tenant Name	AutoZone
Address	1203 S Main St, Laurinburg, NC 28352
Building Size (GLA)	10,227 SF
Land Size	1.05 Acres
Year Built/Renovated	1960/1983 (Tenant to Upgrade Roof & HVAC)
Signator/Guarantor	AutoZone (Corporate)
Rent Type	Abs. NNN - Ground Lease
Landlord Responsibilities	None
Rent Commencement Date	6/1/26
Lease Expiration Date	6/30/41
Remaining Term	15 Years
Rental Increases	8% Every 5 Years and in Option Periods
NOI	$78,000

19,004
PEOPLE
IN 5 MILE RADIUS

$62,061
AHHI IN
5 MILE RADIUS

14,500
VPD ON
S MAIN ST

INVESTMENT HIGHLIGHTS

ATTRACTIVE LEASE TERMS

Absolute NNN ground lease structure offers zero landlord responsibilities and management | 15-year initial lease term with five (5) five-year renewal options, providing long-term cash flow and rent growth potential

TOP PERFORMING LOCATOIN AND LONG OPERATING HISTORY

Top 10% nationally in visits within the Car Shops & Services category | Top 30% in visitation among AutoZone locations in North Carolina, demonstrating strong site performance and customer demand | Tenant recently signed a brand new 15 year lease extending operations at this location for 35 years

CORPORATE GUARANTEE FROM NAME BRAND PUBLIC TENANT

AutoZone is the nation's leading automotive aftermarket parts retailer with over 7,000 locations across the U.S., Mexico, and Brazil | Publicly traded on the NYSE (Ticker: AZO) with a market capitalization exceeding $50B+ | The company continues to benefit from resilient DIY and commercial repair demand in the non-discretionary auto parts sector

STRONG LOCAL ECONOMIC DRIVERS

So-Pak-Co selected Laurinburg for a new $85M food processing and packaging facility | Expected to create 440 jobs | Statewide economic impact projected to exceed $1.5B, supporting long-term population and employment growth in the trade area

POSITIONED IN DENSE RETAIL CORRIDOR

Over 1.7 million square feet of retail within a 1-mile radius | The subject benefits from proximity to national retailers and daily-needs traffic generators that drive consistent consumer activity | Nearby National retailers include, McDonalds, Popeyes, Dunkin, & Burger King

STRATEGIC INFILL LOCATION

The property is positioned within an established and densely developed retail corridor, serving a stable and loyal customer base | Infill dynamics enhance long-term tenant retention and real estate value

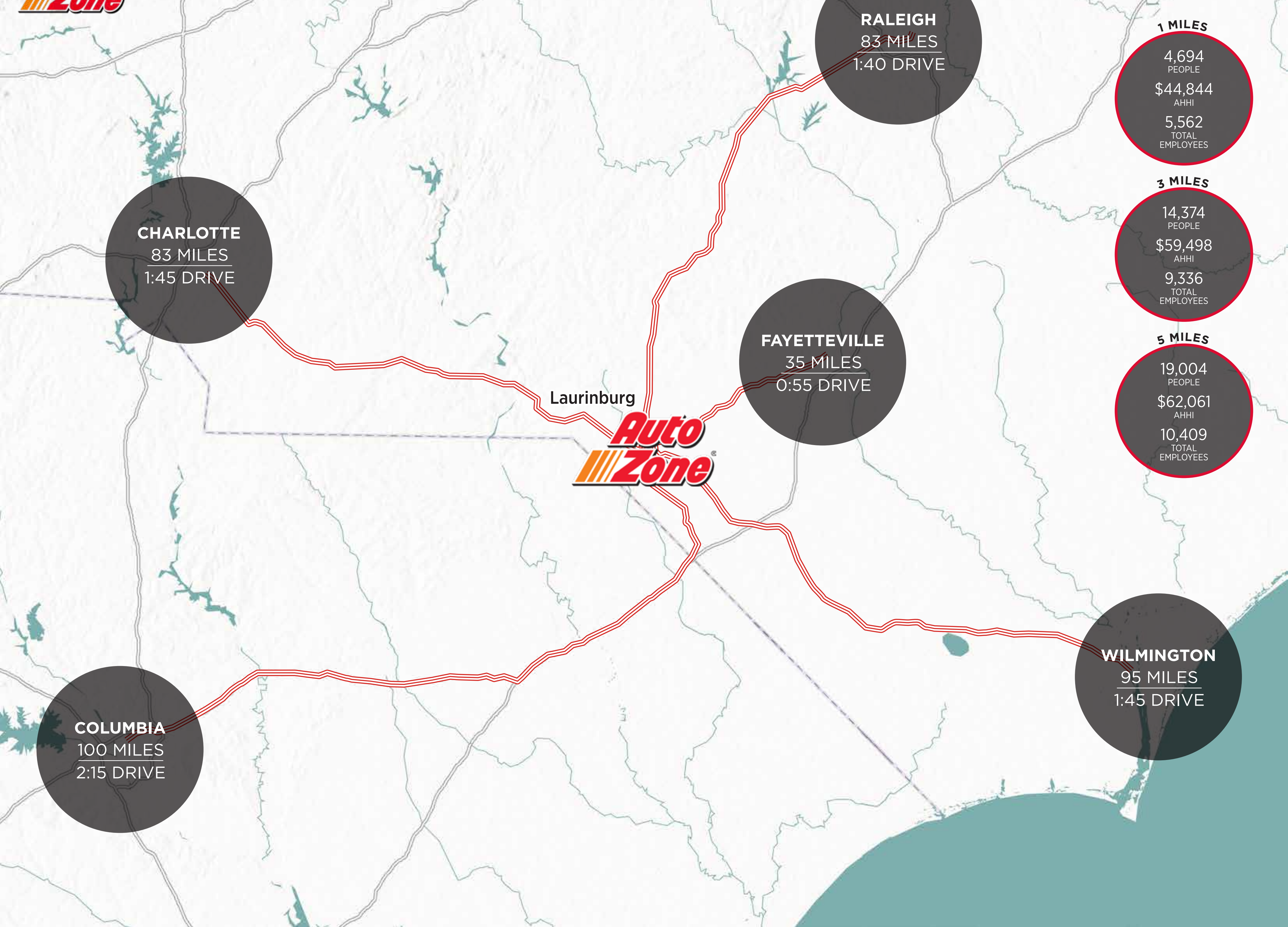
SITE PLAN

baskin robbins
DUNKIN'
ATKINSON ST
AutoZone
S MAIN ST 14,500 VPD
FAMILY DOLLAR

AERIAL

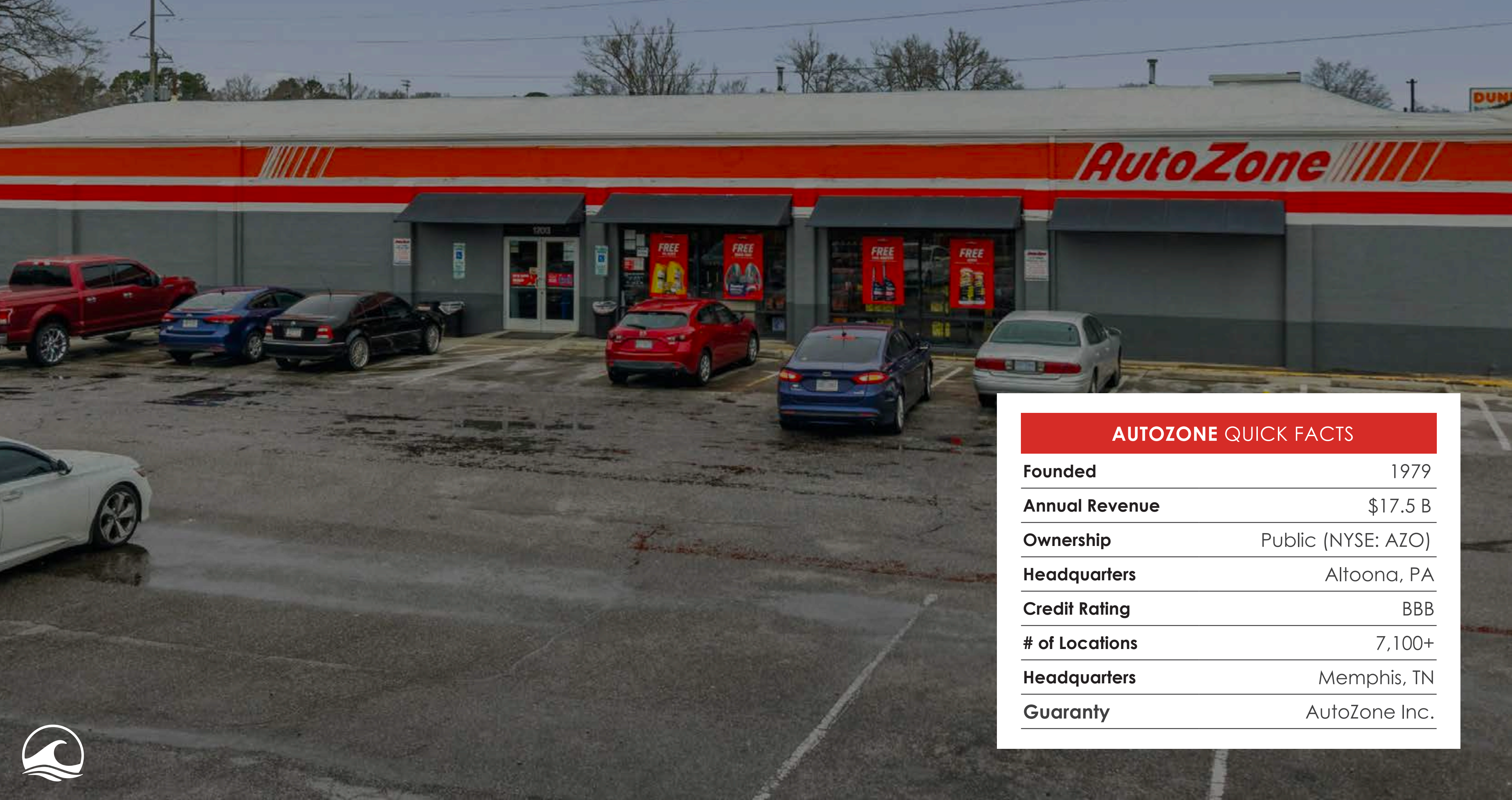

Live Oaks Estates
50 Apartments
Scottish Winds
36 Apartments
Laurinburg
Cinema
Laurinburg
Lanes
Plaza Rd
ATKINSON ST
Stoney Creek
44 Apartments
Plaza Terrace
154 Apartments
S MAIN ST 14,500 VPD
Park Dr
74
23,000 VPD
State Employees' Credit Union

LOCATION MAP



TENANT SUMMARY

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 the 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

Atlantic CAPITAL PARTNERS™

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