

Marcus & Millichap



ADVANCE AUTO PARTS

404 N 5TH AVE, MANCHESTER, GA 31816

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ABOUT

Insight into Manchester, GA

A photograph of an Advance Auto Parts store. The store is a single-story building with a red roof and white walls. The 'Advance Auto Parts' logo is visible on the roof. A large sign on a pole to the left of the store also displays the logo. The store is situated on a corner lot with a parking lot in front. A silver pickup truck is parked in the lot. The background shows trees and a clear blue sky.

EXCLUSIVELY
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An aerial photograph of a commercial property. In the center, there is a small, single-story building with a flat roof, partially obscured by a white rectangular box containing the text 'OFFERING SUMMARY'. The building has a red sign on its front. To the left of the building is a paved parking lot with several spaces, some of which are occupied by cars. To the right of the building is a grassy area with a few more cars parked. In the background, there is a road with a yellow center line, and further back, a line of trees with some autumn-colored foliage. The sky is overcast.

OFFERING SUMMARY

Advance
Auto Parts

OFFERING SUMMARY

Marcus & Millichap is pleased to present this **Corporate guaranteed Advance Auto Parts**. This **7,000 SF** freestanding building is offered at **\$850,000**, with a **7.06% Cap Rate**. An attractive **\$121.43/SF**, which is well **below current replacement cost**.

Advance Auto Parts recently **extended its lease** through December 31, 2036, demonstrating **long term commitment** to this established location. The tenant pays **\$60,000 in annual rent** and is responsible for taxes, insurance, CAM, and all interior nonstructural maintenance, while also covering 50% of HVAC replacement, resulting in **minimal landlord responsibilities and dependable cash flow**. The store has **operated successfully for over 20 years**, highlighting strong historical performance and durable tenant demand.

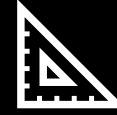
The property is **strategically positioned** along North 5th Avenue, a primary commercial corridor serving Manchester and the surrounding trade area, with **convenient access to U.S. Highway 80**, providing connectivity to Columbus and regional traffic patterns. As **one of the few national auto parts retailers in the immediate market**, the location benefits from **limited local competition** and **consistent customer demand** driven by surrounding residential neighborhoods and community oriented uses.

This offering presents investors with the opportunity to acquire a single tenant asset featuring **long term lease security**, a **landlord friendly expense structure**, and a **proven operating history** at an attractive entry point.



PRICE

\$850,000



GLA

7,000 SF



YEAR 1 CAP RATE

7.06 %



YRS REMAING ON
LEASE

11 YRS



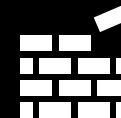
LOCATION

404 N 5th Ave
Manchester, GA



LOT SIZE

0.89 AC



YEAR BUILT

2003

An aerial photograph of an Advance Auto Parts store and its parking lot. The store is a single-story building with a flat roof, partially obscured by a white rectangular text box. The parking lot is paved and contains several cars. To the right of the parking lot is a road with a red and white checkered sign for Advance Auto Parts. The background is filled with trees showing autumn foliage in shades of yellow, orange, and green. The sky is overcast and grey.

LOCATION OVERVIEW

DOLLAR GENERAL

MANCHESTER
HIGH SCHOOL

Subject Property

DISCOUNT
TIRE DIRECT

McDonalds

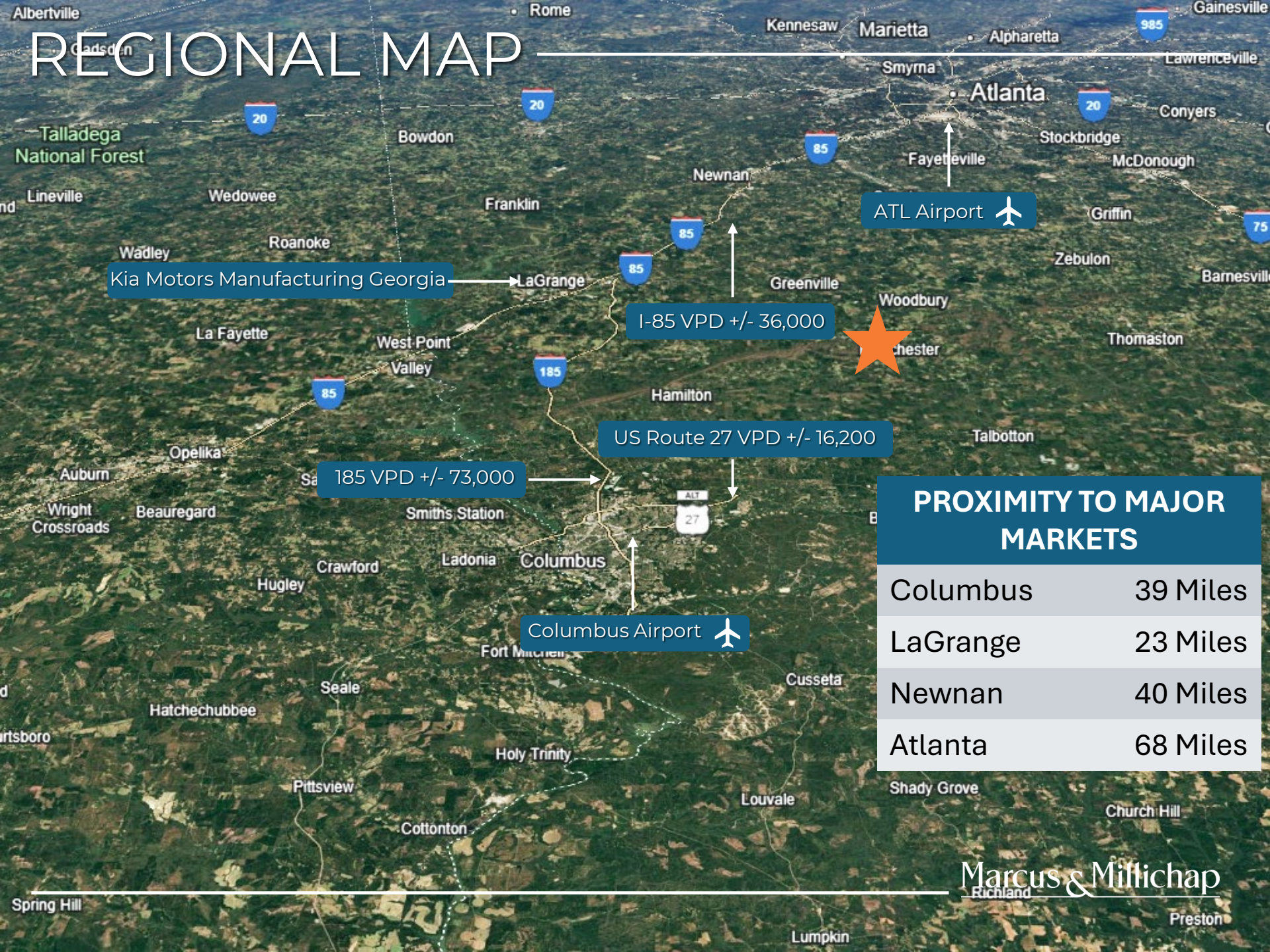
Walgreens



CVS



REGIONAL MAP




Kia Motors Manufacturing Georgia

ATL Airport 

I-85 VPD +/- 36,000

US Route 27 VPD +/- 16,200

185 VPD +/- 73,000

Columbus Airport 

PROXIMITY TO MAJOR MARKETS	
Columbus	39 Miles
LaGrange	23 Miles
Newnan	40 Miles
Atlanta	68 Miles

PHOTO GALLERY





INVESTMENT HIGHLIGHTS



INVESTMENT HIGHLIGHTS



- **Recent Lease Renewal:** Tenant recently extended the lease through December 31, 2036, showing long term commitment to this established location.
- **Stable Cash Flow:** Tenant pays \$60,000 annually, with no Landlord responsibility to taxes, insurance, and CAM.
- **Recent Improvements:** Parking lot was re-sealed and re-striped in 2023. Full work up of HVAC unit in 2022, with a new capacitor in 2024. And a new roof in 2017.
- **Below Replacement Cost:** Priced well below current replacement cost, offering an attractive entry point.
- **20+ Year Operating History:** This store has operated successfully for over two decades, demonstrating strong performance and long term tenant commitment to the site.
- **Landlord-Friendly Structure:** Tenant responsible for taxes, insurance, CAM, and 50% of HVAC replacement, creating minimal landlord involvement and steady, dependable cash flow.
- **Limited Local Competition:** One of the few national auto-parts retailers serving the immediate market, reinforcing tenant sales, stability, and market dominance.
- **Proximity to Key Roadways:** Minutes from U.S. Highway 80, providing connectivity to Columbus and regional traffic flow.
- **Community-Oriented Location:** Situated near residential neighborhoods, schools, and civic facilities, driving repeat customer traffic.

*Please refer to the lease/ lease summary for list of LL responsibilities



TENANT PROFILE



Advance Auto Parts, Inc. is a premier provider in the automotive aftermarket parts industry, catering to both professional installers and do-it-yourself enthusiasts. As of April 20, 2024, Advance operated 4,777 stores along with 320 World-Pac branches, primarily across the United States, with an extended presence in Canada, Puerto Rico, and the U.S. Virgin Islands. Additionally, the company supported 1,152 independently owned Carquest branded stores across these regions, as well as in Mexico and several Caribbean islands.

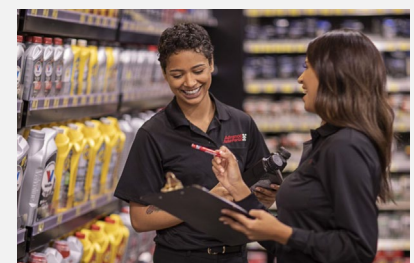
With a commitment to serving both professionals and DIY customers, Advance Auto Parts delivers high-quality products from trusted brands. The company emphasizes exceptional customer service and convenience by offering multiple shopping options, including in-store, online, and through a mobile app.

Advance Auto Parts also provides an array of services, such as battery testing and installation, oil recycling, a loaner tool program, and diagnostic services. These offerings underscore the company's dedication to supporting customers throughout their automotive maintenance and repair journeys.

TENANT: ADVANCE AUTO PARTS
LEASE TYPE: NNN*
RENEWAL TERM(S): Two (5) Year Options
LEASE GUARANTEE: Corporate
LEASE EXPIRATION: 12/31/2036



*LL is responsible for Roof, Parking, Structure, 50% of HVAC
Please refer to the lease/ lease summary for list of LL responsibilities



An aerial photograph of an Advance Auto Parts store and its parking lot. The store is a single-story building with a flat roof, partially obscured by a white rectangular overlay containing the text 'FINANCIAL DETAIL'. The parking lot is paved and contains several cars. To the right of the store is a large, open grassy area. In the background, there are trees with autumn foliage and a road. A red sign with the Advance Auto Parts logo is visible on the right side of the image.

FINANCIAL DETAIL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Year Built / Renovated	2003/2017
Gross Leasable Area	7,000 SF
Type of Ownership	Fee Simple
Lot Size	0.89 Acres



THE OFFERING

Price	\$850,000
Capitalization Rate	7.06%
Price/SF	\$121.43

LEASE SUMMARY

Tenant	Advance Auto Parts
Lease Type	NNN*
Lease Commencement	02/24/2003
Lease Expiration	12/31/2036
Renewal Options	Two (5-Year)
Term Remaining on Lease (Yrs)	11 Years
Landlord Responsibility	Roof, Parking, Structure, 50% of HVAC
Tenant Responsibility	Taxes, Insurance, CAM, All interior non-structural maintenance

*Please refer to the lease/ lease summary for list of LL responsibilities

FINANCIAL SUMMARY



RENT SCHEDULE

YEAR	ANNUAL RENT	MONTHLY RENT	RENT/SF	CAP RATE
Current				
01/01/2026-12/31/2036	\$60,000	\$5,000	\$8.57	7.06%
Option Period				
01/01/2037-12/31/2041	\$74,970	\$6,248	\$10.71	8.82%
Option Period				
01/01/2042-12/31/2046	\$78,470	\$6,539	\$11.21	9.23%



REPORTED SALES

YEAR	TOTAL SALES
01/01/2019-12/31/2019	\$1,553,656.86
01/01/2020-12/31/2020	\$1,819,017.44
01/01/2021-12/31/2021	\$2,011,871.21
01/01/2022-12/31/2022	\$2,050,038.54
01/01/2023-12/31/2023	\$1,965,256.49
01/01/2024-12/31/2024	\$2,013,857.45



An aerial photograph of an Advance Auto Parts store and its parking lot. The store is a single-story building with a grey roof and a red sign that reads "Advance Auto Parts". The parking lot is paved and contains several cars. To the right of the parking lot is a road with a yellow center line. In the background, there are trees with autumn foliage and a distant mountain range under a grey sky. A white rectangular box with a black border is superimposed over the center of the image, containing the text "ABOUT MANCHESTER" in white capital letters.

ABOUT MANCHESTER

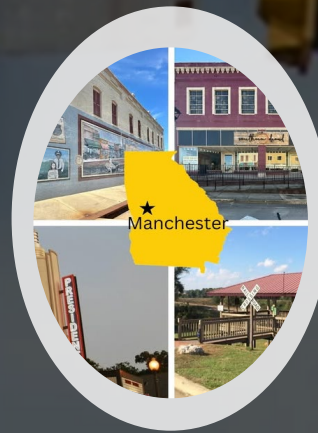
WHY MANCHESTER, GA?

- **Manchester, Georgia** is a historic, close-knit community located in west-central Georgia, offering a blend of small-town charm, natural surroundings, and steady economic activity. Nestled in Meriwether County, the city benefits from its convenient position between Columbus and Atlanta, providing residents and businesses with direct access to two of the region's most important economic hubs. Manchester's location near major routes, including GA-85, GA-190, and U.S. Highway 27, ensures smooth connectivity for commuters, logistics users, and local commerce.

- With a stable population and an expanding base of service-oriented and industrial employers, Manchester serves as a commercial center for surrounding rural communities. The city's economy is supported by a mix of healthcare services, manufacturing operations, logistics users, and educational institutions, helping sustain consistent consumer demand. Nearby regional anchors such as Columbus (35 miles southwest) and LaGrange (30 miles northwest) further bolster employment opportunities and retail activity.

- Manchester's residential market remains steady, supported by affordable housing, spacious neighborhoods, and proximity to outdoor recreation. The city is just minutes from F.D. Roosevelt State Park, Georgia's largest state park, and Callaway Gardens, both of which draw visitors year-round and support local tourism and hospitality businesses. Strong community amenities, family-friendly neighborhoods, and an accessible cost of living make Manchester an attractive choice for families and long-term residents.

- Ongoing public improvements, infrastructure maintenance, and regional growth trends continue to strengthen Manchester's economic landscape. Its strategic location, stable workforce, and affordability position the city as a promising environment for retail, service-based operations, light industrial users, and long-term investment opportunities.



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