



ADVANCE AUTO PARTS

404 N 5<sup>TH</sup> AVE, MANCHESTER, GA 31816

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Marcus & Millichap





# OFFERING SUMMARY

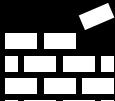
# OFFERING SUMMARY

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.

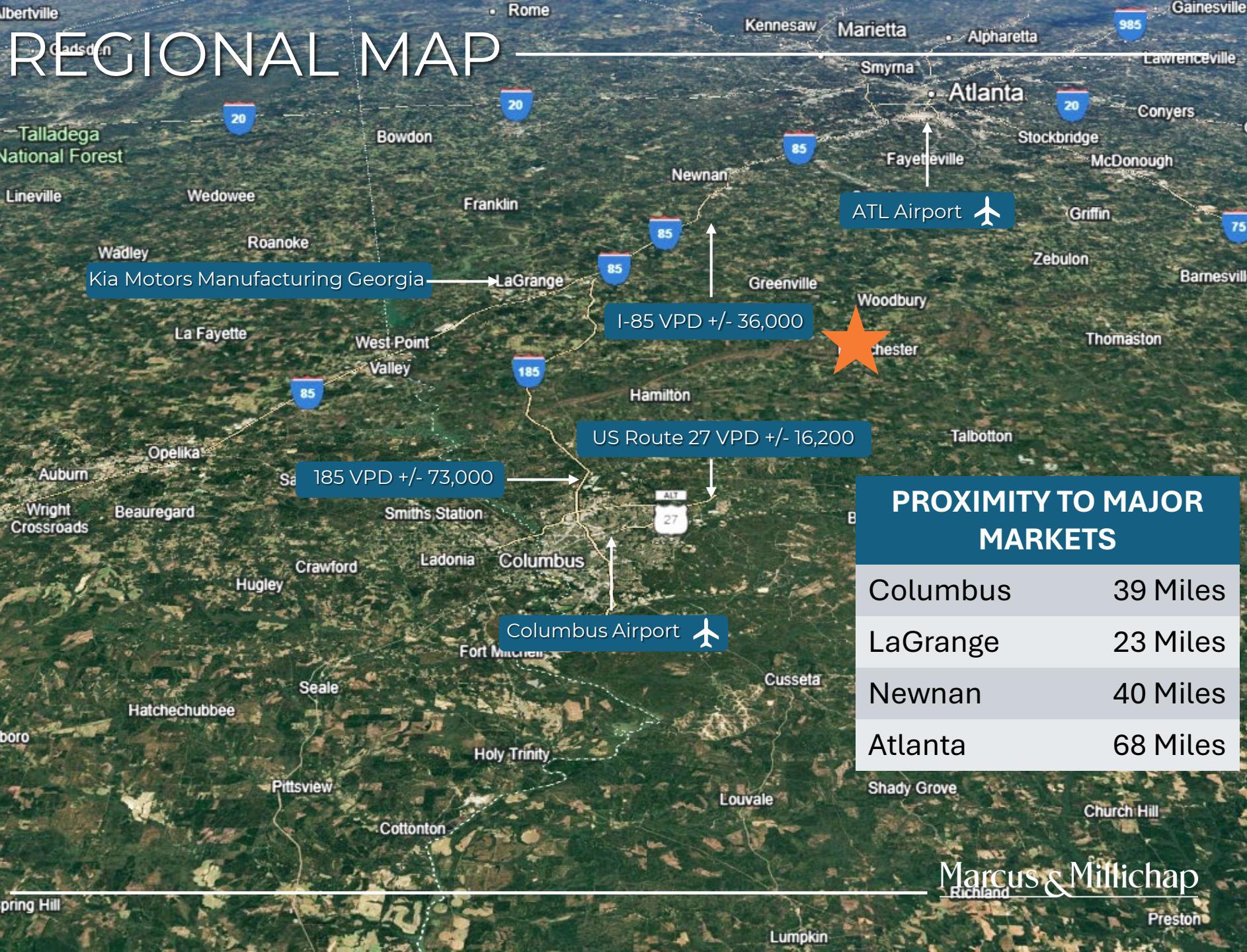
The property is **strategically positioned** along North 5<sup>th</sup> Avenue, a primary commercial corridor serving Manchester and the surrounding trade area, with **convenient access to U.S. Highway 80**, providing connectivity to Columbus and regional traffic patterns. As **one of the few national 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	<hr/> \$850,000
	GLA	<hr/> 7,000 SF
	YEAR 1 CAP RATE	<hr/> 7.06 %
	YRS REMAINING ON LEASE	<hr/> 11 YRS
	LOCATION	<hr/> 404 N 5 <sup>th</sup> Ave Manchester, GA
	LOT SIZE	<hr/> 0.89 AC
	YEAR BUILT	<hr/> 2003

# LOCATION OVERVIEW





# PHOTO GALLERY



An aerial photograph of a small town or suburban area. In the foreground, there is a large, mostly empty parking lot with a few cars. To the right of the parking lot, a road with a yellow center line curves away. A sign for "Advance Auto Parts" is visible on the right side of the road. In the background, there are numerous trees with autumn-colored leaves (yellow, orange, red). Several buildings are scattered throughout the area, including a blue-roofed structure and a larger white building. The overall scene suggests a quiet, possibly rural or semi-rural, setting.

# 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.



# 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

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

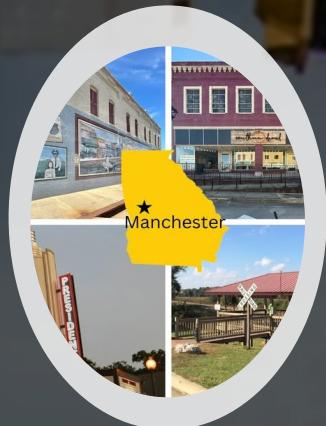




# ABOUT MANCHESTER

# 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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