

ADVANCE AUTO PARTS

8610 US Hwy 52
Rockwell, NC



\$1,789,565 | 5.75% | NN+

- Essential Business Tenant: Pandemic & Recession Resistant
- Advance Auto Parts, INC.: Investment Grade Tenant
- 2nd Largest Automotive Aftermarket Retailer
- Ideal for 1031 Exchange Buyer and/or Passive Investor

PROPERTY FEATURES



Built 2013
6,895 SF
Single Tenant



Net Rental Income: \$102,900
(3) 5-YR Renewal Options w/
5% Increase Per Renewal



Lease Maturity:
8/31/2028

 David Hampton  336-215-6238  dhampton@blueridgecompanies.com


HAMPTON
INVESTMENT PROPERTIES