



1209 East Main St, Rock Hill, SC

**OFFERED
FOR SALE**

\$553,000 | 6.25% CAP



CONFIDENTIAL OFFERING MEMORANDUM



EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of an Advance Auto Parts in Rock Hill, SC. Advance Auto Parts recently extended their lease for an additional 10 years and has six (6) - five (5) year options. The Asset is well positioned near hundreds of homes and other auto users.



**ACROSS FROM
A FOOD LION
ANCHORED CENTER**



**10 YEARS
REMAINING ON
ABS. NNN LEASE**



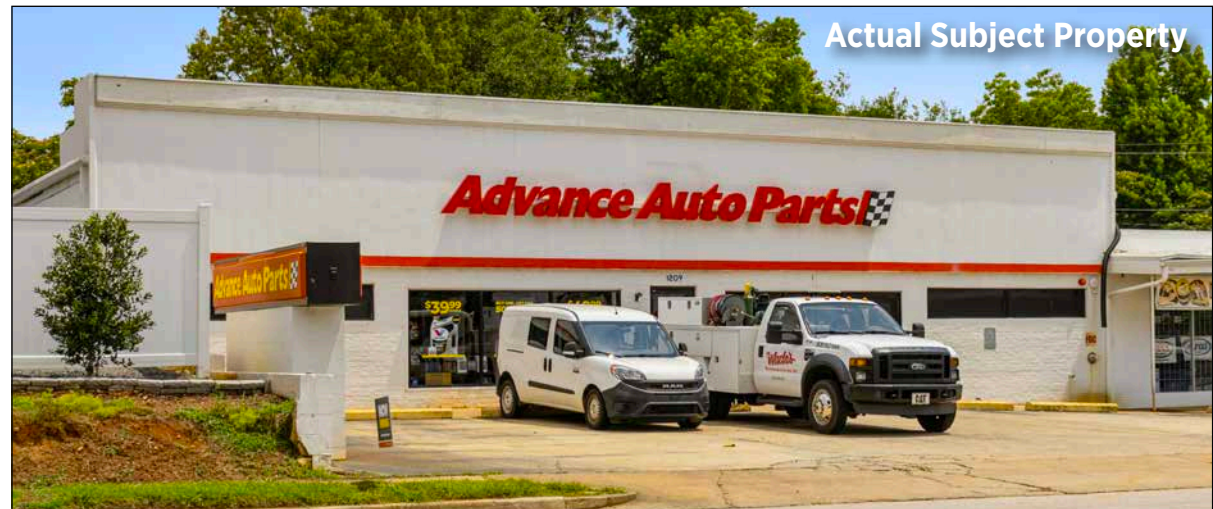
**LOCATED NEXT TO
E MAIN ST
(27,400 VPD)**

RENT SCHEDULE	TERM	ANNUAL RENT
Current Term	Years 1-10	\$34,550
1st Extension	Years 11-15	\$35,587
2nd Extension	Years 16-20	\$36,654
3rd Extension	Years 21-25	\$37,754
4th Extension	Years 26-30	\$38,886
5th Extension	Years 31-35	\$40,053
6th Extension	Years 36-40	\$41,255

NOI	\$34,550
CAP	6.25%
Price	\$553,000

ASSET SNAPSHOT

Tenant Name	Advance Auto Parts
Address	1209 East Main St, Rock Hill, SC
Building Size (GLA)	12,208 SF
Land Size	0.73 Acres
Year Built	1985
Signatory/Guarantor	Advance Auto Parts
Rent Type	Abs. NNN
Landlord Responsibilities	None
Rent Commencement Date	7/30/2010
Lease Expiration Date	6/30/2034
Remaining Term	10 years
Current Annual Rent	\$34,550



89,149
PEOPLE IN
5 MILE RADIUS



\$79,346
AHHI
5 MILE RADIUS



27,400
VPD ON
E MAIN ST



INVESTMENT HIGHLIGHTS



CORPORATE GUARANTY FROM STRONG CREDIT TENANT

Advance Auto Parts is a publicly traded company (NYSE: AAP) with a market cap. of \$3.9B and annual revenue of \$11.28B | Credit Rating: S&P: BBB-



LONG OPERATING HISTORY WITH RECENT EXTENSION

Tenant has been operating at this location for nearly 15 years | Tenant recently signed a 10 year extension, showing commitment to the site



RARE ABS. NNN LEASE STRUCTURE W/ LOW RENT

10 Year Abs. NNN Lease | Six (6) - five (5) year options | Zero LL responsibilities | Tenant is paying below market rent which allows for a healthier rent-to-sales ratio



LOCATED IN AUTO DRIVEN COMMERCIAL NODE

Over 1.3MSF of retail and industrial space is located in a 1mile radius (Nearby Retailers: Food Lion, McDonald's, Walgreens, Dollar General, Bojangles) | Strong synergies with surrounding auto-shops



ACCESSIBLE LOCATION

Located off of E. Main St (27.4K VPD) and Albright Rd (18.3K VPD) intersection | 1.4 miles to I-77 (76.4K VPD) and 1.3 miles to down town Rock Hill | Over 2.5K homes are located in a 1-mile radius

WOOD ST



Mr B's Custom & Speed Shop

Storage Rentals of America

E MAIN ST





AutoZone

PAPA JOHN'S

O'Reilly AUTO PARTS



Wendy's



DOLLAR GENERAL

Exxon



Walgreens



**ACE
Hardware**

**Advance
Auto Parts**



SUBWAY



ALBRIGHT RD

E WHITE ST

E MAIN ST (27,400 VPD)

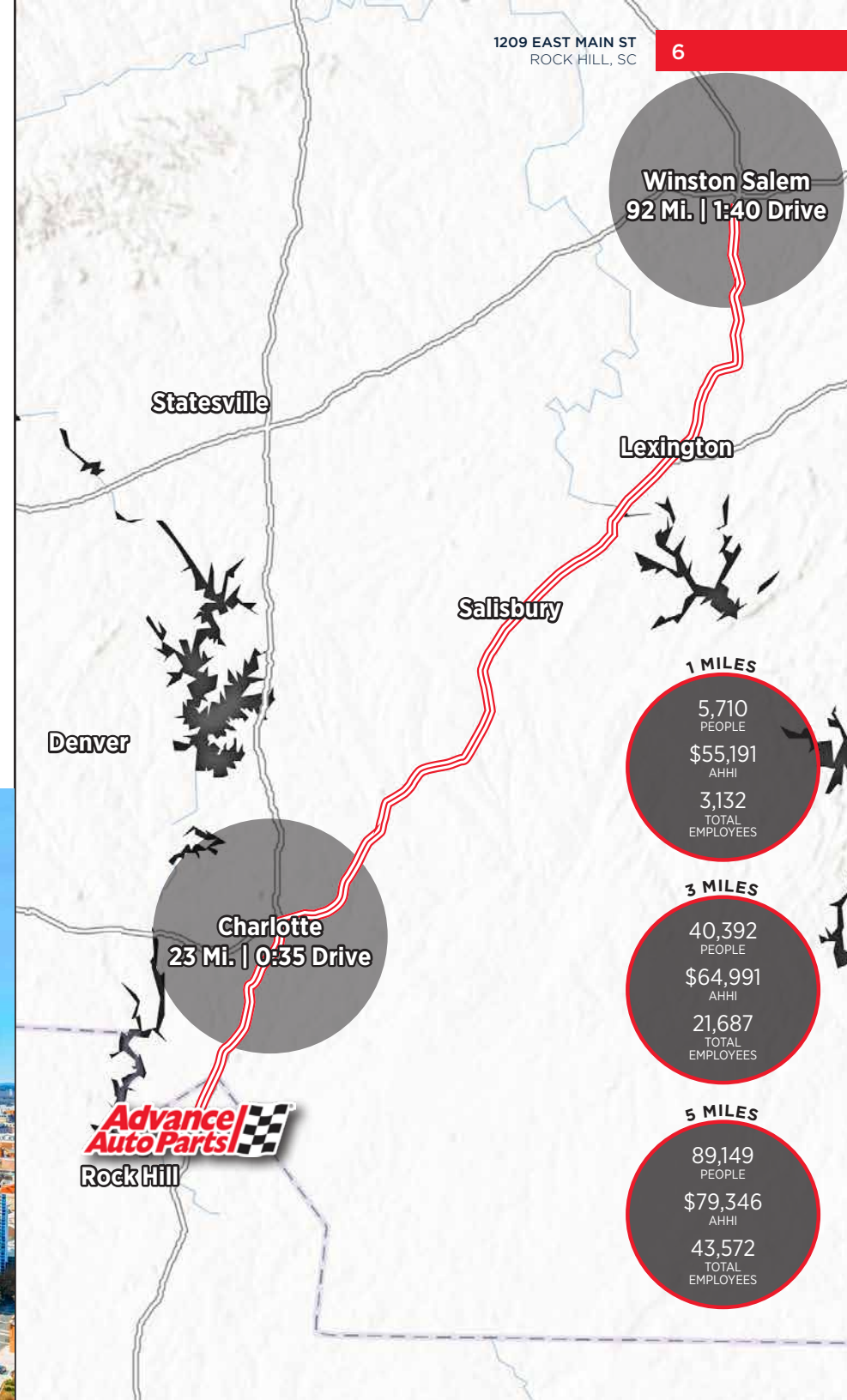
E MAIN ST (14,500 VPD)

E BLACK ST (5,400 VPD)



CHARLOTTE, NC

The Charlotte Metropolitan Statistical Area (MSA), located in North Carolina, encompasses a vibrant and rapidly growing region that serves as a major economic and cultural hub in the southeastern United States. Centered around the city of Charlotte, with a population exceeding 2.7 million residents, the MSA boasts a diverse economy, with a strong presence in finance, technology, healthcare, and manufacturing sectors. With a substantial GDP surpassing \$207 billion, the area is known for its impressive skyline, offering a blend of modern amenities, historic charm, and a thriving arts scene. The Charlotte MSA's dynamic growth, bustling urban atmosphere, and proximity to natural attractions make it an attractive destination for both businesses and residents seeking a blend of opportunities and quality of life.

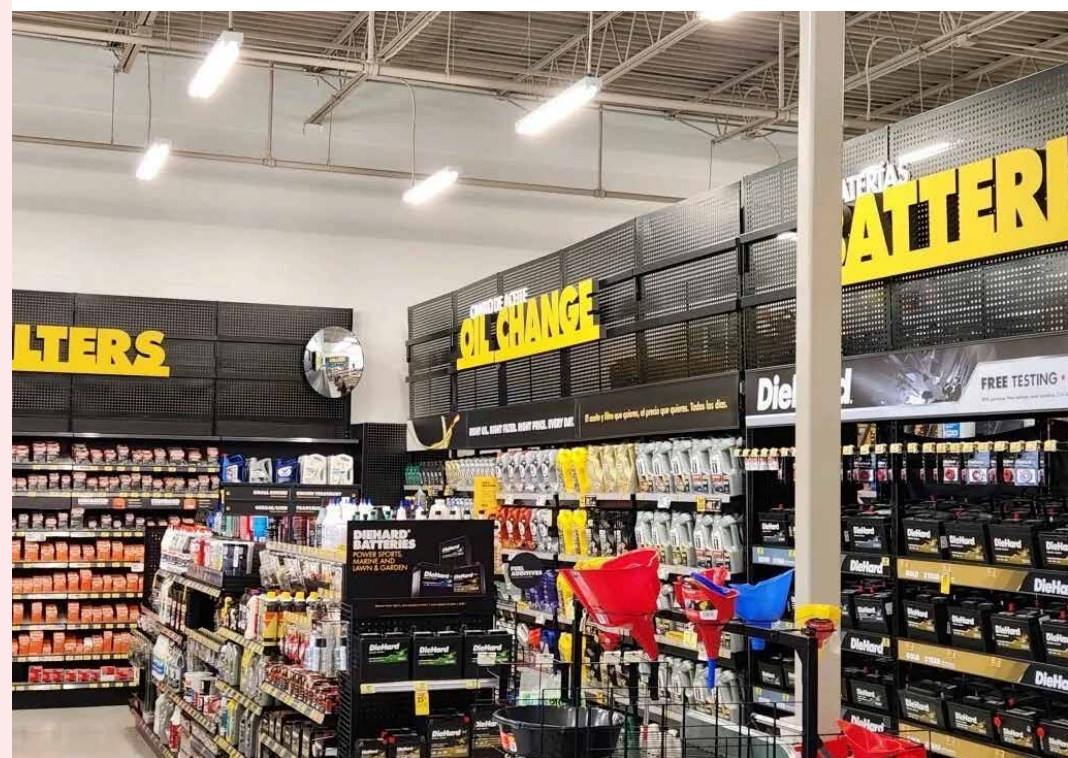


ADVANCE AUTO PARTS

Advance Auto Parts (NYSE: AAP), headquartered in Raleigh, North Carolina, is the largest automotive aftermarket parts provider in North America, serving both the professional installer and do-it-yourself customers.

As of December 31, 2022, AAP operated 4,770 company-operated stores and 316 Worldpac branches primarily within the United States, with additional locations in Canada, Puerto Rico, and the U.S. Virgin Islands. The company also served approximately 1,311 independently owned Carquest branded stores across these locations in addition to Mexico and various Caribbean islands.

Advance Auto Parts is an award winning, publicly traded company. Advance Auto Parts' "Diehards Back" campaign was awarded the Gold Winner in Best Brand Awareness, the Silver Winner in Best Buzz, the Silver Winner in Best Entertainment Sponsorship or Tie-In, the Silver Winner in Best Integrated Campaign, and the Gold Winner in Best of Video. The company was also the winner of the 21st Annual Citizens Award, presented by the US Chamber of Commerce, in the category of sustainability. This prestigious program recognizes the most innovative and impactful corporate citizenship initiatives raising the bar on social responsibility, environmental sustainability and spearheading the transformation to a strong, healthy and sustainable future.



ADVANCE AUTO PARTS QUICK FACTS

Founded	1932
Ownership	Public
Number of Locations	4,770+
Headquarters	Raleigh, NC
Guaranty	Corporate



OFFERED FOR SALE

\$553,000 | 6.25% CAP



1209 East Main St, Rock Hill, SC

PRIMARY DEAL CONTACTS

DAVID HOPPE

Head of Net Lease Sales

980.498.3293

dhoppe@atlanticretail.com

MIKE LUCIER

Executive Vice President

980.337.4469

mlucier@atlanticretail.com

NATIONAL TEAM

SAM YOUNG

Executive Vice President

980.498.3292

syoung@atlanticretail.com

PATRICK WAGOR

Executive Vice President

561.427.6151

pwagor@atlanticretail.com

BEN OLMSTEAD

Analyst

980.498.3296

bolmstead@atlanticretail.com

ERIC SUFFOLETTO

Managing Director & Partner

508.272.0585

esuffoletto@atlanticretail.com

DANNY GRIFFIN

Vice President

781.635.2449

dgriffin@atlanticretail.com

Exclusively Offered By



This Offering Memorandum has been prepared by Atlantic Capital Partners ("ACP") for use by a limited number of prospective investors of Advance Auto Parts - Rock Hill, SC (the "Property") and is not to be used for any other purpose or made available to any other person without the express written consent of the owner of the Property and ACP. All information contained herein has been obtained from sources other than ACP, and neither Owner nor ACP, nor their respective equity holders, officers, employees and agents makes any representations or warranties, expressed or implied, as to the accuracy or completeness of the information contained herein. Further, the Offering Memorandum does not constitute a representation that no change in the business or affairs of the Property or the Owner has occurred since the date of the preparation of the Offering Memorandum. This Offering Memorandum is the property of Owner and Atlantic Capital Partners and may be used only by prospective investors approved by Owner and Atlantic Capital Partners. All analysis and verification of the information contained in the Offering Memorandum is solely the responsibility of the recipient. ACP and Owner and their respective officers, directors, employees, equity holders and agents expressly disclaim any and all liability that may be based upon or relate to the use of the information contained in this offering Memorandum.