



157 Park St, Canton, NC

**OFFERED
FOR SALE**
\$571,000 | 6.00% 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 Canton, NC. Advance Auto Parts recently extended their lease for an additional 10 years and has six (6) - five (5) year options. The Asset is located on the main thoroughfare in Canton with full access into the site.



**LOCATED IN
DOWNTOWN
CANTON**



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



**ALONG CANTON'S
PRIMARY RETAIL
CORRIDOR**

RENT SCHEDULE	TERM	ANNUAL RENT
Current Term	Years 1-10	\$34,253
1st Extension	Years 11-15	\$35,281
2nd Extension	Years 16-20	\$36,339
3rd Extension	Years 21-25	\$37,429
4th Extension	Years 26-30	\$38,552
5th Extension	Years 31-35	\$39,709
6th Extension	Years 36-40	\$40,900

NOI	\$34,253
CAP	6.00%
Price	\$571,000

ASSET SNAPSHOT

Tenant Name	Advance Auto Parts
Address	157 Park St, Canton, NC
Building Size (GLA)	8,227 SF
Land Size	0.7 Acres
Year Built	2010
Signator/Guarantor	Advance Auto Parts
Rent Type	Abs. NNN
Landlord Responsibilities	None
Rent Commencement Date	9/28/2010
Lease Expiration Date	6/30/2034
Remaining Term	10 years
Current Annual Rent	\$34,253



21,151
PEOPLE IN
5 MILE RADIUS



\$75,180
AHHI
5 MILE RADIUS



6,200
VPD ON
PARK 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

Operating at location for nearly 14 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



NEARBY MARKET DRIVERS

Over 474K SF of retail space is located in a 1 mile radius (Nearby Retailers include: Food Lion, Hardee's, Pizza Hut, and Walgreens) | Down the road from Canton Middle School (420 students) and Pisgah High School (927 students)



ACCESSIBLE LOCATION

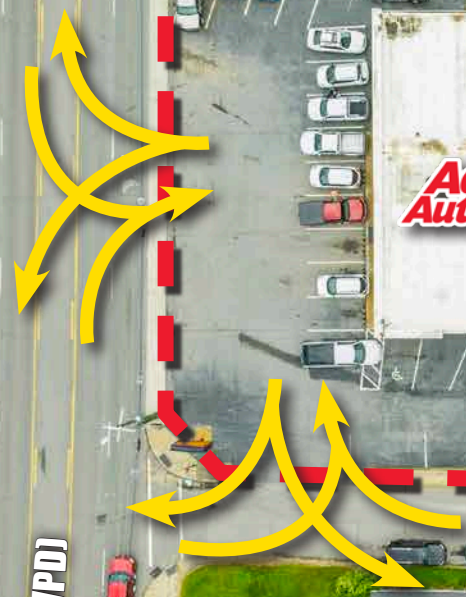
Located off of Park St (17K VPD) with full access into the site | Less than a half-mile to historic downtown Canton

PARK ST (6,200 VPD)

BIRCH ST

WATTS ST

**Advance
Auto Parts**





Pactiv Evergreen
Paper Mill

Historic Downtown
Canton



Bethel Christian
Academy

BearWaters
Brewing

Kobe Express

PARK ST (6,200 VPD)



BIRCH ST



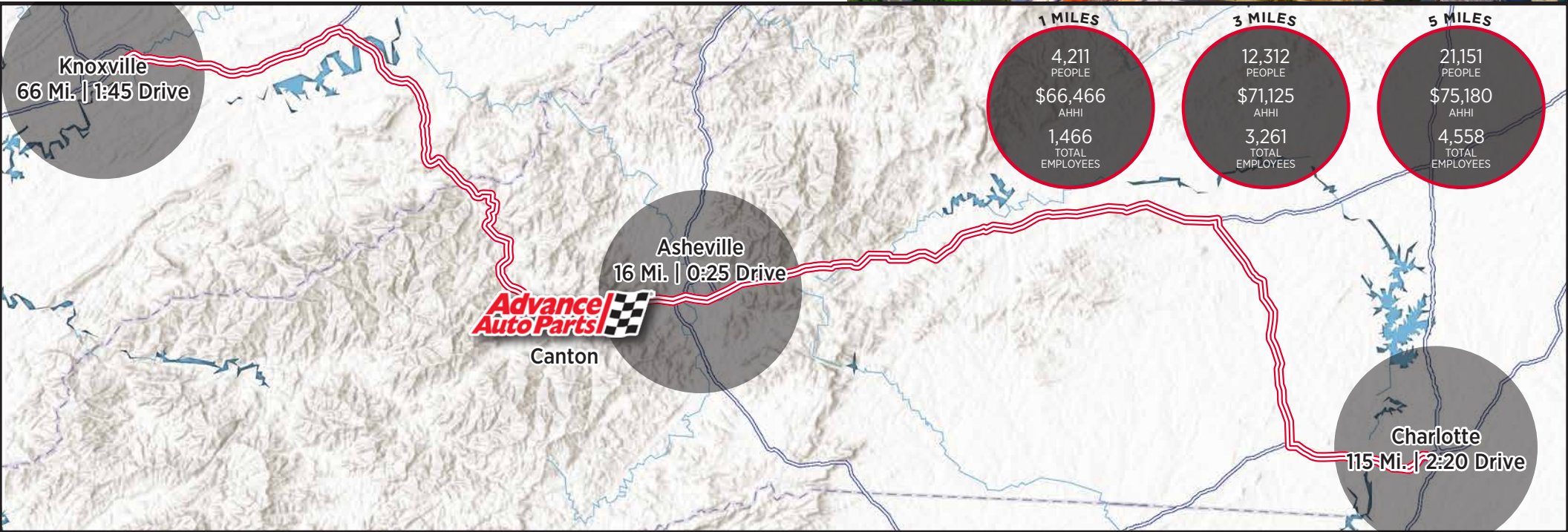
WATTS ST

BIRCH ST

PARK ST (6,200 VPD)

ASHEVILLE, NC

Asheville, North Carolina, is a vibrant city nestled in the Blue Ridge Mountains, renowned for its stunning natural beauty and eclectic cultural scene. With a population of around 90,000, Asheville blends small-town charm with the amenities of a larger city. It's known for its thriving arts community, historic architecture, and an array of outdoor activities, including hiking and kayaking. The city's downtown area boasts an impressive array of craft breweries, farm-to-table restaurants, and unique shops. Additionally, Asheville is home to the Biltmore Estate, the largest privately-owned house in the United States, which attracts visitors year-round. The city's progressive and inclusive atmosphere makes it a popular destination for tourists and a beloved home for its residents.

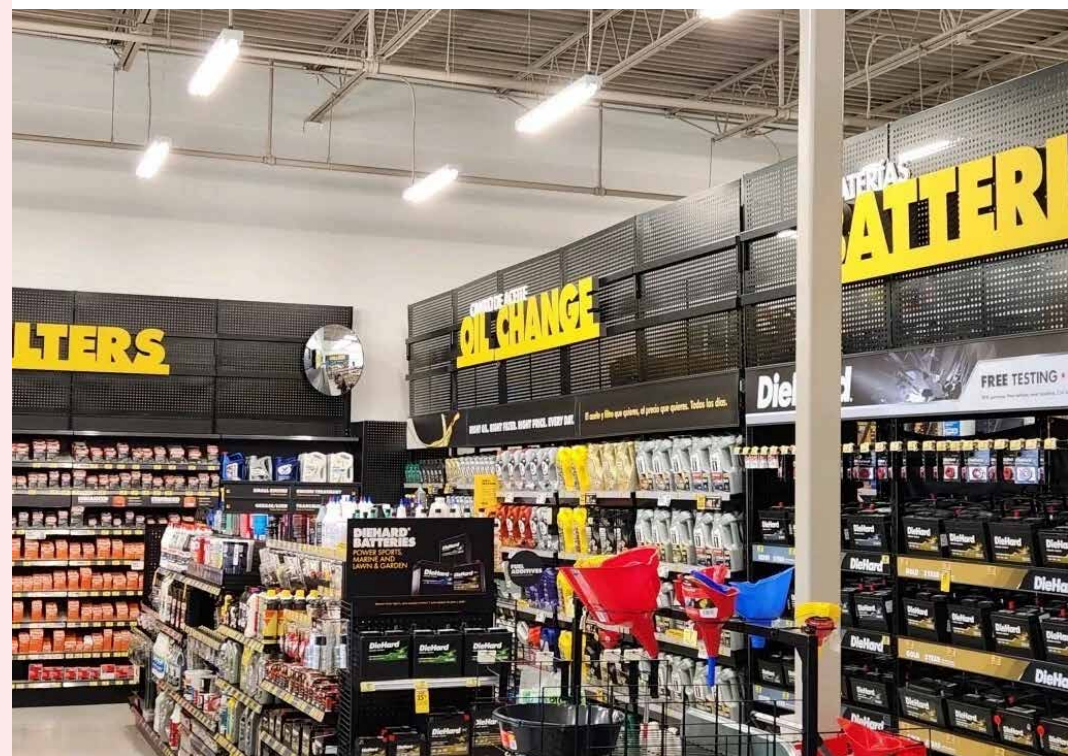


ADVANCE AUTO PARTS

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



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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



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