



WILLINGHAM
COMMERCIAL

AUTOZONE STNL INVESTMENT

140 Ocilla Hwy, Fitzgerald, GA 31750



7.36% CAP Rate

\$1,100,000

In-Demand Auto Parts Store Investment

- +/- 5,403 SF Free-Standing Retail Building With Concrete Block Exterior Located On +/- 0.84 Acres
- Current Term Ends November 30, 2028
- Four 5-Year Options With 12% Escalations Per Option
- Great Demographics for AutoZone
- Ben Hill County Parcel ID 12 6 7

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In
Association
with:

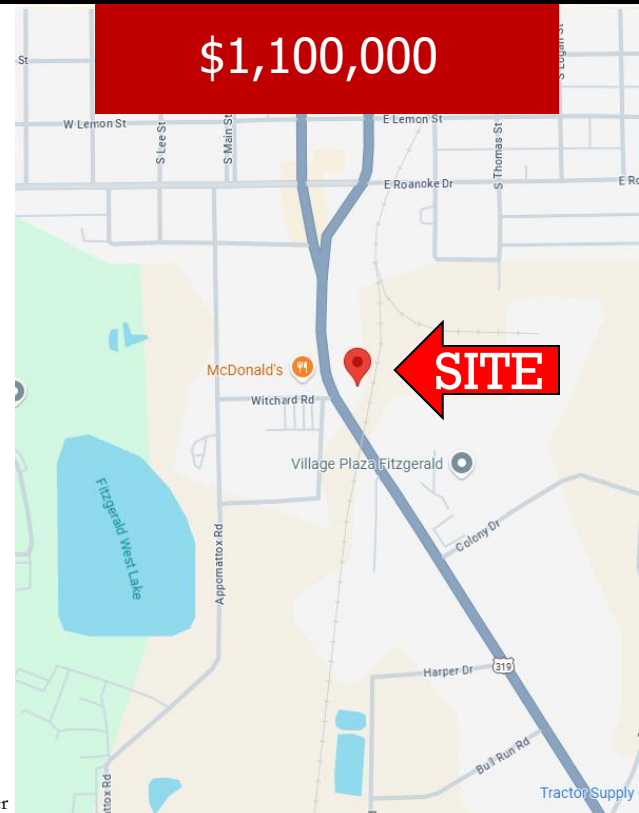


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COMMERCIAL REAL ESTATE SALES, LEASING, & INVESTMENTS

3744 Walton Way Ext., Augusta, GA 30907

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Investment Overview

Dollar General

Address	140 Ocilla Hwy, Fitzgerald, GA 31750
Price	\$1,100,000.00
CAP Rate	7.36%
Year Built	2005
Building Size	+/- 5,403
Lot Size	+/- 0.84 acres
Ownership	Fee Simple
Base Rent	\$81,000.00

Tenant Summary

Tenant Trade Name	AutoZone
Tenant	AutoZone Development Corp.
Guarantor	AutoZone, Inc.
Ownership	Fee Simple
Lease Type	NN
Tenant Responsibilities	Taxes, Insurance, Utilities, Parking (Patch/Seal), HVAC Repairs
Landlord Responsibilities	Roof, Structure, Parking (Resurface/Replace) HVAC Replacement
Lease Term	23 Years
Lease Commencement Date	December 1, 2005
Lease Expiration Date	November 30, 2028
Increases	12% Every 5 Years
Renewal Options	Four, 5-Year Renewal Options
Number of Locations	+/-6,480 in the United States
S&P Credit Rating	BBB
Web Site	www.autozone.com

Year	Annual Rent	Monthly Rent	CAP Rate
Current – 11/30/2028	\$81,000.00	\$6,750.00	7.36%
Option 1	\$90,720.00	\$7,560.00	8.25%
Option 2	\$101,606.40	\$8,467.20	9.24%
Option 3	\$113,799.17	\$9,483.26	10.35%
Option 4	\$127,455.07	\$10,621.26	11.59%

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Tenant Information



Representative Photo

Opened in 1979 as Auto Shack by J.R. "Pitt" Hyde III, AutoZone was created with the mission to offer ordinary customers clean, well-organized auto parts stores and excellent customer service. AutoZone has grown to be the leading retailer and a leading distributor of automotive replacement parts and accessories. Auto and truck parts, chemicals and accessories are available through +/-7,430 AutoZone stores in 50 U.S. states plus the District of Columbia, Puerto Rico, Mexico, and Brazil.

AutoZone reported net sales of \$6.2 billion for its quarter ended August 31, 2024, an increase of 9.0% from Q4 of fiscal 2023. Operating profit increased 6.1% to \$1.3 billion. Domestic same-store sales, or sales for stores open at least one year, increased 0.2% for the quarter. AutoZone Q4 total company same-store sales increased 1.3%; Q4 EPS increased to \$51.58; Annual sales of \$18.5 billion.



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Aerial Annotation Map



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Area Location Map



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Aerial



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GIS – Boundary Map (Approx. Dimensions)



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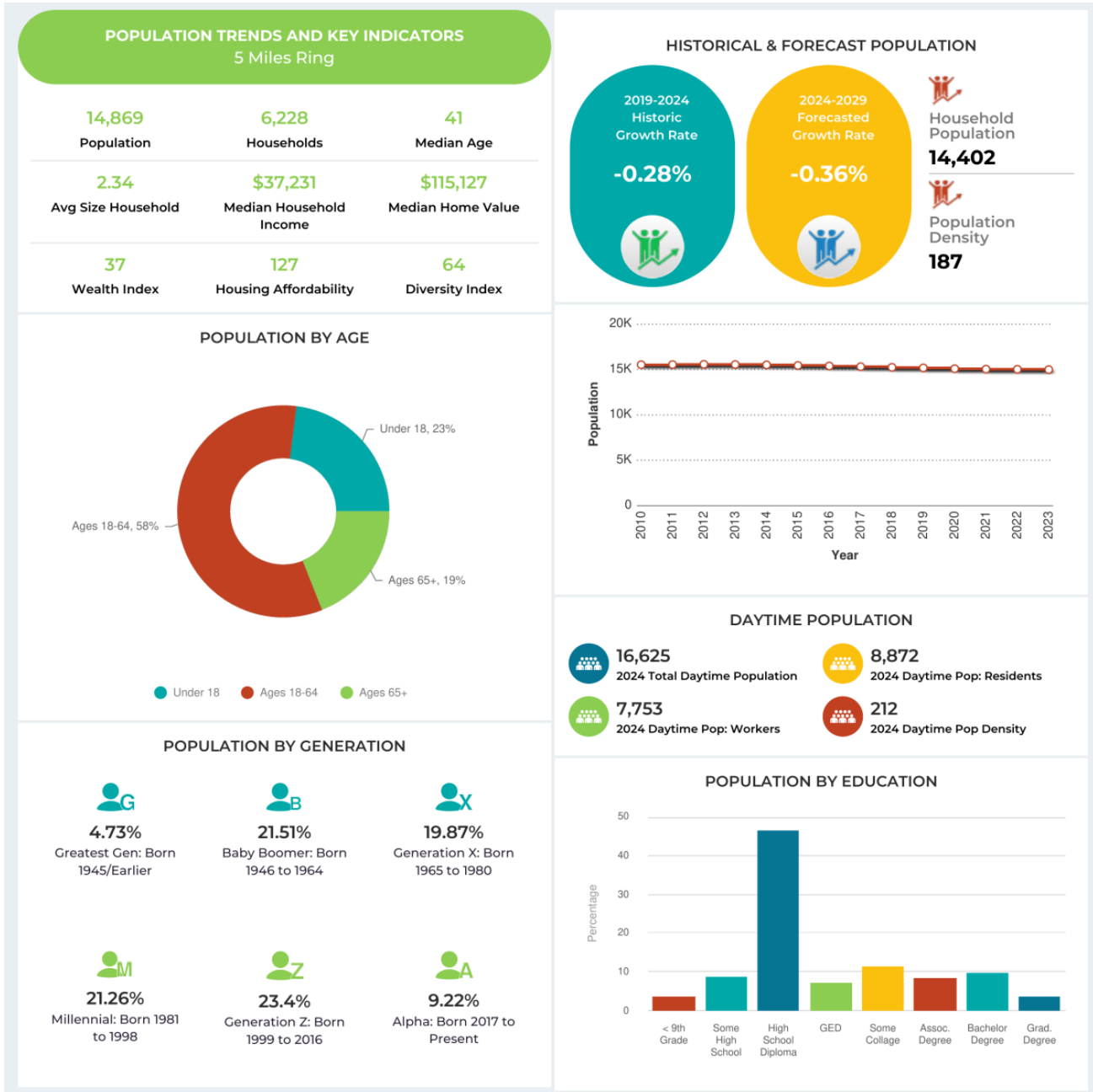


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Demographics 5-Mile (Provided by ESRI)



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