



**WILLINGHAM
COMMERCIAL**

AUTOZONE STNL INVESTMENT

140 Ocilla Hwy, Fitzgerald, GA 31750



7.36% CAP Rate

In-Demand Auto Parts Store Investment

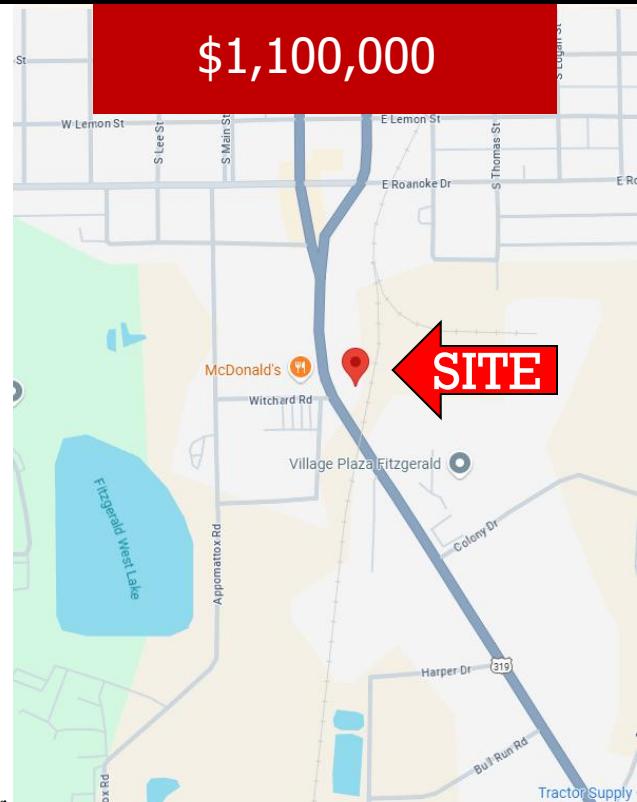
- +/- 5,403 SF Free-Standing Retail Building With Concrete Block Exterior Located On +/- 0.84 Acres
- Current Term Ends November 30, 2028
- Four 5-Year Options With 12% Escalations Per Option
- Great Demographics for AutoZone
- Ben Hill County Parcel ID 12 6 7

Robbie Romeiser
864.706.0877
rromeiser@gmail.com

In
Association
with:



\$1,100,000



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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				Tenant Summary	
Address				Tenant Trade Name	
140 Ocilla Hwy, Fitzgerald, GA 31750				AutoZone	
Price				Tenant	
\$1,100,000.00				AutoZone Development Corp.	
CAP Rate				Guarantor	
7.36%				AutoZone, Inc.	
Year Built				Ownership	
2005				Fee Simple	
Building Size				Lease Type	
+/- 5,403				NN	
Lot Size				Tenant Responsibilities	
+/- 0.84 acres				Taxes, Insurance, Utilities, Parking (Patch/Seal), HVAC Repairs	
Ownership				Landlord Responsibilities	
Fee Simple				Roof, Structure, Parking (Resurface/Replace) HVAC Replacement	
Base Rent				Lease Term	
\$81,000.00				23 Years	
Year	Annual Rent	Monthly Rent	CAP Rate	Lease Commencement Date	
Current – 11/30/2028	\$81,000.00	\$6,750.00	7.36%	December 1, 2005	
Option 1	\$90,720.00	\$7,560.00	8.25%	Lease Expiration Date	
Option 2	\$101,606.40	\$8,467.20	9.24%	November 30, 2028	
Option 3	\$113,799.17	\$9,483.26	10.35%	Increases	
Option 4	\$127,455.07	\$10,621.26	11.59%	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	

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Tenant Information



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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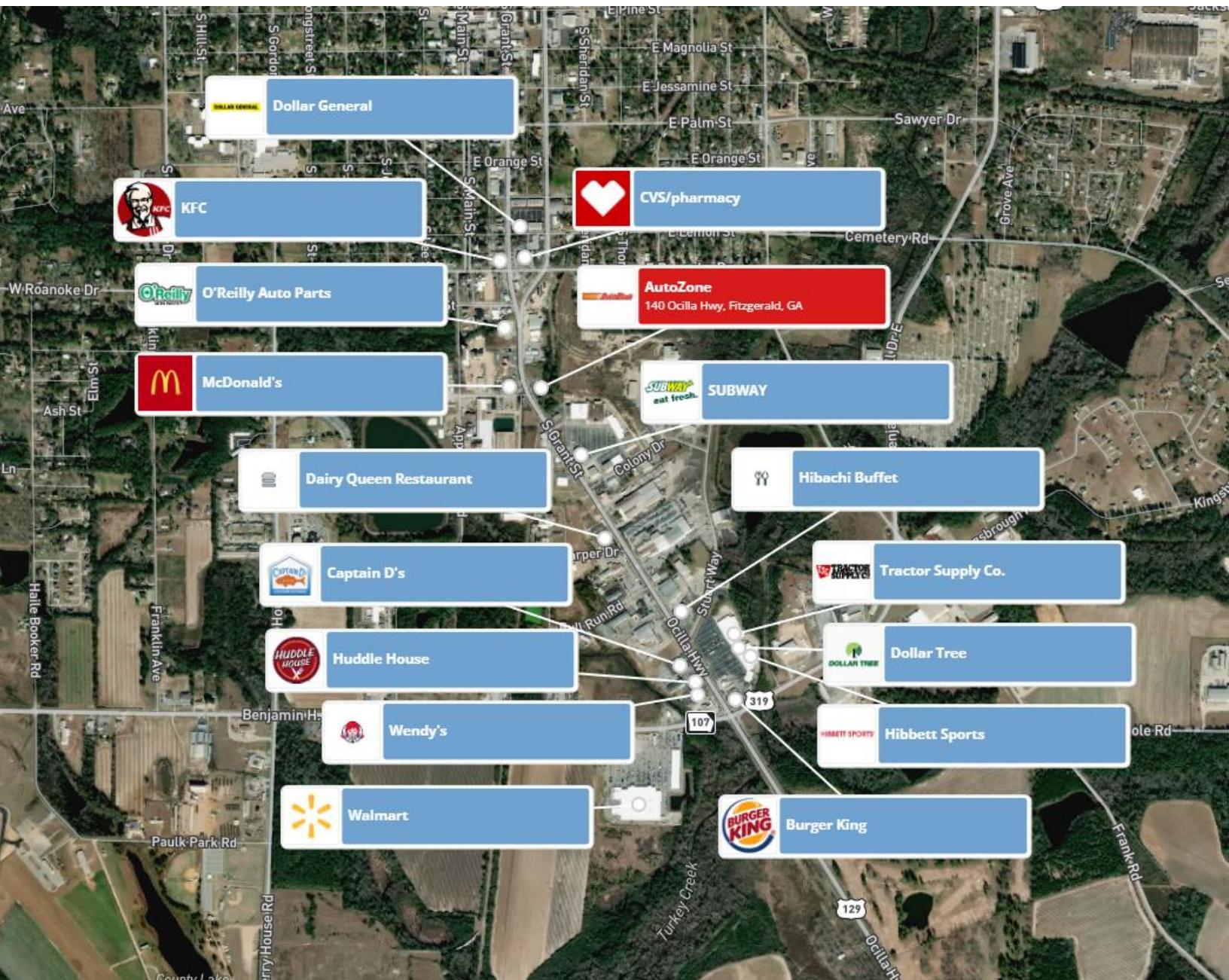


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140 Ocilla Hwy, Fitzgerald, GA 31750

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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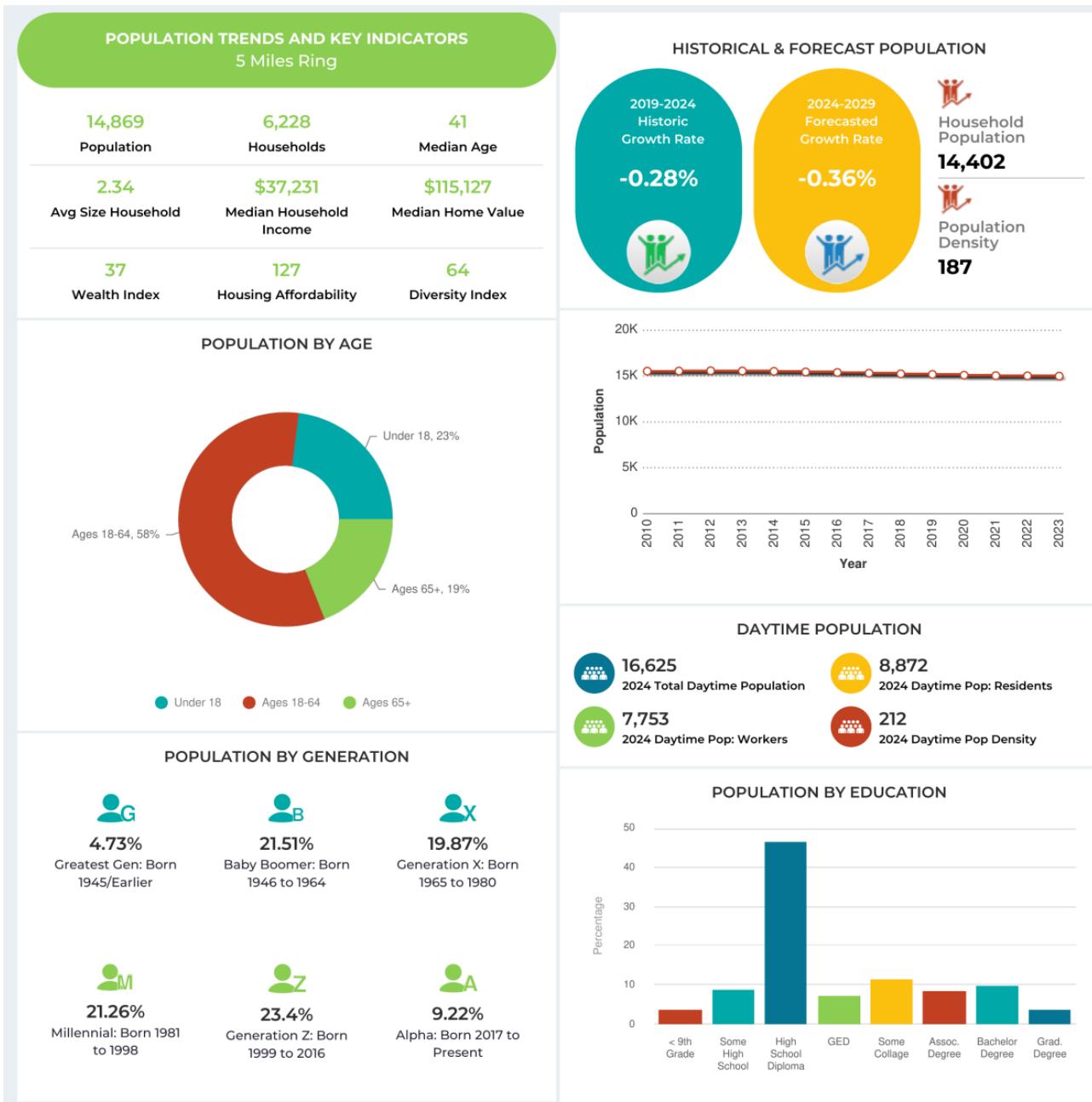


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Demographics 5-Mile (Provided by ESRI)



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