



Dewey Property Advisors

# INVESTMENT OFFERING



STNL | NEW CONSTRUCTION | NORTH CAROLINA

*Presented By*

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# O'REILLY AUTO PARTS INVESTMENT OFFERING | 120 W MILLS STREET, COLUMBUS, NC 28722

## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Sale Price:	\$1,789,964
Cap Rate:	5.5%
NOI:	\$98,448
Lot Size:	+/- 1.0 Acres
Year Built:	Under Construction / Spring 2019
Building Size:	7,225 SF
Market:	Columbus, NC
Traffic Count:	13,000
County:	Polk County

### PROPERTY OVERVIEW

Single tenant net lease investment in Columbus, North Carolina positioned near Tryon International Equestrian Center, a world-class equestrian competition campus. Located just off interstate 26, nestled in the heart of North Carolina's Blue Ridge Mountains. Excellent visibility with signalized access along Mills Street/Hwy 108.

### PROPERTY HIGHLIGHTS

- New Construction
- 15 Year Lease
- 6% escalation in year 11
- Four, 5-Year Renewal Options
- May also be purchased as a portfolio with an adjacent Bojangles'
- O'Reilly Auto Parts with newly updated store layout
- O'Reilly Auto Parts currently operates over 5,190 locations in the United States
- Total revenues increased to \$8.98 billion from \$8.59 billion in the prior fiscal year
- Founded in 1957, O'Reilly has over 60 years of strong operating history



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