

O'Reilly Auto Parts

20 Year Corporate
NN Lease with 6% Rental
Increases in Year 11 and
Year 16 of the Original
Term

New Construction

North Atlanta Market
Powder Springs, GA



*Similar Location Shown



FOR MORE INFORMATION

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PROPERTY HIGHLIGHTS

2071 Lost Mountain Road, Powder Springs, GA 30127

UPGRADED CONSTRUCTION



**NORTH ATLANTA
MARKET**

BUILD TO SUIT
Upgraded
Construction



Located in **Powder
Springs, GA**
Suburb of Atlanta

Rare Long Term
20 Year
CORPORATE
Lease



INVESTMENT GRADE CREDIT
Tenant

PROPERTY GLA

7,225 SF



ANNUAL RENT
\$95,999.64



PROPERTY
ADDRESS

2071 Lost Mountain Road,
Powder Springs, GA 30127



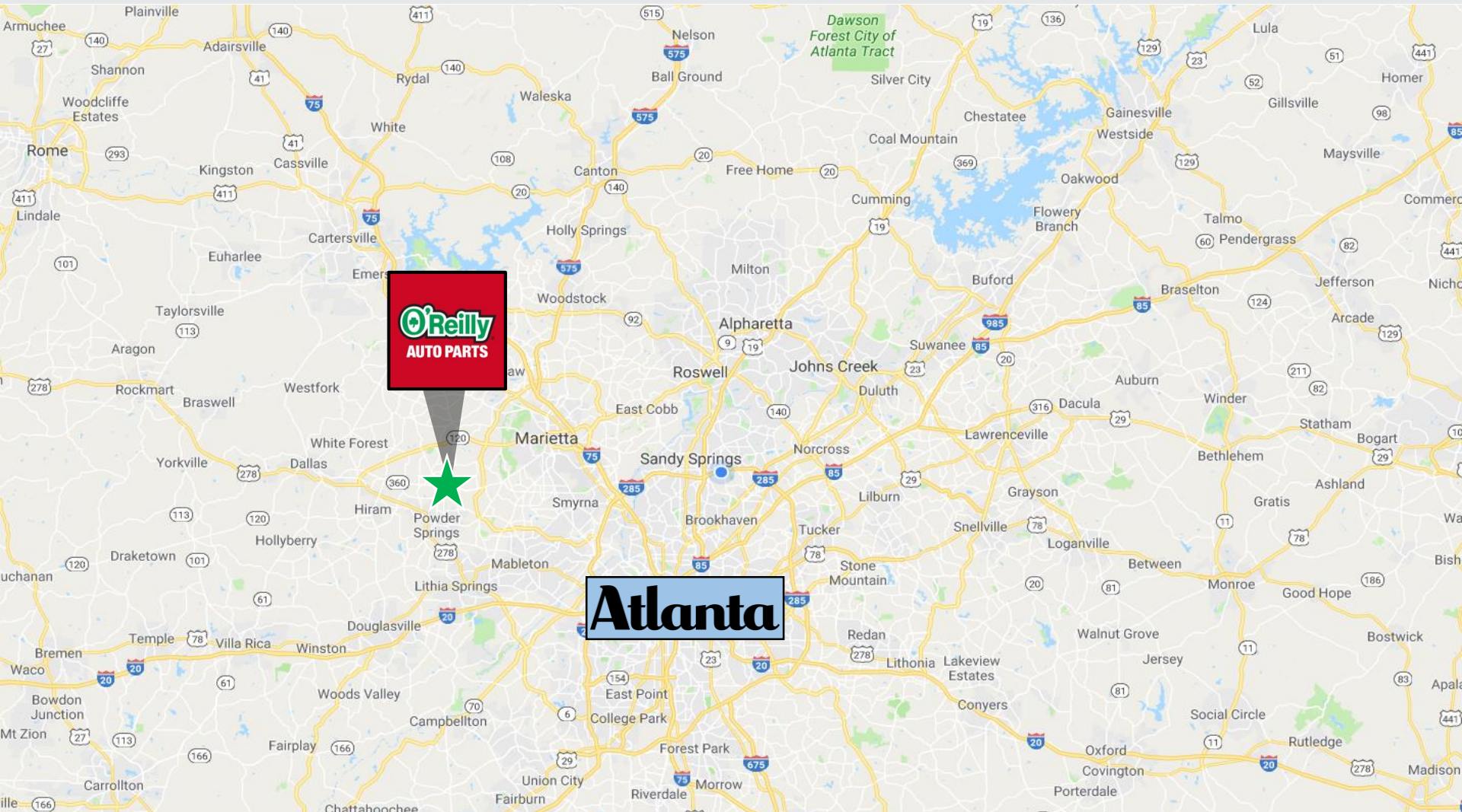
100%
Occupancy



YEAR BUILT
2019

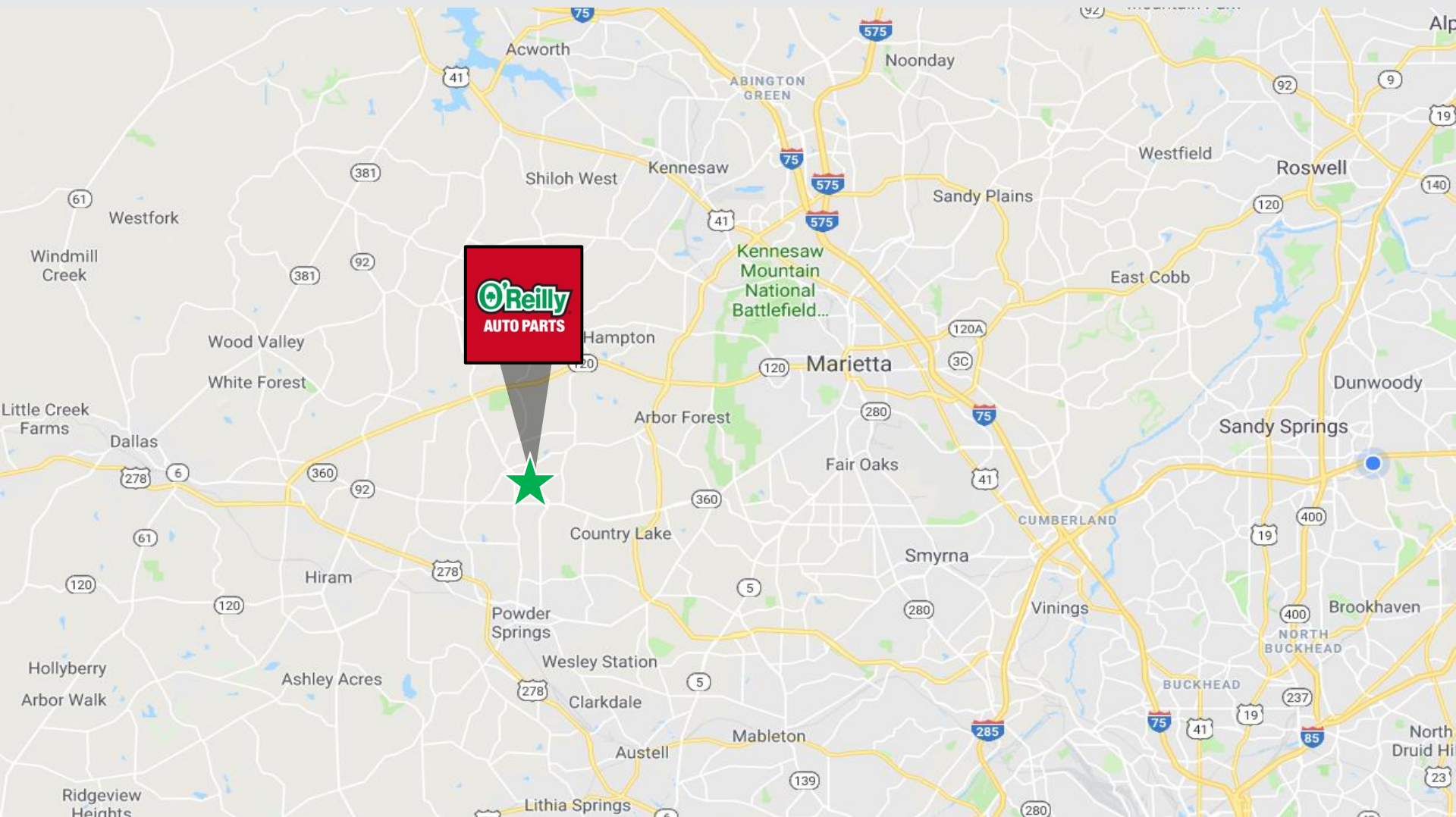
MAP OVERVIEW

2071 Lost Mountain Road, Powder Springs, GA 30127



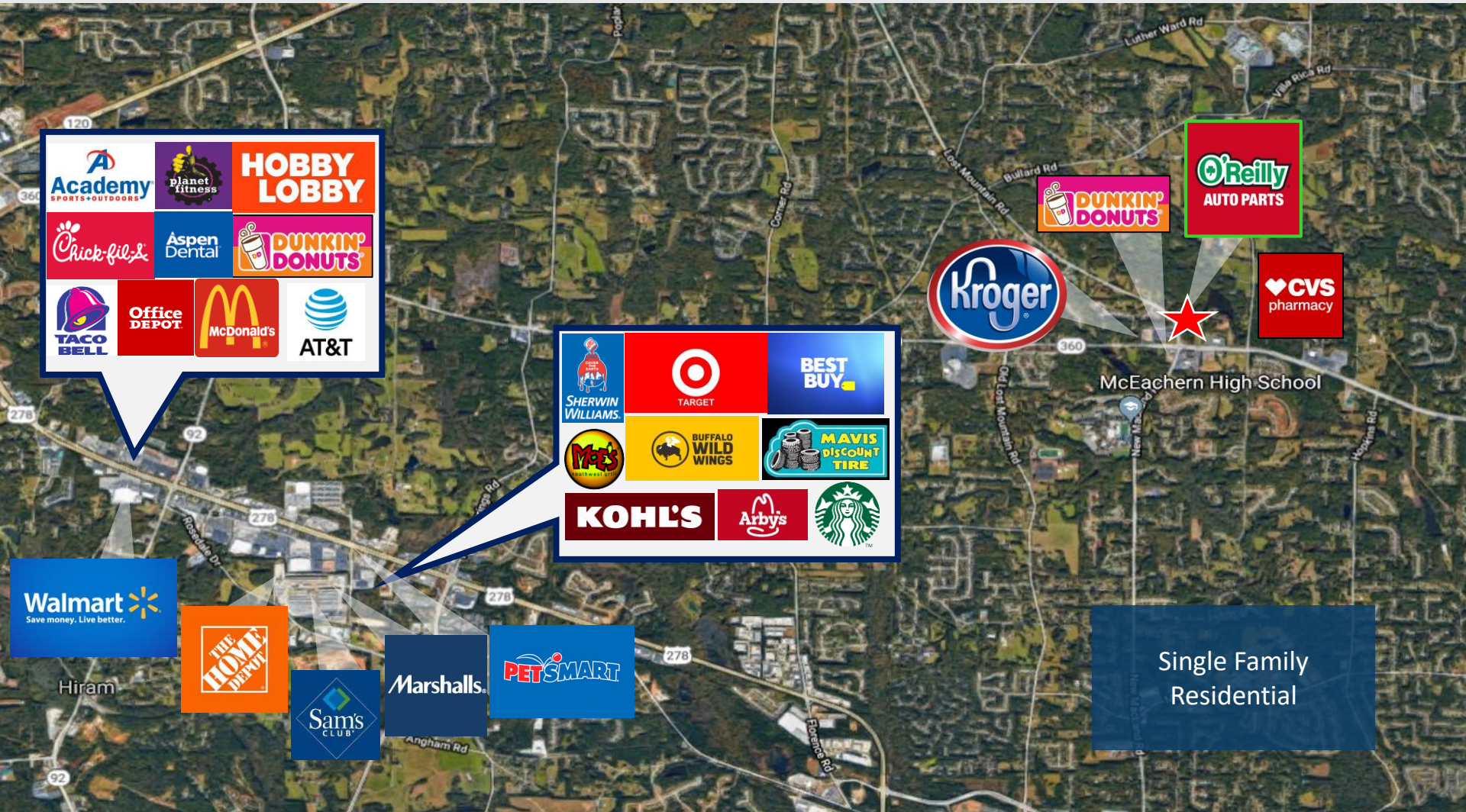
MAP OVERVIEW-Close Up

2071 Lost Mountain Road, Powder Springs, GA 30127



PROPERTY AERIAL

2071 Lost Mountain Road, Powder Springs, GA 30127



PROPERTY AERIAL-Powder Springs, GA

2071 Lost Mountain Road, Powder Springs, GA 30127



EXECUTIVE SUMMARY

2071 Lost Mountain Road, Powder Springs, GA 30127

Lease Terms

Annual Rent	\$95,999.64
Commencement	August 20, 2019 (estimated for new construction)
Term Expiration	September 30, 2039
LEASE TERM	20-Year Net/Net
Renewal Options	Four (4) / Five (5) Year Options with 6% increases
RENT INCREASES	6% in Year 11, Year 16, and every 5 Years thereafter
TENANT RESPONSIBILITIES	RE Taxes, Insurance, HVAC & Parking Lot/CAM Maintenance
LESSOR RESPONSIBILITIES	Roof, Structure, Parking Lot (Replacement)
LEASE GUARANTOR	O'Reilly Automotive Stores, Inc

Price Terms

Asking Price	\$1,794,380
Cap Rate	5.35%

HIGHLIGHTS

- Freestanding O'Reilly Auto Parts Store
- Upgraded Masonry with Architectural Features
- 20 Year Corporate Backed Lease
- 6% Rent Increases in Year 11 and Year 16 of the original term
- Concrete Parking Lot
- + 115,000 Residents within 5-miles
- Average Household Income \$117,000 within 1-mile
- +4.00% Annual Growth Rate from 2010-2018
- Adjacent from Kroger and Surrounding National Retailers
- Lower Rent PSF-approx. \$13.29 rpsf
- Universally Applicable Building Type for future use if needed
- Close Proximity to McEachern High School
- Located in the Growing North Atlanta Suburb
- Surrounded by New Residential Construction

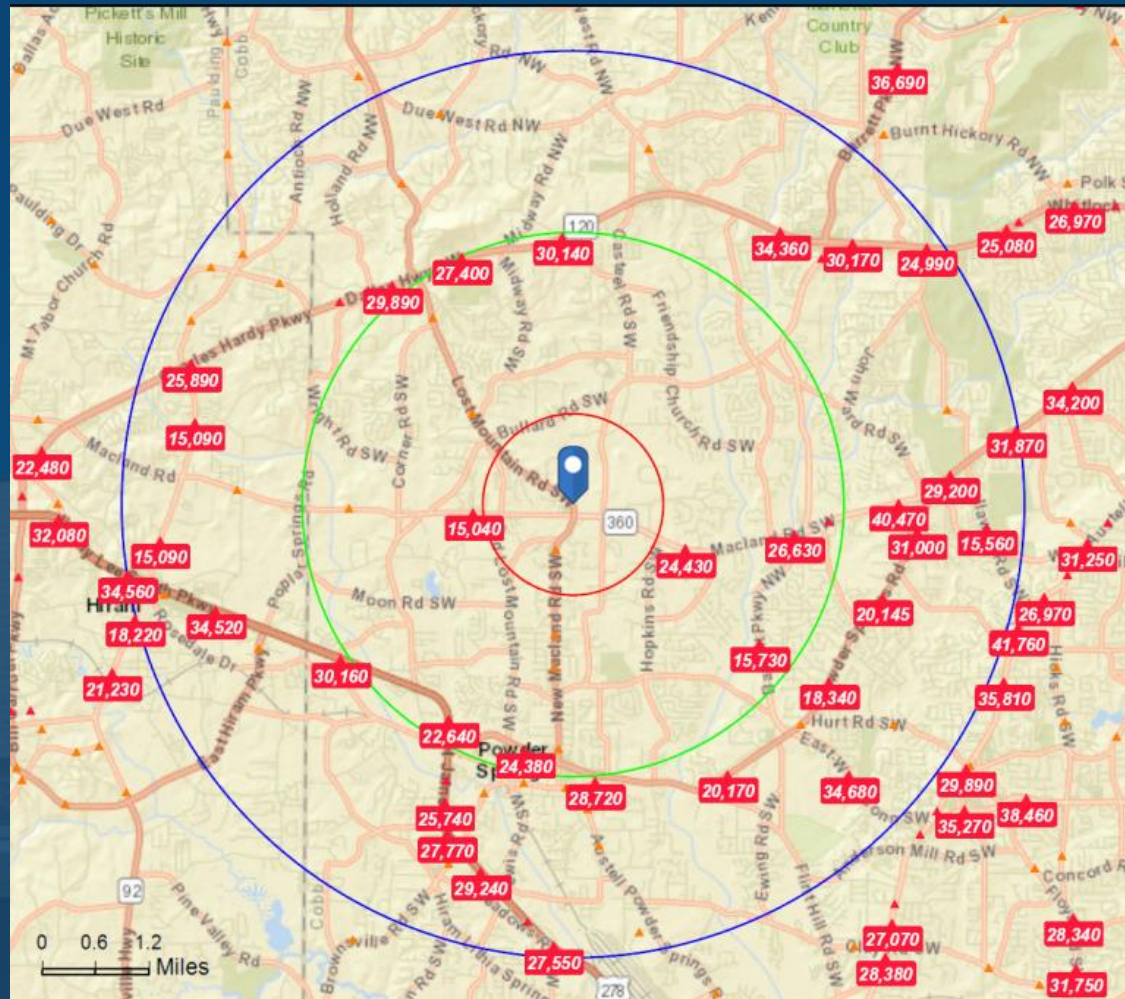
DEMOGRAPHICS

2071 Lost Mountain Road, Powder Springs, GA 30127

	1 mile	3 miles	5 miles
Population			
2000 Population	1,338	34,471	87,546
2010 Population	1,757	39,471	103,885
2018 Population	2,447	44,127	115,447
2023 Population	2,715	47,244	123,002
2000-2010 Annual Rate	2.76%	1.36%	1.73%
2010-2018 Annual Rate	4.10%	1.36%	1.29%
Households			
2000 Households	461	11,090	29,608
2010 Households	609	13,083	36,003
2018 Total Households	847	14,579	39,764
Median Household Income			
2018 Median Household Income	\$95,641	\$85,674	\$76,363
2023 Median Household Income	\$104,263	\$91,103	\$80,850
2018-2023 Annual Rate	1.74%	1.24%	1.15%
Average Household Income			
2018 Average Household Income	\$117,999	\$102,521	\$95,900
2023 Average Household Income	\$134,957	\$114,003	\$106,709
2018-2023 Annual Rate	2.72%	2.15%	2.16%

TRAFFIC COUNTS

2071 Lost Mountain Road, Powder Springs, GA 30127



RENDERINGS

2071 Lost Mountain Road, Powder Springs, GA 30127



1 FRONT ELEVATION



2 RIGHT SIDE ELEVATION






3 BACK ELEVATION



4 LEFT SIDE ELEVATION

Exterior Finish Legend

	EIPS (Exterior Insulation and Finish System) "Positive Red" SW03473
	Clay Masonry Unit Blend (Field) "Iron Oxford Brown" - Value
	Standing Seam Metal Roof System Galvalume
	Bollards "Host Club" SW0448
	Egress Doors, Overhead Door, and Frames "Lobby" SW0408
	Egress Doors, Overhead Door, and Frames "Softer Tan" SW0444
	Sheet Metal Cap Flashing, Trim, Gutters, and Downspouts "Cool Brick White"
	Aluminum and Glass Storefront System (Elm Twp, Kawner Truck Inv, or Vista Wall) "Intervale Green" (R Address Number - White)
	Fiber Cement Lap Siding "Stonehouse" SW7004

CORPORATE TENANT INFORMATION

O'Reilly Automotive, Inc. is one of the largest specialty retailers of automotive aftermarket parts, tools, supplies, equipment, and accessories in the United States, serving both professional service providers and do-it-yourself customers. On October 26, 2016, O'Reilly announced that it was acquiring Bond Auto Parts, a 51 store chain headquartered in Vermont with locations in New Hampshire, Massachusetts, and New York as well. Founded in 1957 by the O'Reilly family, the Company operated 5,021 stores in 47 states as of December 31, 2017.

Company Profile:

Tenant	O'Reilly Automotive, Inc
Industry	Automotive
Locations	+5,100
Stock Symbol	Nasdaq: ORLY
Credit Rating	S&P: BBB+
Headquarters	Springfield, Missouri
Founded	1957
Employees	+79,000
2017 Revenue	\$8,977 Billion

