



**Advance/
Auto Parts** 

STNL 7,000 SF NN

CHETEKGROUP
OF MARCUS & MILLICHAP

POWDER SPRINGS, GEORGIA



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**BROWNSVILLE
SQUARE**

Food Depot

metroPCS



12,920 VPD

13,000 VPD

INVESTMENT SUMMARY



ADVANCE AUTO PARTS

6395 HIRAM DOUGLASVILLE HWY POWDER SPRINGS, GA 30127

The Chetek Group of Marcus & Millichap is pleased to present the exceptional opportunity to acquire a 100% fee-simple single-tenant NN Advance Auto ("The Property"), located at 6395 Hiram Douglasville, Hwy., Powder Springs, GA 30127. The property consists of a 7,000 SF building on 1 acre of land. Advance Auto was constructed in 1999 and is on the original lease term with an option for a 5-year renewal among expiration. The current lease runs through 12/31/2023.

The Property is well positioned near the intersection of Hiram Douglasville Hwy, Brownsville Rd. and Sweetwater Church Rd. The property is strategically located and neighbors both a Dollar general to its north and a Chevron gas station to its south. This location is open 7 days a week and offers a variety of free services, like loaner tools, battery testing and installation, check engine light testing, wiper blade installation, and more complimentary services to assist their customers' needs. From basic repairs, routine maintenance or large-scale projects, Advance Auto has a deep selection of inventory for all automotive needs.

The Property serves a population of 76,527 within a five-mile radius and 322,242 within a ten-mile radius. The average household income in the five-mile radius is \$69,727 and the ten-mile radius is \$74,275.

The Property is being offered at a 7.0% cap rate totaling \$1,191,000.

INVESTMENT SUMMARY	
LISTING PRICE:	\$1,191,000
CAP RATE:	7.0%
NET OPERATING INCOME:	\$83,370
SQUARE FOOTAGE:	7,000
PERCENT LEASED:	100%
TOTAL LAND AREA:	1 ACRES
YEAR BUILT:	1999
LEASE TYPE:	NN
PRICE PER SQUARE-FOOT:	\$170.14



INVESTMENT HIGHLIGHTS

- » As of January 2019, Advance Auto Parts, Inc. has over 5,200 locations
- » NN Lease (Landlord responsible for Roof & Structure only)
- » \$83,370 NOI
- » 7,000 SF NN
- » Located just 25 miles northwest of Atlanta, GA
- » 2018-2023 Growth Projection (7%)
- » 4.75 years remaining on current lease with an additional 5-year option upon expiration
- » 4.20% rent increase on next option period
- » The property is well-positioned in between a Dollar General and a Chevron gas station on the corner of Hiram Douglasville Hwy and Brownsville Road
- » Hiram Douglasville Hwy, Brownsville Road, Sweetwater Church Road combine for 31,640 VPD







12,920 VPD

13,000 VPD

LEASE SUMMARY

TENANT	GLA % SHARE	LEASE DATES		PAYMENT DATES		MINIMUM RENT			% CHANGE	OPTION	NOTICE	RECOVERIES		
		START	END	START	END	ANNUAL	MONTHLY	PSF				CAM	TAXES	INS.
ADVANCE AUTO PARTS	7,000	11/19/99	12/31/23	1/1/19	12/31/23	\$83,370.00	\$6,947.50	\$11.91				-	NET	NET
				1/1/24	12/31/28	\$86,870.04	\$7,239.17	\$12.41	4.20%	Option #1	180 days			
6395 Hiram Douglasville Hwy														
Powder Springs, GA 30127														
Lease Comments: Renewal: tenant has one - (5) year option; stated rents with increase; 180 days' notice. Real Estate Taxes: tenant responsible. Insurance: tenant responsible. Repairs & Maintenance: landlord responsible for roof and structure. Tenant responsible for routine HVAC - major repairs are split equally between both parties. Percentage Rent: tenant shall pay landlord 2.5% of such sales in excess of \$3,334,800 during the current option term (2023), and \$3,474,801.60 during the 2nd option term. Landlord shall maintain the easement, parking lot, the sidewalks and all other areas of the leased premises that are not structurally a part of the building within (30) days after written notice of the necessity of such repairs by Tenant.														



WEBSITE:	WWW.ADVANCEAU- TOPARTS.COM
HEADQUARTERS:	RALEIGH, NC
# OF LOCATIONS:	5,200 AS OF JAN. 2019
YEAR FOUNDED:	1932
TENANT PRESENCE:	NATIONAL/ REGIONAL
REVENUE:	\$9.6 BILLION
OWNERSHIP:	INSTITUTIONAL OWNERS



TENANT OVERVIEW

6395 HIRAM DOUGLASVILLE HWY POWDER SPRINGS, GA 30127

Headquartered in Raleigh, NC Advance Auto Parts, Inc. (NYSE: AAP), the largest automotive aftermarket parts provider in North America, serves both the professional installer and do-it-yourself customers. Advance Auto Parts operates over 5,200 stores, over 100 Worldpac branches and serves approximately 1,300 independently owned Carquest branded stores in the United States, Puerto Rico, the U.S Virgin Islands and Canada. Advance Auto Parts employs approximately 74,000 team members.

In 2005, Advance Auto Parts purchased Autopart International, Inc. which operates 202 stores along the Atlantic Seaboard. As of 2018, Autopart International still operates as a separate division within Advance Auto Parts. In 2013, Advance Auto Parts purchased General Parts Inc. including Carquest, Carquest Canada, and WorldPac for \$2.04B.

FRANCHISEE OVERVIEW:

Advance Auto Parts is the largest automotive aftermarket retailer in the United States based on sales and store count. The company premiered on the Fortune 500 list of companies in 2003 at No. 466 and has remained on the list since that time. As of June 2014, it was ranked at No. 1,412 on the Forbes magazine “World’s Biggest Public Companies” list. Soon after, Advance Auto Parts was bumped to 2nd largest automotive aftermarket retailer by competitor, AutoZone, and has held that that position as of July 2018.



MARKET OVERVIEW

ATLANTA

GEORGIA



POWDER SPRINGS, GEORIGIA

LOCATED 25 MILES NORTHWEST OF ATLANTA

Located 25 miles northwest of Atlanta, Powder Springs is your hometown destination for outdoor family fun and recreation. Our beautiful historic downtown and Old Towne Square is host to events, concerts, shopping, and has connecting trails and routes to the popular Silver Comet Trail. Other Powder Springs attractions include: the Southern Quilt Trail, the Seven Springs Museum, the nationally known Cobb County BMX park, McEacheren sports and arts complex, integrated city bike and pedestrian trails, and our many recreational parks. In addition to our local attractions, Powder Springs is in close proximity to Cobb County and Metro Atlanta tourism attractions. The beautiful historic downtown and Old Towne Square is host to events, concerts, shopping, and has connecting trails and routes to the popular Silver Comet Trail. Other Powder Springs attractions include: the Southern Quilt Trail, the Seven Springs Museum, the nationally known Cobb County BMX park, McEacheren sports and arts complex, integrated city bike and pedestrian trails, and our many recreational parks. In addition to our local attractions, Powder Springs is in close proximity to Cobb County and Metro Atlanta tourism attractions. The City of Powder Springs is home to over 15,000 residents and is located just 25 miles northwest of downtown Atlanta.

ATLANTA

The Atlanta metro comprises 21 counties and is home to nearly 5.6 million individuals. Since 2000, the metro's population has grown by roughly 31 percent, more than double the rate of growth of the U.S. population during

that time. In the coming five years, population growth in Atlanta is expected to average 1.5 percent annually.

INFRASTRUCTURE

Atlanta's extensive and well-developed transportation network is a key competitive advantage. Hartsfield-Jackson Atlanta International Airport is the busiest passenger airport in the world. It is also home to Delta Air Lines and a major air cargo hub. CSX and Norfolk Southern provide rail connections nationally through five intermodal yards. The Metropolitan Atlanta Rapid Transit Authority (MARTA) operates train and bus service throughout the region; its system contains dozens of train stations running on four lines with a link to the airport and around 125 bus lines. The Atlanta Regional Commission is embarking on major transportation system improvements that include expanding passenger rail lines and developing a new regional bus service.

The metro's extensive road, rail, and airport systems ensure its status as the pre-eminent distribution hub for the Southeast.



POWDER SPRINGS, GEORIGIA

LOCATED 25 MILES NORTHWEST OF ATLANTA

ECONOMY

The Atlanta economy is thriving, with both gross metropolitan product (GMP) and retail sales progressing a above national levels. The metro ranks high in the nation for Fortune 500 Headquarters and serves as a financial hub for the Southeast; it is home to SunTrust Bank and the Federal Reserve Bank of Atlanta. Numerous companies favor Atlanta for its low corporate taxes, pro-business climate, and access to national and global markets. The metro boasts one of the country's largest concentrations of air transportation, cargo, and warehousing operations, making trade, transportation, and utilities the dominant employment sector.

Atlanta is also an exceptional business and government center. Many governmental and educational entities are based in Atlanta, including the Centers for Disease Control, the Federal Reserve District Six and more than 30 accredited higher learning institutions. Technology-focused R&D programs and facilities at universities and boosts high-tech employment.

Media Outlets have an immense presence in Atlanta with CNN headquartered in the city, along with Turner Broadcasting System, Cox Communications and The Weather Channel. Five local media production companies have aided in the establishment of the prosperous film industry, which now has a statewide economic impact of \$5.1 Billion annually.

DEMOGRAPHICS

Atlanta's emergence as a world-class business center and the population shift to Sun Belt areas continue to drive population growth. The metro is ranked among the nation's top 10 largest, and will exceed 6 million residents by 2019.

Many of the young professionals that move to Atlanta for employment have chosen to remain in the region to raise their families. This has lowered the median age of Atlanta to 35.6 which is significantly lower than the US median. More than 62% of the residents are in their "working years" and seniors comprise just 10% of the population. Educational attainment is high, as 34.6% of the local population age 25 and older have obtained at least a bachelor's degree, up from 31% in 2000. Job quality has also increased, as reflected in a median household income of nearly \$59,000 per year, above the national median of \$56,100 annually.

In the coming five years, the rise In household income will outpace a tick up in home prices This trend should continue to expand the homeownership rate in the metro. Atlanta home prices are among the most affordable of Southwestern cities, with a median price of \$175,900. This has contributed to a homeownership rate of 64.2%, slightly higher than the national average.

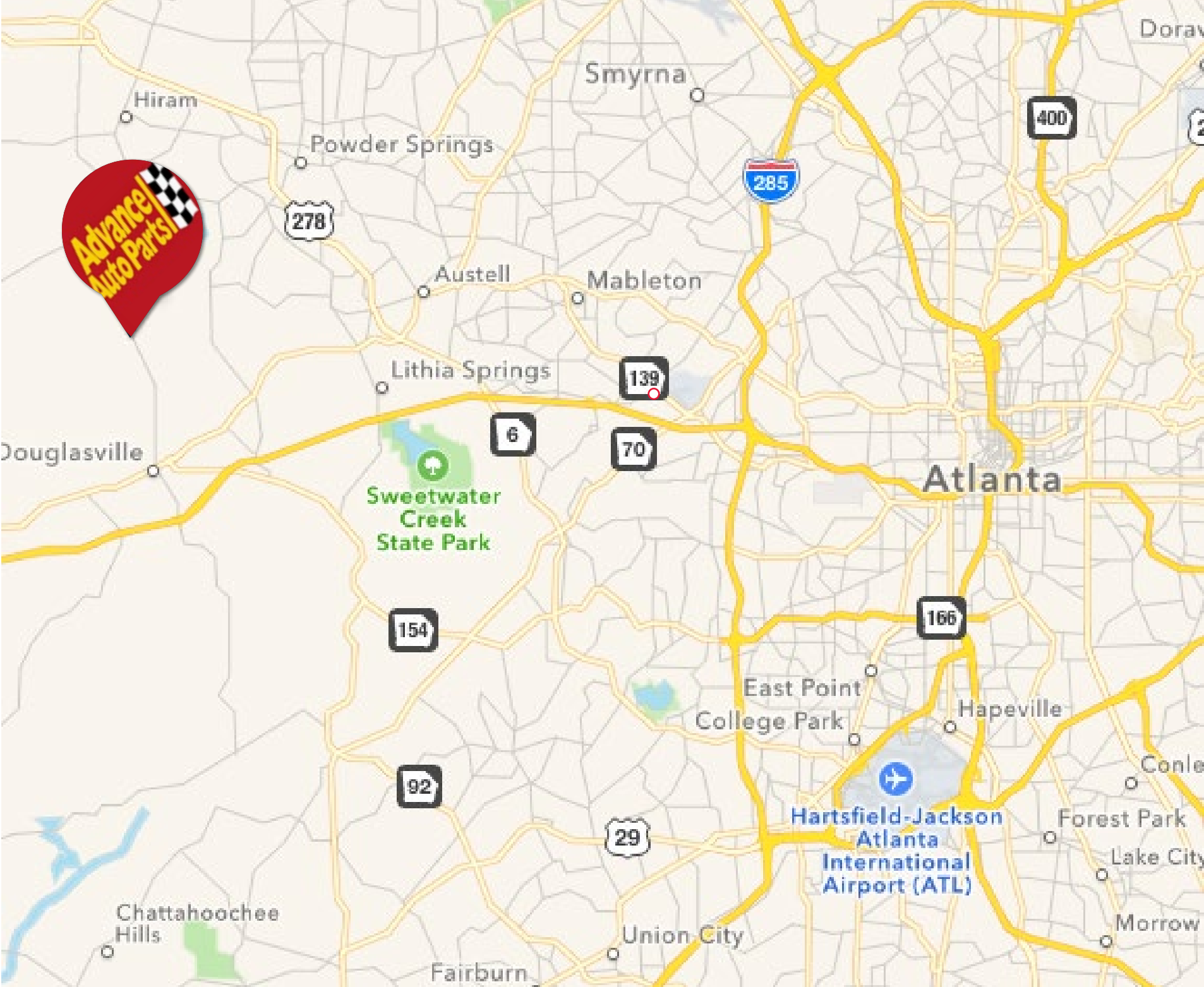
QUALITY OF LIFE

The Atlanta metro features a surging business environment and modern infrastructure while providing entertainment and attractions in a safe and comfortable community. With its genuine Southern hospitality, Atlanta boasts a lifestyle that attracts many people. Affordable housing lowers the average cost of living, allowing citizen to lead prosperous lives in the region, whether in a rural or urban setting.



TRADE AREA DEMOGRAPHICS			
RADIUS FROM PROPERTY	3 MILE	5 MILE	10 MILE
POPULATION			
2018 ESTIMATE	28,164	76,527	322,224
2010 CENSUS	27,428	73,080	293,018
GROWTH 2010-2019	2.68%	4.72%	9.97%
HOUSEHOLDS			
2019 ESTIMATE	9,196	25,848	112,407
2010 CENSUS	8,976	24,531	102,111
GROWTH 2010 - 2019	2.45%	5.37%	10.08%
OWNER OCCUPIED	7,629	19,011	81,419
RENTER OCCUPIED	1,567	6,837	30,988
2019 HOUSEHOLDS BY HH INCOME			
<\$25,000	1,609	5,256	20,667
\$25,000 - \$50,000	2,111	5,668	25,409
\$50,000 - \$75,000	2,231	5,606	22,911
\$75,000 - \$100,000	1,182	3,340	15,582
\$100,000 - \$125,000	1,182	3,167	12,265
\$125,000 - \$150,000	431	1,308	6,227
\$150,000 - \$200,000	346	962	6,148
\$200,000+	104	540	3,199
2018 AVG HH INCOME	\$68,715	\$69,727	\$74,275

DAILY TRAFFIC COUNTS			
COLLECTION STREET	CROSS STREET	VPD	DISTANCE (MI)
HIRAM DOUGLASVILLE HWY	FLORENCE	12,920	0.21
SWEETWATER CHURCH RD	HUTCHENS RD	10,830	0.42
BROWNSVILLE RD	BRICKENRIDGE DR	7,890	0.45



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Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

By accepting this Marketing Brochure you agree to release Marcus & Millichap Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this single tenant property.

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