



OFFERING MEMORANDUM

**AUTOZONE**

ROME, GEORGIA

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# EXECUTIVE OVERVIEW

REPRESENTATIVE PHOTO



AUTOZONE

1210 Turner McCall Blvd SW  
Rome, GA 30161



\$2,182,000

LIST PRICE



5.50%

CAP RATE



\$120,000

ANNUAL RENT



- » **Ideal 1031 Property** – There are 10+ years on the base term with 4,5-year options
- » **Absolute NNN Lease** – Tenant takes care of taxes, insurance, and all the maintenance
- » **High Traffic Intersection** – Subject property is located one-off from the intersection of Turner McCall Blvd and Martin Luther King Jr Blvd which sees an average of  $\pm 51,670$  cars per day and is one of the busiest intersections in town.
- » **Strong Retail Corridor** – Turner McCall Blvd NE features premier retail tenants such as The Home Depot, Kroger, T.J. Maxx, ALDI CVS, Panera Bread, IHOP, and many more.
- » **Superior Position** – This store is in a better position than the nearby Advance Auto Parts because it's more accessible to cars coming East and West on Martin Luther King Jr Blvd and North and South on Turner McCall Blvd NE
- » **Top Producer** – AutoZone generated in  $\pm \$11.2B$  in sales last year, topping both O'Reilly Auto Parts and Advance Auto Parts who ended the year with  $\pm \$9.2B$  and  $\pm \$9.5B$ , respectively.
- » **Financially Strong** – AutoZone has a  $\$23.4B$  market cap,  $\$900+$  stock price, and BBB investment grade credit by S&P.

# FINANCIAL OVERVIEW

## PARCEL MAP



**AUTOZONE**  
1210 Turner McCall Blvd SW  
Rome, GA 30161



±7,381 SF  
GLA



±0.73 AC  
LOT SIZE



2014  
YEAR BUILT



J14C- -004 -  
APN

## AUTOZONE LEASE SUMMARY

<b>TENANT NAME</b>	AutoZone
<b>TYPE OF OWNERSHIP</b>	Fee Simple
<b>LESSEE ENTITY</b>	Corporate
<b>LEASE TYPE</b>	NNN
<b>ROOF AND STRUCTURE</b>	Tenant Responsible
<b>TERM REMAINING</b>	±10.5 Years
<b>ORIGINAL LEASE TERM</b>	15
<b>LEASE COMMENCEMENT DATE</b>	11/1/14
<b>LEASE EXPIRATION DATE</b>	10/31/29
<b>INCREASES</b>	10% in Options
<b>OPTIONS</b>	4,5-Year
<b>GLA (SF)</b>	±7,381
<b>LOT SIZE</b>	±31,602 SF (±0.73 Acres)

## ANNUALIZED OPERATING DATA

LEASE COMMENCE	MONTHLY RENT	ANNUAL RENT	CAP RATE
Current	\$10,000	\$120,000	5.50%
Option 1	\$11,000	\$132,000	6.05%
Option 2	\$12,100	\$145,200	6.65%
Option 3	\$13,310	\$159,720	7.32%
Option 4	\$14,641	\$175,692	8.05%



# SURROUNDING AREA







REPRESENTATIVE PHOTO

LEADING RETAILER AND A LEADING DISTRIBUTOR OF AUTOMOTIVE REPLACEMENT PARTS AND ACCESSORIES IN THE U.S.



For more than 30 years, AutoZone has been committed to providing the best parts, prices and customer service in the automotive aftermarket industry. To stay out of the no-driving zone, DIY car repairers with auto problems often enter the AutoZone. With more than 6,202 stores in the US and Puerto Rico, AutoZone is the nation's #1 auto parts chain. The company also operates 24 Interamerican Motor Corporation (parts distribution) branches in the US. AutoZone stores sell hard parts (alternators, engines, batteries), maintenance items (oil, antifreeze), accessories (car stereos, floor mats), and non-automotive merchandise under brand names, as well as under private labels. AutoZone's commercial sales program distributes parts and other products to garages, dealerships, and other businesses.

[WWW.AUTOZONE.COM](http://WWW.AUTOZONE.COM)

**±6,202**  
LOCATIONS

**±90,000**  
EMPLOYEES

**±\$11.22 Billion**  
REVENUE

# AREA OVERVIEW



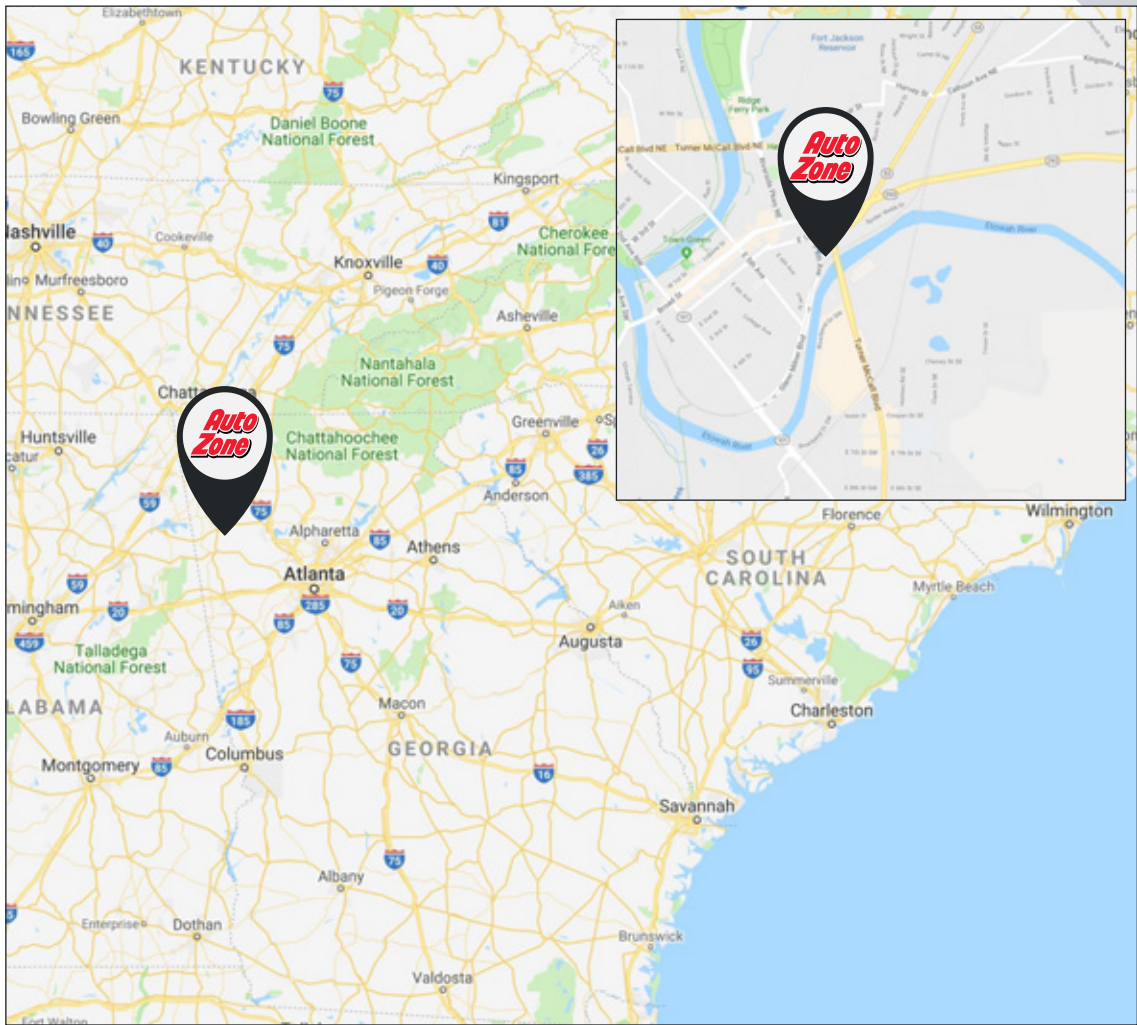
## DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2010 Census	4,627	30,227	55,781
2019 Estimate	4,475	30,663	56,978
2024 Projection	4,537	31,588	58,865
HOUSEHOLDS	1-MILE	3-MILES	5-MILES
2010 Census	2,115	11,340	20,586
2019 Estimate	2,071	11,384	20,756
2024 Projection	2,112	11,694	21,359
INCOME	1-MILE	3-MILES	5-MILES
Average Household Income	\$56,228	\$62,269	\$68,632

## ROME, GA

Located in the foothills of the Appalachian Mountains, Rome is the largest city in and the county seat of Floyd County, Georgia. Rome has long had the strength of economic diversity, with an economy founded in manufacturing, education, healthcare, technology, tourism, and other industries. The city is well known in the region for its medical facilities, particularly Floyd Medical Center, Redmond Regional Medical Center and the Harbin Clinic.

Forbes has named Rome as one of the Best Small Places for Business and Careers in addition to being one of the top places for job growth and education.





## ATLANTA, GA

Atlanta is the capital of and the most populous city in the U.S. state of Georgia, the cultural and economic center of the Atlanta metropolitan area, and the ninth largest metropolitan area in the United States.

Atlanta is an “alpha-” or “world city”, exerting a significant impact upon commerce, finance, research, technology, education, media, art, and entertainment. It ranks 36th among world cities and 8th in the nation with a gross domestic product of \$270 billion. Atlanta’s economy is considered diverse, with dominant sectors including logistics, professional and business services, media operations, and information technology.

Encompassing \$304 billion, the Atlanta metropolitan area is the eighth-largest economy in the country and 17th-largest in the world. Over 75 percent of Fortune 1000 companies conduct business operations in the Atlanta metropolitan area, and the region hosts offices of about 1,250 multinational corporations.

Atlanta is home to professional franchises for three major team sports: the Atlanta Braves of Major League Baseball, the Atlanta Hawks of the National Basketball Association, and the Atlanta Falcons of the National Football League. Due to the more than 30 colleges and universities located in the city, Atlanta is considered a center for higher education.

## ECONOMY

Atlanta’s economy is considered diverse, with dominant sectors including logistics, professional and business services, media operations, and information technology. Corporate operations comprise a large portion of Atlanta’s economy, with the city serving as the regional, national, or global headquarters for many corporations. Atlanta contains the country’s third largest concentration of Fortune 500 companies, and the city is the global headquarters of corporations such as The Coca-Cola Company, The Home Depot, Delta Air Lines, AT&T Mobility, Chick-fil-A, UPS, and Newell-Rubbermaid.

Over 75 percent of Fortune 1000 companies conduct business operations in the Atlanta metropolitan area, and the region hosts offices of about 1,250 multinational corporations. Many corporations are drawn to Atlanta on account of the city’s educated workforce; as of 2010, nearly 43% of adults in the city of Atlanta have college degrees, compared to 27% in the nation as a whole.





# CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of **AutoZone** located in **1210 Turner McCall Blvd SW | Rome, GA 30161** ("Property"). It has been prepared by Matthews Real Estate Investment Services. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material is based in part upon information supplied by the Seller and in part upon financial information obtained from sources it deems reliable. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.

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# AUTOZONE

ROME, GEORGIA

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