



O'REILLY AUTO PARTS

SYLVA, NORTH CAROLINA

OFFERED BY:

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Listed in conjunction with North Carolina Broker
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BROKER OF RECORD



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All properties visits are by appointment only.

PROPERTY SUMMARY



TENANT:	O'Reilly Auto Parts
GUARANTOR:	O'Reilly Automotive Stores, Inc. (Corporate)
LOCATION:	705 East Main Street Sylva, North Carolina 28779
TYPE OF OWNERSHIP:	Fee Simple
LEASE TYPE:	Roof and Structure Only (Both under Warranty)
LIST PRICE:	\$1,998,000.
CAP RATE:	5.25%
LEASE TERM:	20 Years
BASE RENT:	
	Years 1-10: \$104,874. Years 11-20: \$111,166.
	Option 1: \$117,836. Option 2: \$124,907. Option 3: \$132,402. Option 4: \$140,345.
OPTIONS:	Four (4) five (5) year options with 6% increases
SQUARE FOOTAGE:	7,225 SF
LAND AREA:	0.98 +/- Acres
RENT COMMENCEMENT:	March 20, 2017
LEASE EXPIRATION:	March 19, 2037
BUILDING CONSTRUCTION:	Upgraded Construction with all block and Stucco
PARKING LOT:	Concrete

PROPERTY OVERVIEW:

RDO Investments is pleased to present a fee simple, single tenant, 7,225 square foot O'Reilly Auto Parts in Sylva, North Carolina. The property is strategically located in the main retail hub on East Main Street in Sylva. The property has excellent visibility and good ingress and egress. The property was recently constructed in 2017 with upgraded block and stucco construction. The tenant signed an original 20 year lease in 2017 with a rental increase in year eleven. The tenant also has four, 5-year options with 6% increases. Landlord is responsible for Roof (warranty), and Structure (warranty).

LOCATION OVERVIEW:

Known as the "Romantic Asheville", Sylva is a very fun and picturesque small town in Jackson County, nestled between the Great Smoky Mountains and the Blue Ridge Parkway. Stroll its "all American" Main Street, packed with local restaurants, general store, galleries, bookshops and breweries. Located in the western portion of North Carolina, Sylva is conveniently located one hour west of Asheville, NC and 50 miles southeast of Knoxville TN. Sylva is the county seat of Jackson, a retail and professional center where day-to-day services meet unique history.

In 2014, Sylva was named by "Where to Retire," magazine as one of the greatest places to retire in the U.S., citing the reasonable cost of living and abundance of outdoor activities. Sylva has been a "Tree City USA in North Carolina," for the last 12 years. In 2016, Sylva was named among the 10 Cleanest Cities in America by the popular travel website Expedia.com. The historic Jackson County Courthouse on Main Street is considered to be the "most photographed courthouse" in North Carolina.

The 2017 Academy Award-winning movie "Three Billboards Outside Ebbing, Missouri," was filmed in Sylva during the Spring of 2016. Sylva was no stranger to Hollywood as the 1993 blockbuster "The Fugitive," was partially filmed here as well.

Based upon the 2010 Census, the national demographics consulting firm SitesUSA has estimated that for 2019 there are approximately 27,429 residents and 11,631 households with a seven-mile radius of the Property. According to SitesUSA, the average household income with a three-mile radius of the Property was estimated to be \$62,981.

TENANT OVERVIEW

O'REILLY AUTO PARTS – SYLVA, NC



O'Reilly Automotive, Inc. (NASDAQ: ORLY), 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.

The company provides new and remanufactured automotive hard parts, such as alternators, starters, fuel pumps, water pumps, brake system components, batteries, belts, hoses, temperature controls, chassis parts, driveline parts, and engine parts; maintenance items comprising oil, antifreeze products, fluids, filters, wiper blades, lighting products, engine additives, and appearance products; and accessories, such as floor mats, seat covers, and truck accessories. Its stores offer auto body paint and related materials, automotive tools, and professional service provider service equipment. The company's stores also offer enhanced services and programs comprising used oil, oil filter, and battery recycling; battery, wiper, and bulb replacement; battery diagnostic testing; electrical and module testing; check engine light code extraction; loaner tool program; drum and rotor resurfacing; custom hydraulic hoses; professional paint shop mixing and related materials; and machine shops. Its stores provide do-it-yourself and professional service provider customers a selection of brand name, house brands, and private label products for domestic and imported automobiles, vans, and trucks.

Sales for the year ended December 31, 2016, increased \$626 million to \$8.59 billion from \$7.97 billion for the same period one year ago, representing an increase of 8%. Comparable store sales for stores open at least one year increased 4.8% and 7.5% for the years ended December 31, 2016 and 2015, respectively. O'Reilly's focus on customer service and supreme site selection for new stores have lead to a 48% increase in sales over the last 5 years.

O'Reilly's competitive advantage in the aftermarket auto parts sector is to combine their dedication to customer service with their top of the line distribution system to deliver value to consumers and commercial customers in a wider array of geographical markets. They focus on "blue-collar" markets with a higher mix of potential DIY customers and rural markets where the need for replacement parts is generally greater due to a higher average age of vehicles and more miles driven annually. In urban markets, O'Reilly's prides themselves on their expert staff to get consumers the right part and just in time delivery can get parts to commercial clients within one hour.

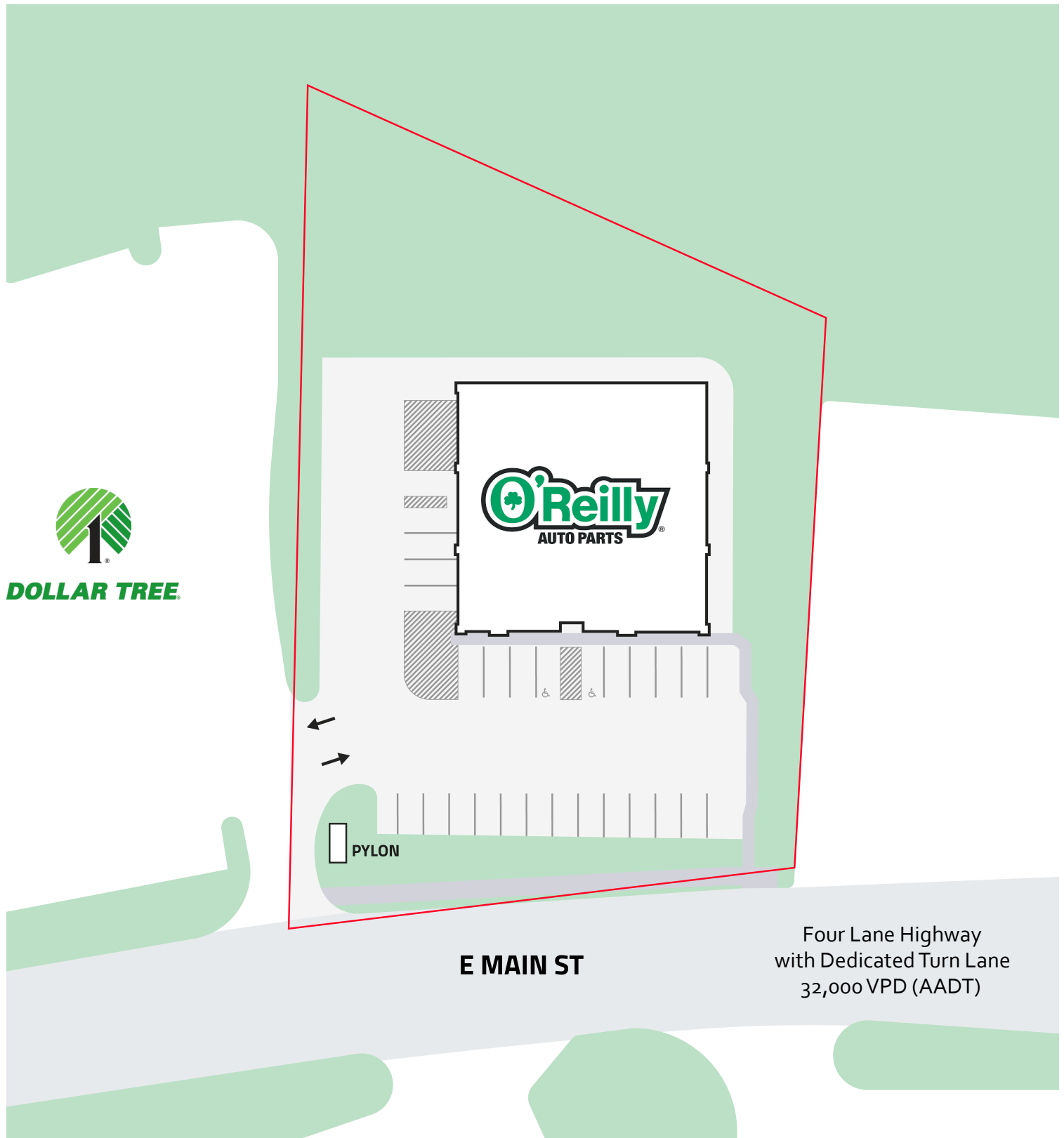




SITE PLAN

O'REILLY AUTO PARTS – SYLVA, NC

RDO
INVESTMENTS



E MAIN ST

Four Lane Highway
with Dedicated Turn Lane
32,000 VPD (AADT)

SITE AERIAL
O'REILLY AUTO PARTS – SYLVA, NC

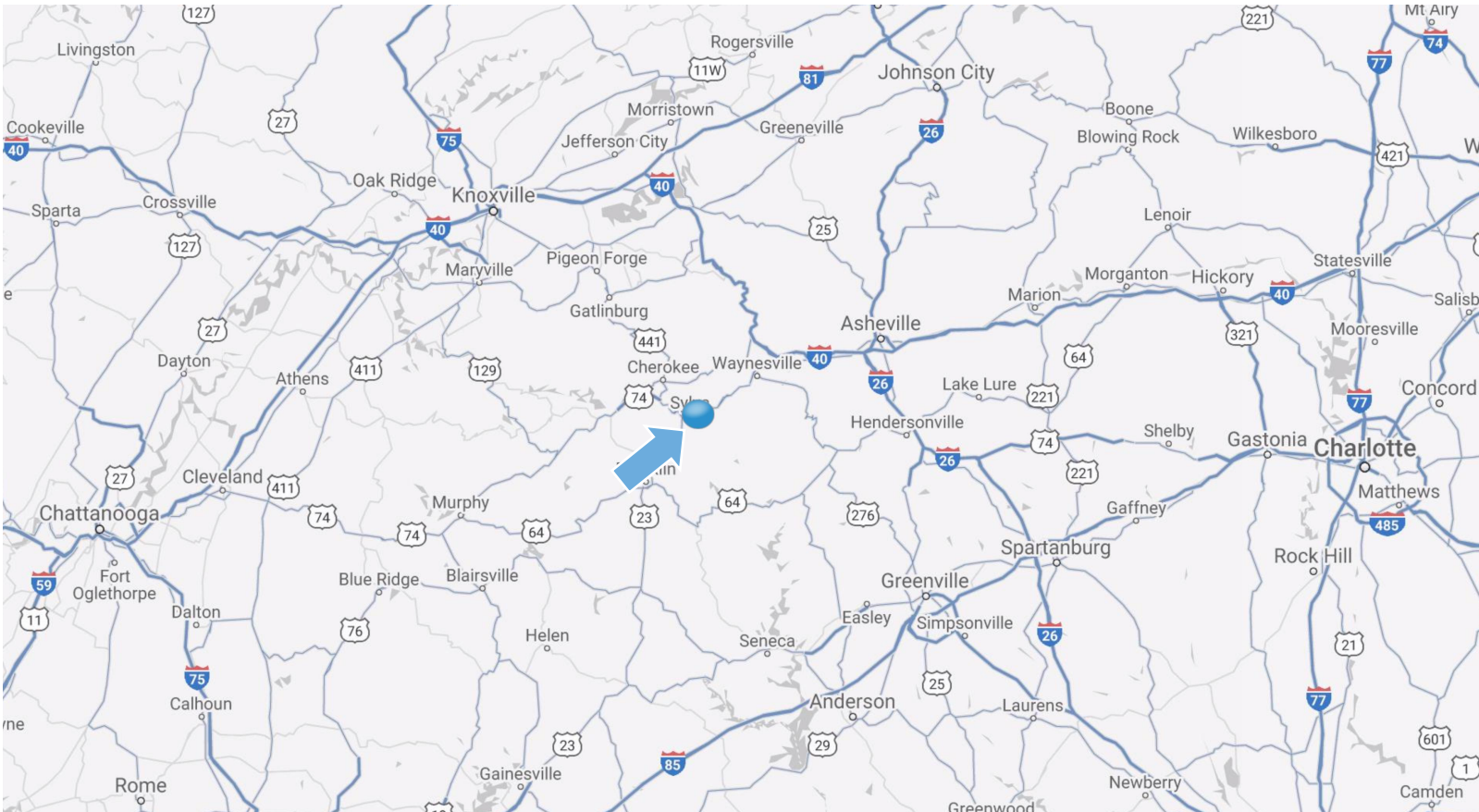
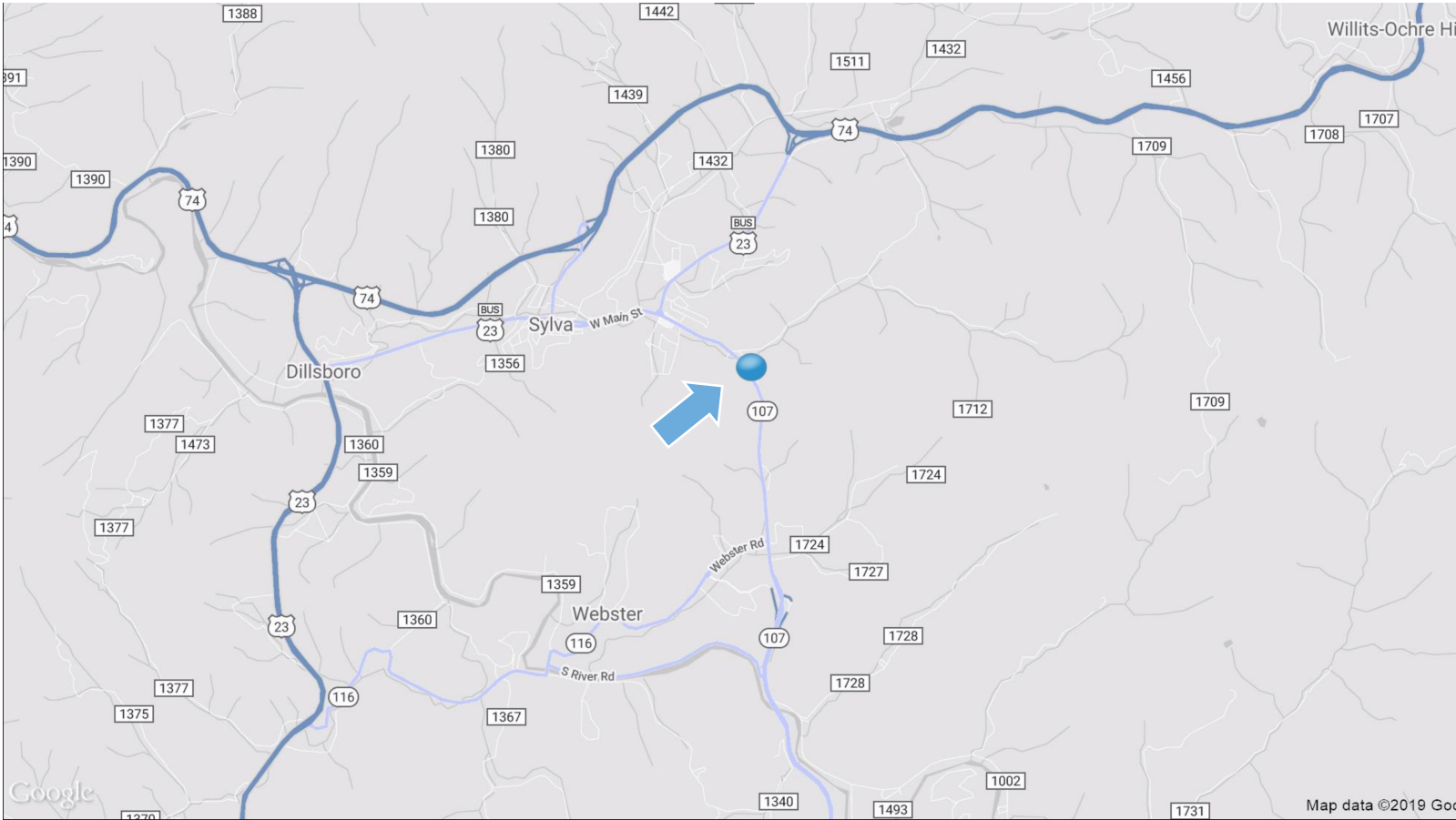


EAST MAIN STREET
32,000 CPD





LOCATION MAP
O'REILLY AUTO PARTS – SYLVA, NC



DEMOGRAPHICS

O'REILLY AUTO PARTS – SYLVA, NC



Lat/Lon: 35.3695/-83.2025

RS1

705 E Main St		3 mi radius	5 mi radius	7 mi radius
Sylva, NC 28779				
POPULATION	2019 Estimated Population	10,296	22,191	27,429
	2024 Projected Population	10,967	23,564	29,207
	2010 Census Population	9,691	20,867	25,748
	2000 Census Population	8,677	16,567	20,714
	Projected Annual Growth 2019 to 2024	1.3%	1.2%	1.3%
	Historical Annual Growth 2000 to 2019	1.0%	1.8%	1.7%
	2019 Median Age	40.5	35.4	36.0
HOUSEHOLDS	2019 Estimated Households	4,783	9,341	11,631
	2024 Projected Households	4,825	9,456	11,804
	2010 Census Households	4,258	8,263	10,281
	2000 Census Households	3,845	6,393	8,003
	Projected Annual Growth 2019 to 2024	0.2%	0.2%	0.3%
	Historical Annual Growth 2000 to 2019	1.3%	2.4%	2.4%
RACE AND ETHNICITY	2019 Estimated White	89.4%	88.6%	87.7%
	2019 Estimated Black or African American	2.2%	4.0%	3.6%
	2019 Estimated Asian or Pacific Islander	1.9%	1.6%	1.4%
	2019 Estimated American Indian or Native Alaskan	1.4%	1.1%	1.9%
	2019 Estimated Other Races	5.1%	4.8%	5.4%
	2019 Estimated Hispanic	5.4%	5.1%	5.1%
INCOME	2019 Estimated Average Household Income	\$62,981	\$53,563	\$54,575
	2019 Estimated Median Household Income	\$56,911	\$52,859	\$52,412
	2019 Estimated Per Capita Income	\$29,381	\$23,068	\$23,597
EDUCATION (AGE 25+)	2019 Estimated Elementary (Grade Level 0 to 8)	4.3%	3.6%	3.5%
	2019 Estimated Some High School (Grade Level 9 to 11)	5.8%	6.4%	6.8%
	2019 Estimated High School Graduate	22.1%	22.1%	23.7%
	2019 Estimated Some College	18.6%	19.0%	19.6%
	2019 Estimated Associates Degree Only	10.7%	10.0%	10.3%
	2019 Estimated Bachelors Degree Only	19.7%	20.4%	19.2%
	2019 Estimated Graduate Degree	18.8%	18.5%	16.9%
BUSINESS	2019 Estimated Total Businesses	902	1,132	1,215
	2019 Estimated Total Employees	8,612	10,103	10,683
	2019 Estimated Employee Population per Business	9.5	8.9	8.8
	2019 Estimated Residential Population per Business	11.4	19.6	22.6

CONTACT

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