



AutoZone®

17505 CHESTERFIELD AIRPORT ROAD

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By acknowledging your receipt of this Offering Memorandum from Colliers International, you agree:

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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 Colliers International 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.

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PROPERTY SUMMARY



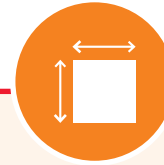
ADDRESS

17505 Chesterfield Airport Rd
Chesterfield, MO 63005



LOT SIZE

1.77 AC



BUILDING SIZE

6,000 SF



RENT

\$55,000

RENT PER SF

\$9.17

GROUND LEASE

Zero Landlord
Responsibility

REMAINING BASE TERM

14 years

SALE PRICE: \$1,300,000 | CAP RATE: 4.20%

LEASE ABSTRACT



PROPERTY OVERVIEW

Address	17505 Chesterfield Airport Rd Chesterfield, MO 63005
Year Built	2017
Building Size	S&P BBB; Moody's Baa1
Land Area	1.77 AC

LEASE OVERVIEW

Commencement	8/1/2017
Years Remaining on Base Term	14
Net Operating Income	\$55,000
Rental Rate	\$9.17/SF
Lease Type	Ground Lease
Options	Option 1: \$60,500 Option 2: \$66,500 Option 3: \$73,205 Option 4: \$80,350
Landlord Responsibilities	None



STRONG REAL ESTATE FUNDAMENTALS

- Ground Lease 2017 construction
- Zero Landlord Responsibilities
- Extremely high barrier to entry market

INVESTMENT GRADE TENANT

- AutoZone has various subsidiaries including ALLDATA, AutoZoners, LLC, AutoZone Parts, and many more.
- NYSE: AZO | S&P BBB | Moody's Baa1

ESTABLISHED LOCATION

- High traffic retail corridor
- Centrally located in mature retail market
- Close proximity to dense residential neighborhoods
- History of strong store sales
- Closest auto parts store is 9.4 miles away and 20 minute drive
- Located within Chesterfield Commons
- Average Household Income within 3 mile radius: \$175,000
- 90,000 ADT on Hwy 40/64



LOCATION MAP



LOCATION OVERVIEW



Incorporated in 1988 and covering approximately 32 square miles in suburban St. Louis County, the City of Chesterfield, Missouri is a thriving residential and business community.

Chesterfield is located just 25 minutes west of downtown St. Louis along Interstate 64. It is a special place where gleaming mid-level office buildings, tree-lined neighborhoods, shopping centers and rustic horse farms have found a way to blend harmoniously upon a 32-square mile canvas of rolling hills and lush green valleys.

More than 47,000 people call Chesterfield home. The City is a wonderful blend of attractive homes, excellent senior living facilities, top-rated school districts, houses of worship, unlimited shopping and dining destinations, along with historic and cultural attractions.

Chesterfield residents enjoy a quality of life that is unique in that everything you need is right here in Chesterfield. This includes two top-rated public school districts, a nationally-recognized hospital in St. Luke's and other quality health-care providers, and unlimited shopping, dining and recreational activities.

It is a community that has benefited from amazing foresight, imagination, commitment and collaboration of people who live and work here. Incorporated only in 1988, it is a new city with a rich history. It's an example of what can happen when residents, civic and business leaders work toward a shared vision to create an outstanding community in which to live, work, and play.

POPULATION

14,948
(3 MILE)

83,544
(5 MILE)

205,787
(7 MILE)

MEDIAN AGE

43.7
(3 MILE)

45.3
(5 MILE)

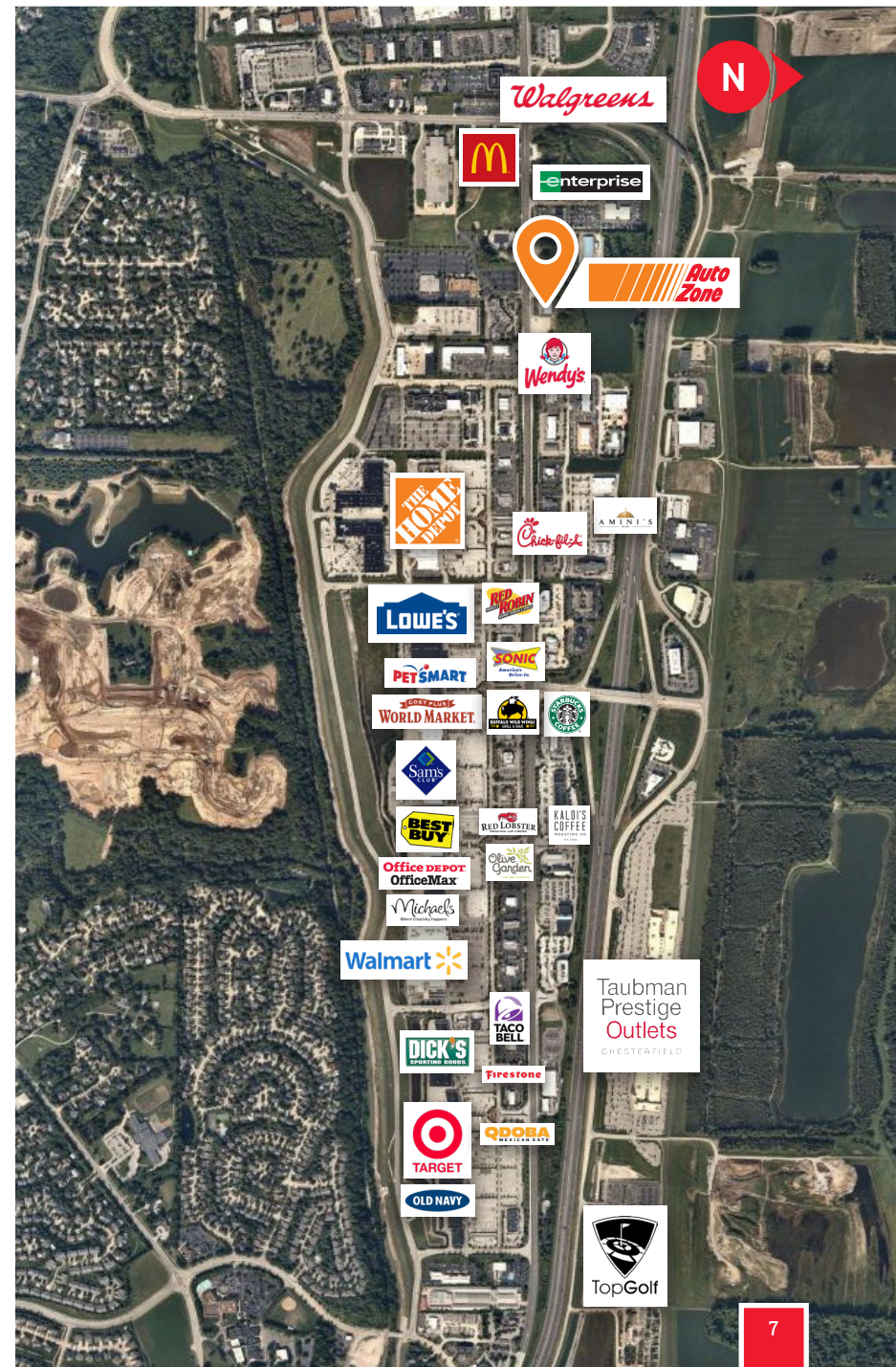
45.3
(7 MILE)

AVG. HH INCOME

\$174,770
(3 MILE)

\$150,187
(5 MILE)

\$132,125
(7 MILE)



COMPANY OVERVIEW



AutoZone is the leading retailer and a leading distributor of automotive replacement parts and accessories in the United States. Autozone sells auto and light truck parts, chemicals and accessories in over 6,200 stores located in 50 states and the District of Columbia in the United States, Puerto Rico and internationally in Mexico and Brazil. AutoZone stores sell hard parts (alternators, engines, batteries), maintenance items (oil, antifreeze), accessories (car stereos, floor mats), and non-automotive merchandise under brand names and private labels. AutoZone's commercial sales program distributes parts and other products to garages, dealerships, and other businesses.

All stores are company owned and operated. AutoZone stock is traded on the New York Stock Exchange under the ticker symbol AZO, and is a component of the S&P 500. Its subsidiaries are ALLDATA, AutoZone Parts, Inc.



\$10.89 B
Total Revenue



6,000+
Locations



87,000
Employees



3
Countries



BBB
S&P Rating



NASDAQ: AZO
Stock Symbol



PROPERTY LISTED EXCLUSIVELY BY:



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