



Advance [®]
Auto Parts

4483 Columbia Rd
Martinez, GA 30907



MATTHEWS[™]
REAL ESTATE INVESTMENT SERVICES



LISTED BY

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Investment Highlights



- **Explosive Growth** – There is over 10% population growth projected in a 3- mile radius of this site
- **Long Term Tenancy** - AAP has been at this location for over 26 years
- **Larger Format Store** - This store is larger than AAPs typical format allowing for more inventory to better serve its customer base
- **Strong Traffic Counts** – There are over 31k vehicles that travel on Belair Rd per day
- **Do It Yourself Consumers** - This store is located in a market that supports high retail sales for auto parts
- **Investment Grade Credit Tenant** – The lease is corporately guaranteed by Advance Auto Parts which has a market cap of 9.6 Billion and a BBB- S&P Rating
- **Supporting Retail** – Strategically located in a strong retail corridor surrounded by national tenants such as CVS, Walgreens, McDonald's, Wells Fargo, T-Mobile, Sonic, and more







Investment Summary



» PROPERTY ADDRESS

4483 Columbia Rd
Martinez, GA 30907



» LIST PRICE

\$1,434,000



» CAP RATE

7.25%

Annualized Operating Data

	Monthly Rent	Annual Rent	RPSF	Cap Rate
Current - 9/30/24	\$8,666	\$104,000	\$12.88	7.25%
Option 1 10/1/24 - 9/30/29	\$9,340	\$112,080	\$13.88	7.82%

Lease Guarantor	Corporate
Lease Type	NN
Building Size (SF)	± 8,075 SF
Lot Size (AC)	±1.50
Years Remaining	5.25 YRS
Options	One (1), 5 Year Option
Increases	10% After 5 Years in Options
Lease Commencement Date	4/5/1993
Lease Expiration Date	9/30/2024
Rent Commencement Date	10/8/2014
Rental Rent/Annual	\$104,000
Monthly Rent	\$8,666



Tenant Overview



» Company Name Advance Auto Parts	» Year Founded 1929	» Headquarters Roanoke, Virginia
» Parent Company Advance Auto Parts, Inc.	» Credit Rating BBB-	» Website www.advanceautoparts.com

TENANT OVERVIEW

Headquartered in Roanoke, VA., Advance Auto Parts, Inc., the largest automotive aftermarket parts provider in North America, serves both the professional installer and do-it-yourself customers. Advance Auto Parts operates over 5,185 stores, over 127 Worldpac branches and serves approximately 1,250 independently owned CARQUEST branded stores in the United States, Puerto Rico, the U.S. Virgin Islands and Canada. Employing approximately 74,000 Team Members, the company works hard to create an environment of honesty, integrity, mutual trust and dedication. These values have remained the same since Advance Auto Parts founding in 1929. Advance Auto Parts operates stores that primarily offer auto parts such as alternators, batteries, belts and hoses, chassis parts, clutches, engines and engine parts.

STRATEGY

AAP continues to expand its store network in both new and existing markets to grow its commercial and DIY customer base. In a move that created the largest automotive aftermarket parts provider in North America and surpassed rival AutoZone in sales, AAP acquired privately-held General Parts International, a distributor and supplier of original equipment and aftermarket replacement products for commercial markets operating under the CARQUEST and WORLDPAK brands. The company has also been moving into the commercial market in recent years. To better serve commercial customers, AAP has added more parts from key manufacturers to its inventory and expanded its workforce with parts professionals, delivery drivers, and sales representatives.

SALES & MARKETING

Advance Auto Parts builds its marketing and advertising campaigns around radio, television, direct marketing, mobile and social media, and local in-store marketing. Its "Speed Perks" customer loyalty campaign targets core DIY customers and emphasizes service. The company also employs Spanish-language television, radio, and outdoor ads to reach Latinos.



Area Overview



Martinez, GA

The city of Martinez is apart of Columbia County. Martinez is apart of Augusta, Georgia is a northwestern suburb of Augusta and is part of the Augusta, Georgia metropolitan area. It is bordered to the southeast by the city of Augusta in Richmond County. Martinez is home to the start of the Augusta Canal. The canal is fed by the Savannah River and passes through three levels. The canal has been a focus of redevelopment. New projects, such as the Kroc Center and Canalside Apartments have been constructed. Other developments such as Harrisburg Canal Village, and Augusta Canal Mill Village trailhead are proposed or under construction. The canal is best known today for its recreational facilities, including daily guided tours on electric tour boats, paddling and kayaking, and for its multi-use trail.

Demographics

POPULATION	1 - MILE	3 - MILE	5 - MILE
2019 Estimate	7,244	56,978	124,255
2024 Projection	7,805	63,212	136,491
Growth 2019-2024	7.74%	10.94%	9.85%
HOUSEHOLDS	1 - MILE	3 - MILE	5 - MILE
2019 Estimate	2,722	21,336	46,641
2024 Projection	3,274	28,896	59,127
Growth 2019-2024	6.83%	9.98%	8.96%
INCOME	1 - MILE	3 - MILE	5 - MILE
2018 Est. Average Household Income	\$61,665	\$68,392	\$71,179

Augusta, GA

Augusta, officially Augusta–Richmond County, is a consolidated city-county on the central eastern border of the U.S. state of Georgia. The city lies across the Savannah River from South Carolina at the head of its navigable portion. Georgia's second-largest city after Atlanta, Augusta is located in the Piedmont section of the state. Augusta lies approximately two hours east of downtown Atlanta by car via I-20. Internationally, Augusta is best known for hosting The Masters golf tournament each spring. The Masters brings over 200,000 visitors from across the world to the Augusta National Golf Club. Membership at Augusta National is widely considered to be the most exclusive in the sport of golf across the world.



Confidentiality Agreement & Disclaimer

This Offering Memorandum contains select information pertaining to the business and affairs of **Advance Auto Parts** located at **4483 Columbia Rd Martinez, GA 30907** ("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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