

REPRESENTATIVE PHOTO



## AutoZone

405 S Halleck Street · DeMotte, Indiana

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405 S Halleck Street • DeMotte, Indiana 46310

### THE OFFERING

PRICE	\$1,500,000
CAP RATE	6.0%
TOTAL GLA	7,370 SF
LOT SIZE	0.81 Acres
YEAR BUILT	2008
LEASE TYPE	NN
LEASE TERM	20 Years
TERM REMAINING	9.5 Years
LEASE COMMENCEMENT	5/1/2008
LEASE EXPIRATION	4/30/2028
RENT INCREASES	10% in Option Periods
OPTIONS	4x 5 Year
ROOF & STRUCTURE	Landlord Responsible
TYPE OF OWNERSHIP	Fee Simple
DEBT	Free & Clear

### RENT SCHEDULE

Base Term: Years 1-20 (5/1/2008 - 4/30/2028)	\$90,000
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#### OPTIONS

1st Option: Years 21-25 (5/1/2028 - 4/30/2033)	\$99,000
2nd Option: Years 26-30 (5/1/2033 - 4/30/2038)	\$108,900
3rd Option: Years 31-35 (5/1/2038 - 4/30/2043)	\$119,796
4th Option: Years 36-40 (5/1/2043 - 4/30/2048)	\$131,772

### INVESTMENT HIGHLIGHTS

- 10 Years Remaining on Base Term of Lease
- Investment Grade Tenant Rated BBB (Standard & Poor's)
- Fee Simple Interest Allows Owner to Benefit from Depreciation
- Low and Replaceable Rent at \$12.21/SF
- Rent Increases in Option Periods

Marcus & Millichap is pleased to present this net leased AutoZone in DeMotte, IN., a town in north central Indiana along Interstate 65 approaching Gary, IN. The property is a “main & main” town center location at the intersection of S. Halleck St. and 3<sup>rd</sup> Street SW. With a below market rent, an investment grade rated tenant, and ten years remaining on the base term, the property is prime for a 1031 buyer. Given the zoning and site size and location, the property can easily be redeveloped.

AutoZone is a BBB investment grade rated company by Standard & Poor's.

**TENANT SUMMARY**

TENANT	AutoZone
GUARANTOR	AutoZone, Inc.
COMPANY REVENUES	\$10,89B +/-
NO. OF LOCATIONS	5,465 +/-
NO. OF EMPLOYEES	87,000 +/-
HEADQUARTERED	Memphis, TN
WEB SITE	<a href="http://www.autozone.com">www.autozone.com</a>

AutoZone (NYSE: AZO) is a Fortune 500 corporation based in Memphis, Tennessee, established in 1979. As the leading retailer and distributor of automotive replacement parts and accessories in the U.S., each store carries an extensive line for cars, sport utility vehicles, vans and light truck, including new and re-manufactured hard parts, maintenance items and accessories. AutoZone also sells automotive diagnostic and repair software through ALLDATA and diagnostic and repair information through alldatadiy.com. The company currently operates 5,465 stores located throughout the United States, Mexico, the District of Columbia, Puerto Rico and Brazil.

AutoZone, Inc. is rated “BBB” (Investment Grade) by Standard & Poor’s and reported annual sales revenues in excess of \$10.89 Billion in 2017. The company reported net income \$1.28 Billion in 2017. The sales growth noted above results from the net addition of 172 stores through “organic expansion.”





KFC  
TYSEN'S FAMILY MARKET  
ACE Hardware  
SUBWAY  
BUREAU OF MOTOR VEHICLES  
BMV  
INDIANA

FAMILY DOLLAR  
SNYDER AUTO  
Franciscan HEALTH  
bp

SUBJECT PROPERTY

CVS pharmacy  
WALGREEN'S  
SHOPKO  
MCDONALD'S  
CHICAGO TITLE INSURANCE COMPANY  
Advance Auto Parts

DSB  
WIERS  
SCHULTZ AUTO SALES  
ANDERSON OUTDOOR POWER

# CHICAGO

## OVERVIEW

Chicago-Naperville-Elgin is one of the largest metros in the nation. Also known as the greater Chicagoland area, it is bounded to the east by Lake Michigan, expands over a 5,000-square-mile region in northeastern Illinois and extends into Wisconsin and Indiana. The metro houses 9.6 million people and comprises 14 counties. The city of Chicago contains 2.7 million residents. The greatest growth during the past 20 years occurred in the western portion of the region. In recent years, however, businesses are relocating back into the city to attract young workers, supporting the development of high-rise residential towers in the downtown Chicago.

### METRO HIGHLIGHTS



#### THIRD-LARGEST METROPOLITAN AREA

The metro population trails only New York City and Los Angeles in size. It will expand to nearly 9.9 million residents by 2023.



#### WEALTH OF INTELLECTUAL CAPITAL

The number of corporate headquarters in Chicago is second only to New York City. There are 33 Fortune 500 companies based locally.



#### LARGE, DIVERSE EMPLOYMENT BASE

The Chicago metro employs more than 4.7 million individuals in an array of industries, including a growing tech sector.





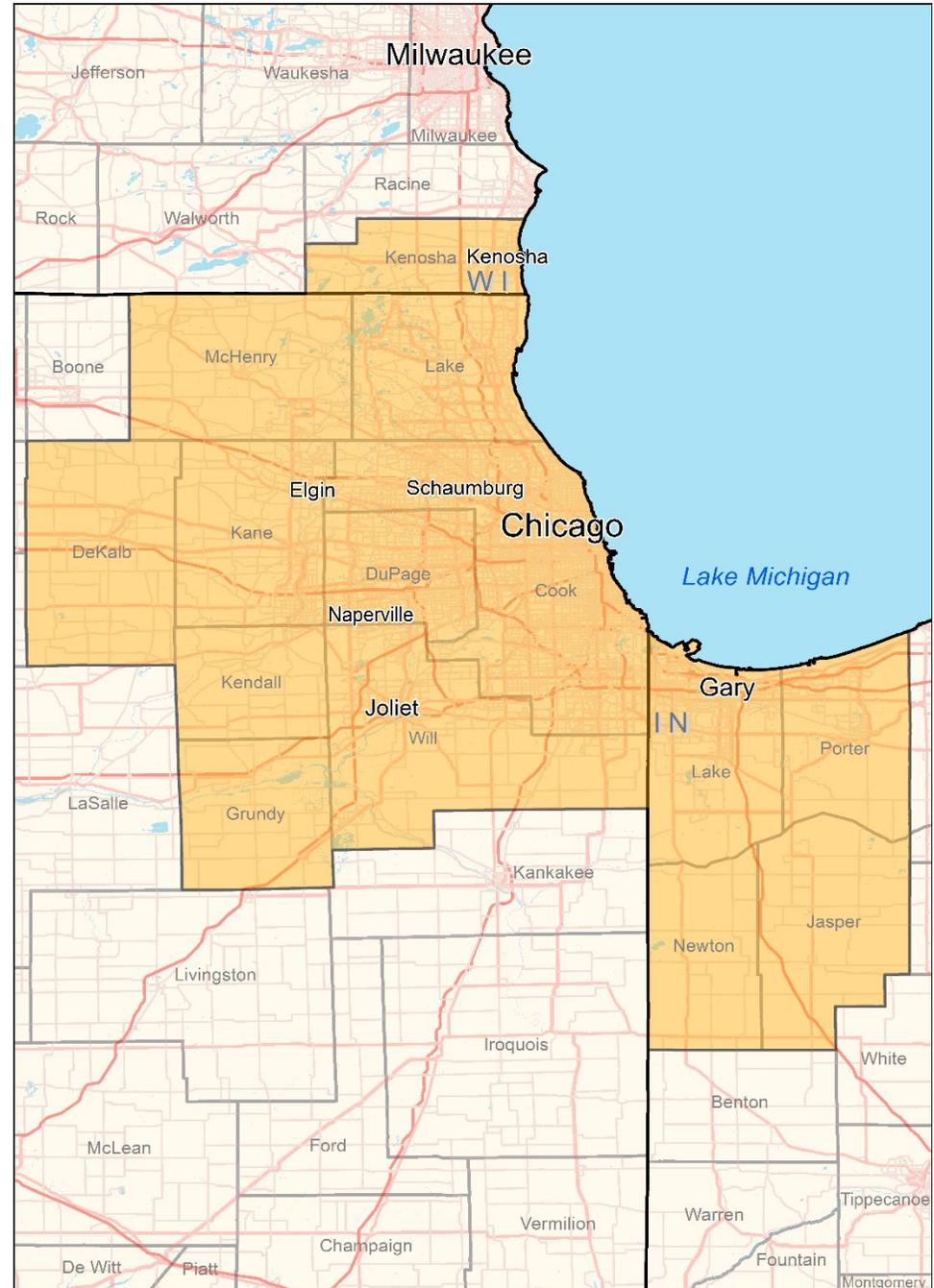
## TRANSPORTATION

- The region’s transit network ranks among the largest and most efficient in the world.
- The vast network of freeways, centralized location, largest rail-truck intermodal facility in the U.S., and the Port of Chicago contribute to the metro’s position as a major distribution and logistics hub.
- Chicago is the nation’s premier freight rail hub, with four carriers, BNSF, Union Pacific, CSX, and Norfolk Southern, that service the region.
- Amtrak routes originate from Union Station, while the Metra commuter rail and the Chicago L provide passenger service throughout the metro area and beyond.
- International airports include O’Hare, Midway and Gary/Chicago. Seven smaller airports also provide air service for the region.



MORE THAN  
**40%**

OF ILLINOIS RESIDENTS LIVE IN THE SUBURBS OF CHICAGO, MANY OF WHOM COMMUTE INTO THE CITY FOR WORK



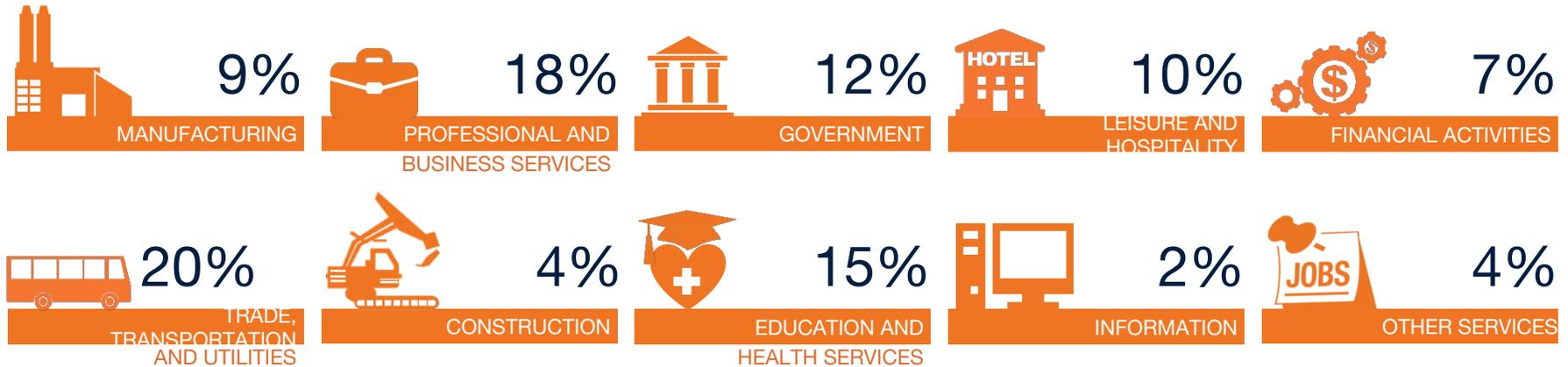
## ECONOMY

- The metro has one of the biggest economies in the nation and is buoyed by its distribution, finance, manufacturing operations and growing high-tech sectors.
- Fortune 500 companies headquartered in the metro include Boeing, Walgreens, Allstate and McDonald's.
- The area is a major global tourist and convention destination. Last year, a record 55.2 million people visited the metro, supporting 146,500 jobs.
- Large tech firms such as Amazon, Groupon and Google attract startup companies.
- The workforce is considered one of the most diverse and well trained among major U.S. metros.

MAJOR AREA EMPLOYERS
Amazon.com, Inc.
Advocate Healthcare
Walmart
Northwestern University
United Continental Holdings Inc.
Allstate Corp.
Walgreens Boots Alliance, Inc.
Abbott Labs
JPMorgan Chase
AT&T



## SHARE OF 2017 TOTAL EMPLOYMENT





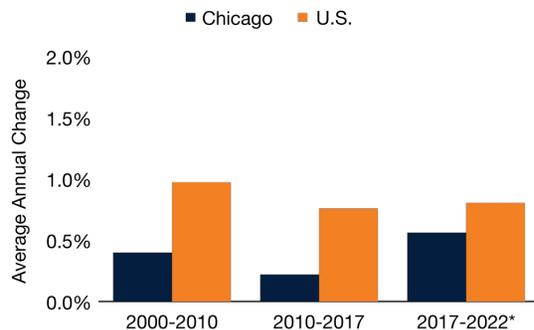
## DEMOGRAPHICS

- Chicago is the third most populous metro in the U.S. and is expected to grow by approximately 270,000 people during the next five years.
- Younger professionals moving to the area for employment provide a skilled workforce and contribute to the median age of 37 years, below that of the nation.
- World-class education institutions including Northwestern University and the University of Chicago help provide a skilled labor pool. Nearly 35 percent of residents age 25 and older hold a bachelor's degree and of these, 13 percent have also earned a graduate or professional degree, which is well above the national level.
- Local homeownership of 65 percent is slightly above the national rate of 64 percent.

### QUICK FACTS

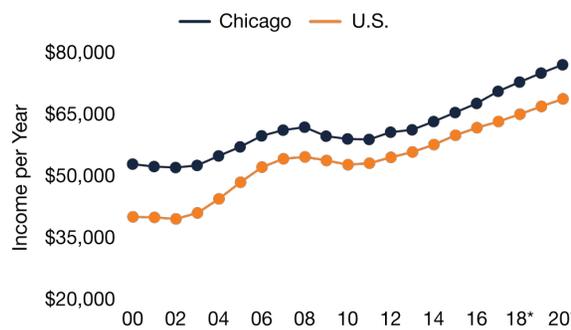


Population Growth

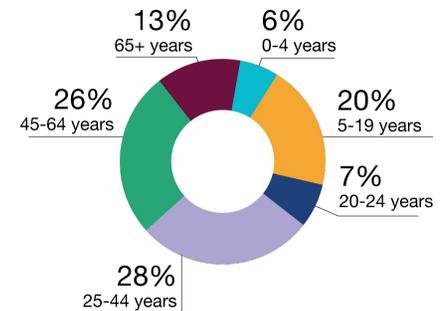


\* Forecast

Median Household Income



2017 Population by Age





## QUALITY OF LIFE

The Chicago metro has something to offer every one of its residents and visitors, whether it is legendary blues and jazz music, cultural and educational venues, professional sports, dining, entertainment, shopping or recreational amenities.

The Chicago area's relative affordability is largely due to its lower housing costs. The median home price is significantly less than in other cities of its size and is below that of many smaller cities, including Seattle and Denver.

Cultural activities and venues underpin the metro's cosmopolitan lifestyle. The region is home to various well-known museums, including the world-class Field Museum, Shedd Aquarium, Art Institute of Chicago and Adler Planetarium. The theater scene rivals the world's best, and troupes, dance companies, symphony orchestras and music venues abound.

**\$248,800**

MEDIAN HOME PRICE



**70**

VARIOUS MUSUEMS



**29 MILES**

OF SHORELINE



Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau



## SPORTS



## EDUCATION



## ARTS & ENTERTAINMENT



POPULATION	1 Miles	3 Miles	5 Miles
▪ 2022 Projection			
Total Population	3,385	7,934	14,370
▪ 2017 Estimate			
Total Population	3,185	7,395	13,322
▪ 2010 Census			
Total Population	3,182	7,370	13,197
▪ 2000 Census			
Total Population	2,643	6,128	11,015
▪ Current Daytime Population			
2017 Estimate	2,135	5,173	9,292
HOUSEHOLDS	1 Miles	3 Miles	5 Miles
▪ 2022 Projection			
Total Households	1,421	3,029	5,323
▪ 2017 Estimate			
Total Households	1,321	2,798	4,887
Average (Mean) Household Size	2.56	2.64	2.73
▪ 2010 Census			
Total Households	1,332	2,814	4,878
▪ 2000 Census			
Total Households	1,067	2,263	3,934
▪ Occupied Units			
2022 Projection	1,421	3,029	5,323
2017 Estimate	1,425	3,012	5,250
HOUSEHOLDS BY INCOME	1 Miles	3 Miles	5 Miles
▪ 2017 Estimate			
\$150,000 or More	3.92%	3.77%	4.13%
\$100,000 - \$149,000	10.55%	11.97%	12.91%
\$75,000 - \$99,999	16.84%	17.81%	17.68%
\$50,000 - \$74,999	25.17%	24.46%	24.78%
\$35,000 - \$49,999	14.16%	14.74%	15.48%
Under \$35,000	29.36%	27.22%	25.00%
Average Household Income	\$66,698	\$68,032	\$69,274
Median Household Income	\$56,480	\$57,744	\$58,803
Per Capita Income	\$27,726	\$25,805	\$25,459

HOUSEHOLDS BY EXPENDITURE	1 Miles	3 Miles	5 Miles
Total Average Household Retail Expenditure	\$65,634	\$67,750	\$69,413
▪ Consumer Expenditure Top 10 Categories			
Housing	\$17,041	\$17,523	\$17,880
Transportation	\$11,914	\$12,261	\$12,615
Shelter	\$9,672	\$9,947	\$10,155
Food	\$6,885	\$7,142	\$7,358
Personal Insurance and Pensions	\$5,813	\$6,216	\$6,570
Health Care	\$5,208	\$5,286	\$5,286
Utilities	\$3,729	\$3,829	\$3,908
Entertainment	\$2,785	\$2,901	\$2,996
Household Furnishings and Equipment	\$1,828	\$1,887	\$1,929
Cash Contributions	\$1,758	\$1,745	\$1,690
POPULATION PROFILE	1 Miles	3 Miles	5 Miles
▪ Population By Age			
2017 Estimate Total Population	3,185	7,395	13,322
Under 20	26.16%	26.31%	26.70%
20 to 34 Years	16.24%	16.14%	16.46%
35 to 39 Years	5.77%	5.86%	6.15%
40 to 49 Years	11.11%	11.78%	12.53%
50 to 64 Years	20.09%	20.95%	21.35%
Age 65+	20.60%	18.95%	16.80%
Median Age	41.53	41.36	40.53
▪ Population 25+ by Education Level			
2017 Estimate Population Age 25+	2,183	5,048	9,016
Elementary (0-8)	1.57%	1.34%	1.52%
Some High School (9-11)	6.44%	6.09%	6.24%
High School Graduate (12)	38.57%	40.13%	41.11%
Some College (13-15)	28.25%	27.24%	26.99%
Associate Degree Only	9.01%	8.49%	8.34%
Bachelors Degree Only	12.56%	12.68%	11.98%
Graduate Degree	3.31%	3.52%	3.21%



### Population

In 2017, the population in your selected geography is 7,395. The population has changed by 20.68% since 2000. It is estimated that the population in your area will be 7,934.00 five years from now, which represents a change of 7.29% from the current year. The current population is 48.86% male and 51.14% female. The median age of the population in your area is 41.36, compare this to the US average which is 37.83. The population density in your area is 261.10 people per square mile.



### Households

There are currently 2,798 households in your selected geography. The number of households has changed by 23.64% since 2000. It is estimated that the number of households in your area will be 3,029 five years from now, which represents a change of 8.26% from the current year. The average household size in your area is 2.64 persons.



### Income

In 2017, the median household income for your selected geography is \$57,744, compare this to the US average which is currently \$56,286. The median household income for your area has changed by 21.75% since 2000. It is estimated that the median household income in your area will be \$66,480 five years from now, which represents a change of 15.13% from the current year.

The current year per capita income in your area is \$25,805, compare this to the US average, which is \$30,982. The current year average household income in your area is \$68,032, compare this to the US average which is \$81,217.



### Race and Ethnicity

The current year racial makeup of your selected area is as follows: 96.55% White, 0.32% Black, 0.00% Native American and 0.42% Asian/Pacific Islander. Compare these to US averages which are: 70.42% White, 12.85% Black, 0.19% Native American and 5.53% Asian/Pacific Islander. People of Hispanic origin are counted independently of race.

People of Hispanic origin make up 4.24% of the current year population in your selected area. Compare this to the US average of 17.88%.



### Housing

The median housing value in your area was \$171,956 in 2017, compare this to the US average of \$193,953. In 2000, there were 1,741 owner occupied housing units in your area and there were 522 renter occupied housing units in your area. The median rent at the time was \$472.



### Employment

In 2017, there are 2,362 employees in your selected area, this is also known as the daytime population. The 2000 Census revealed that 50.31% of employees are employed in white-collar occupations in this geography, and 50.06% are employed in blue-collar occupations. In 2017, unemployment in this area is 6.36%. In 2000, the average time traveled to work was 34.00 minutes.



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