

**ADVANCE AUTO PARTS**  
Rockmart (Atlanta MSA), GA



Actual Site

**\$ Asking Price**  
**\$1,175,000**

**% Cap Rate**  
**7.38%**

**120 Felton Drive**  
**Rockmart, GA 30153**

## Asset Summary

Annual Rent	\$90,420
Roof & Structure Reserve	(-\$3,000)
General Liability Insurance	(-\$625)
<b>Net Operating Income (NOI)</b>	<b>\$86,795</b>
Rentable Square Feet	7,000+/- SF
Rent SF	\$12.92
Land Area	1.12+/- Acres
Tenant	Advance Stores Company d/b/a Advance Auto Parts
Credit Rating	S&P: BBB-
Stock Symbol	NYSE: AAP
Guarantor	Corporate
Ownership Type	Fee Simple
Lease Type	NN
Landlord Responsibilities	Roof, Structure & General Liability Insurance
Year Built	2004
Lease Term Remaining	6+ Years
Rent Commencement	April 1, 2019
Lease Expiration	March 31, 2026
Increases	5% Every 5 Years in Options
Options	Three (3), Five (5) Year

## Rent Schedule

Term	Increases	Annual Rent	Monthly Rent
4/1/2019 – 3/31/2026	-	\$90,420	\$7,535
4/1/2026 – 3/31/2031*	5%	\$94,941	\$7,912
4/1/2031 – 3/31/2036*	5%	\$99,688	\$8,307
4/1/2036 – 3/31/2041*	5%	\$104,672	\$8,723

\*Options

## Investment Highlights

- Recent lease extension
- 15-year operating history as Advance Auto Parts shows the tenant's success & commitment to this location
- Atlanta MSA
- Investment grade credit S&P: BBB-
- Located alongside other nationally recognized retailers including McDonald's, Walmart Supercenter, Anytime Fitness, Wendy's, Zaxby's, Dollar Tree, KFC, Sonic, Arby's and more





About Advance Auto Parts

Advance Auto Parts is the leading automotive aftermarket parts provider in North America, serving “do-it-for-me”, or Commercial, and “do-it-yourself”, or DIY, customers as well as independently-owned operators. They were founded in 1929 and are headquartered in Raleigh, NC.



Advance Auto Parts which is consisted of 5,200 stores is generally located in freestanding buildings with a heavy focus on both commercial and DIY customers. The average size of an Advance store is approximately 7,500 square feet with the size of typical new stores ranging from approximately 6,000 to 8,500 square feet. These stores carry a wide variety of products serving aftermarket auto part needs for both domestic and import vehicles.

Advance Auto Parts plans to open and operate stores in both large, densely-populated markets and small, less densely-populated areas. Advance Auto which consisted of “Advance Auto Parts”, “Carquest”, and “Worldpac” have increased their store count significantly in the last ten years from 2,872 stores in 2005 to 5,135 stores in the United States in 2015. They intend to continue to increase the number of their stores and expand the markets they serve as part of their growth strategy.



Tenant Snapshot

# of Locations	5,200+	Founded	1929	# of Employees	70,000	Revenue	\$9.6Bil	Headquarters	Raleigh, NC
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## Location Overview



Distance To

Chattanooga, TN

90 miles

Huntsville, AL

136 miles

Alpharetta, GA

53 miles

Marietta, GA

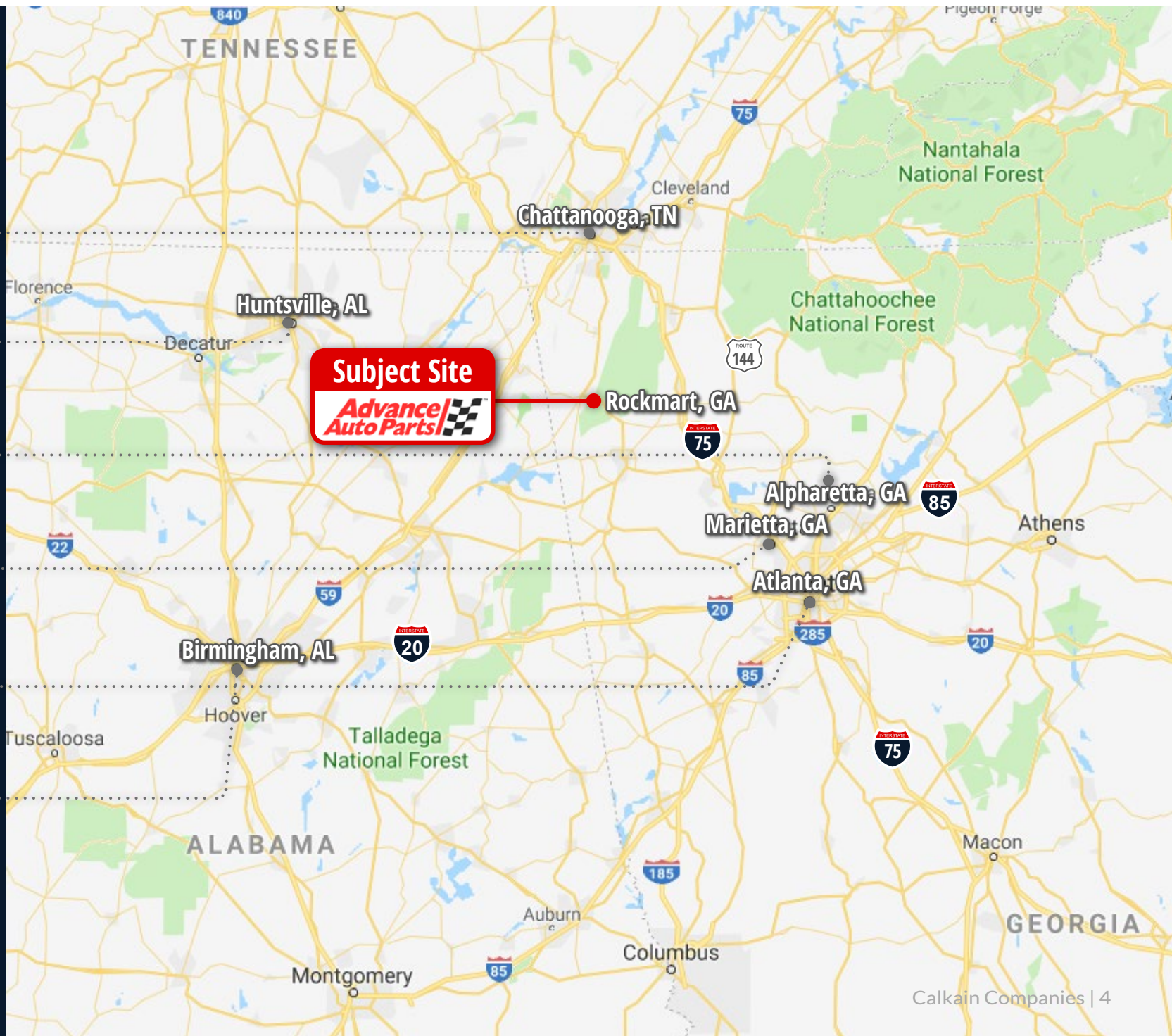
34 miles

Atlanta, GA

47 miles

Birmingham, AL

129 miles











Location  
Highlights



Atlanta  
MSA



17,922 VPD  
Pass the Site

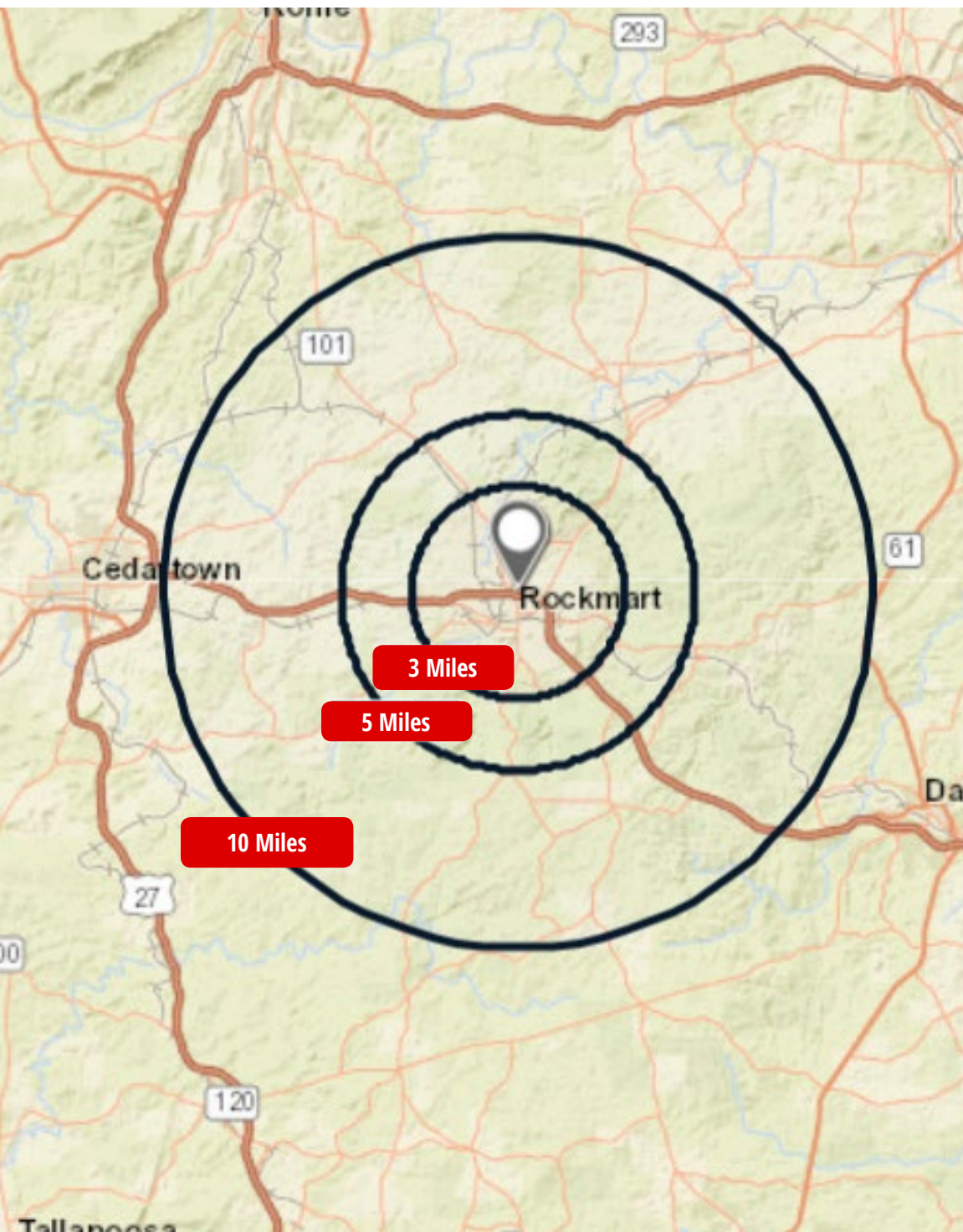


15 Yr Operating  
History









	3 Miles	5 Miles	10 Miles
<b>Population</b>			
2019 Population	10,200	19,334	36,434
2024 Population	10,533	20,341	38,362
2019 Median Age	38.00	37.00	37.00
<b>Households</b>			
2019 Total Households	3,887	7,111	13,189
<b>Median Household Income</b>			
2019 Median HH Income	\$36,282	\$40,233	\$46,682
<b>Average Household Income</b>			
2019 Average HH Income	\$46,778	\$51,949	\$53,333
2024 Average HH Income	\$52,126	\$57,654	\$58,797

**Rockmart, GA**

Rockmart is a city in Polk County, Georgia, United States. The population was 4,199 according to a 2010 census. Rockmart developed as a railroad depot town when the Southern Railway built a station in the area.[1] The community was incorporated in 1872, and was named from abundant deposits of slate in the area. The Rockmart Downtown Historic District is listed on the National Register of Historic Places.

Beginning in the mid-1990s, Rockmart experienced a period of economic expansion. Growth in the form of new restaurants and casual dining, as well as retail shopping, came about as residential building increased. A Walmart Supercenter store was opened in the city in 2007.



## About Us

Calkain Companies LLC is a boutique commercial real estate investment banking firm that provides consulting and brokerage services to both private and institutional clientele with a focus on single tenant net lease investments. We pride ourselves on being an innovative leader by providing our clients a full array of commercial real estate investment brokerage and asset management solutions, including advisory, research, debt and equity placement and wealth management.

Calkain has built solid, lasting relationships that have been the cornerstone of how we do business. Calkain approaches each assignment with an eye toward each client's individual needs. Whether private or institutional investors, Calkain delivers real estate solutions that maximize value while building wealth for all of our clients.

At Calkain, our foresight and innovation are leading the net lease investment industry.

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**\$12 Billion**  
in Closed Transactions

**\$400 Million**  
in Active Listings

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