

EXCLUSIVELY MARKETED BY:



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INVESTMENT OVERVIEW

Investment Summary Investment Highlights

LEASE ABSTRACT

Lease Summary Rent Roll PROPERTY OVERVIEW

Property Images Location, Aerial & Retail Maps AREA OVERVIEW

City Overview Demographics

TENANT OVERVIEW

Tenant Profile

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INVESTMENT SUMMARY

Sands Investment Group is Pleased to Exclusively Offer For Sale the 6,786 SF AutoZone Located at 1102 E Church Street in Cherryville, NC. This Opportunity Includes a Tenant With Over 8 Years Remaining on the Primary Lease That is Located in a Top MSA, Providing For a Secure Investment.

OFFERING SUMMARY

PRICE \$1,300,000

CAP 5.95%

NOI \$77,220

PRICE PER SF \$191.57

GUARANTOR AutoZone, Inc.

PROPERTY SUMMARY

ADDRESS 1102 E Church Street

Cherryville, NC

COUNTY Gaston

BUILDING AREA 6,786 SF

LAND AREA 1.6 AC

BUILT 2007



HIGHLIGHTS

- Strong Corporate Guarantee From AutoZone, Inc. (NYSE: AZO, BBB+)
- Over 8 Years of Primary Lease Term Remaining
 With 4 x 5 Year Options to Extend
- Located in Top MSA the Charlotte–Concord Gastonia MSA is the 23rd Largest in the United States With 2,525,305 Residents
- Demographics Ideal For AutoZone's "Do-It-Yourself" Business Model
- Large Parcel Property is Situated on 1.6 Acres of Land

- Property is Near John Chavis Middle School, Cherryville Elementary School and Cherryville High School
- Cherryville's Largest Employer is Keystone
 Powdered Metal a Auto Parts Manufacturer
- Property is Located 30-Miles From Charlotte Douglas International Airport – Which is the 5th Busiest Airport in the Nation
- E-Commerce & Recession Proof Tenant
- Nearby Tenants Include: Bojangles', Taco Bell, Kentucky Fried Chicken, Pizza Hut, McDonald's, Dollar General, Walmart and BB&T



LEASE SUMMARY

AutoZone, Inc. TENANT

A Building of Approximately 6,786 SF PREMISES

November 2007 LEASE COMMENCEMENT

November 2027 LEASE EXPIRATION

8+ Years Remaining LEASE TERM

RENEWAL OPTIONS

RENT INCREASES

LEASE TYPE

PERMITTED USE

PROPERTY TAXES

INSURANCE

COMMON AREA

ROOF & STRUCTURE

REPAIRS & MAINTENANCE

HVAC

UTILITIES

RIGHT OF FIRST REFUSAL

10% at Options Tenant's Responsibility Tenant's Responsibility Tenant's Responsibility Landlord's Responsibility Tenant's Responsibility Tenant's Responsibility Tenant's Responsibility

4 x 5 Years

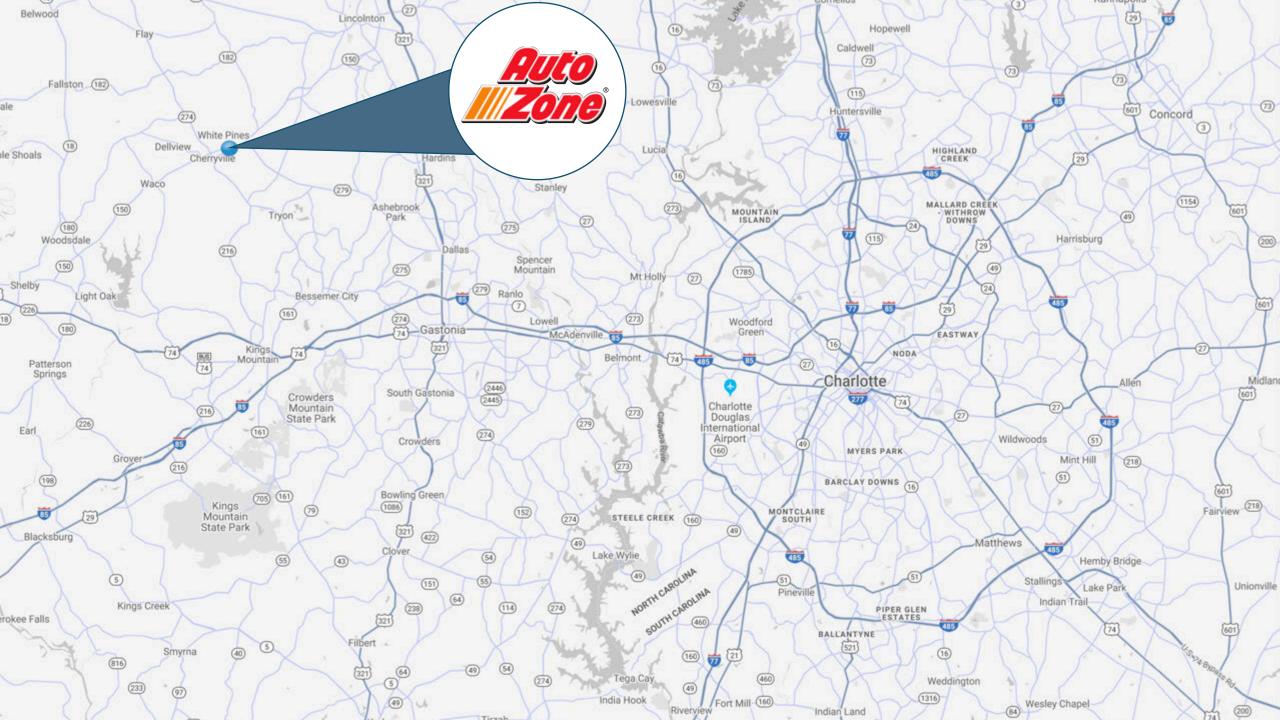
Auto Parts

(NN+)

No

SQUARE ANNUAL RENT FOOTAGE **BASE RENT** PER SF 6,786 SF \$77,220 \$11.37













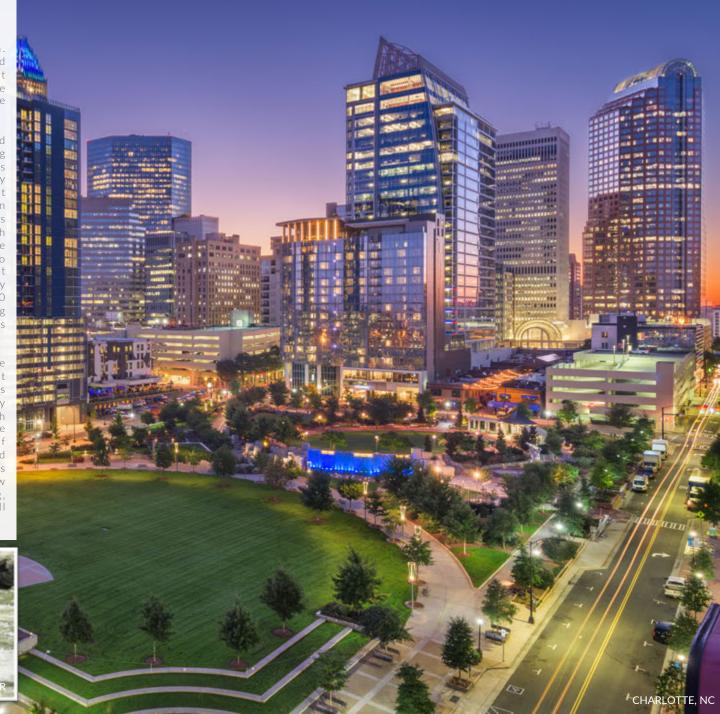
Cherryville is a city located in Gaston County in the southwest of North Carolina. Part of the Charlotte-Concord-Gastonia MSA, Cherryville has an estimated population of 6,000 people and spans an area of over 5.5 square miles. Located at the edge of various rich watersheds and reservoirs, it is a mere 40 miles west of the major city of Charlotte and only 14 miles northwest of Gastonia, which is the largest city in Gaston County and the county seat.

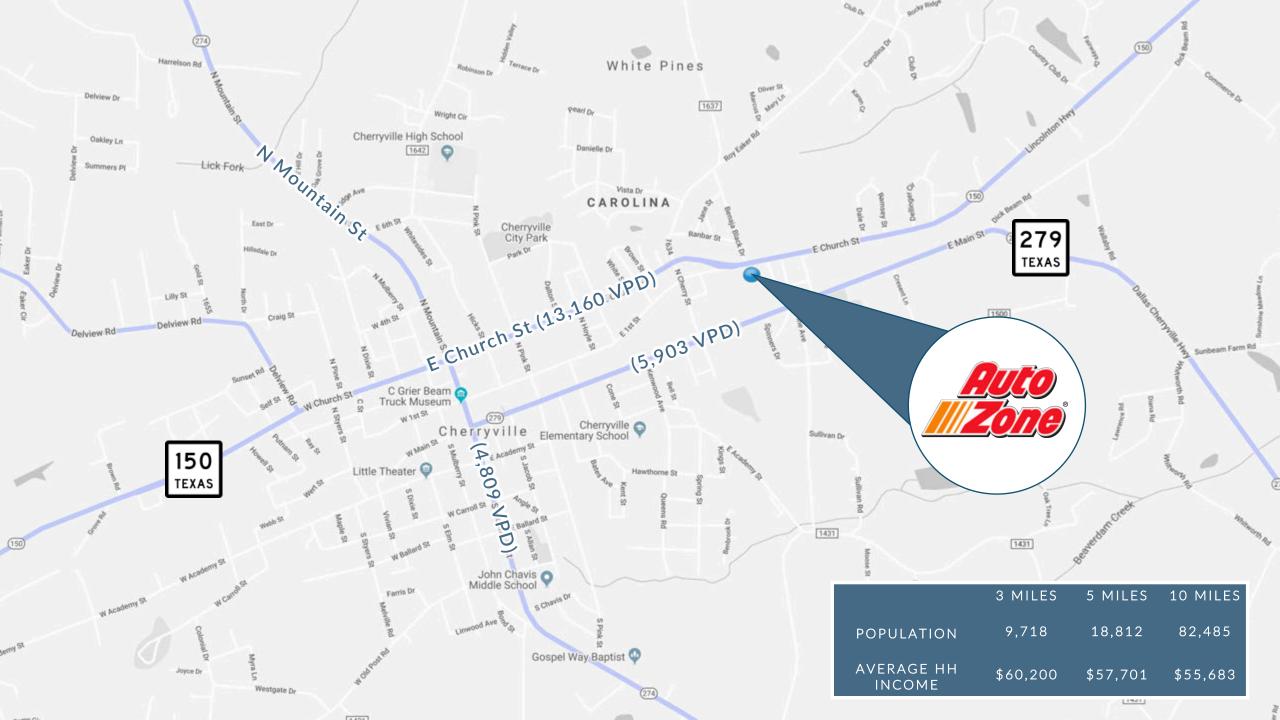
Recent economic growth in Cherryville has been very positive. It has witnessed economic growth of 2.7% in the past year. Cherryville has overwhelmingly strong drivers in manufacturing and health care and health services, with both drivers combined employing nearly 40% of the population. The whole region is moving away from its agricultural roots to something far more dynamic and diversified. Just around the corner, Charlotte is home to the headquarters of over half a dozen Fortune 500 companies, including Sonic Automotive, Duke Energy, and Nucor as well as Lowe's and Bank of America, both of which are in the top 50. The 77th ranked Honeywell's is also planning an imminent move to the region, as is the merger of BB&T and SunTrust. Fortune 500 companies account for more than two thirds of the USA's GDP, and in 2018 Fortune 500 companies in Charlotte brought home an absolutely staggering 500 billion dollars. As if that weren't sufficiently impressive, Charlotte is also home to eight companies listed between 501 and 1000 on the Fortune 1000, including Domtar, Sealed Air, and the Coca-Cola Bottling Company. The economic growth of the Charlotte-Concord-Gastonia MSA is anticipated to be 26% higher than the national average over the next decade.

The Cherryville Historical Museum houses a variety of exhibits showcasing the city's past, including a local sports hall of fame, a tribute to the thriving mills that helped the city flourish during the industrial revolution, WWII memorabilia from its decorated veterans, and much more. Enthusiasts of America's automotive history need to be sure to check out Cherryville's C. Grier Beam Truck Museum, which features exhibits on the region's storied freight trucking and is housed in the historic Beam Shell Service Station and Office, included in the National Registry of Historic Places. Next door in Gastonia, you can stroll the exquisite manicured grounds of the Daniel Stowe Botanical Gardens or hike to the summit of Crowder's Mountain for a view that will absolutely take your breath away. A stone's throw away in Charlotte, a variety of leading attractions including whitewater rafting, international art at the Mint Museum, the NASCAR hall of fame and NFL football and NBA basketball await you.









TENANT PROFILE

AutoZone is an American retailer of aftermarket automotive parts and accessories, and it is the largest in the United States. The company was founded in 1979, and today has over 6,000 stores across the United States, Mexico, and Brazil. For more than 30 years, AutoZone has been committed to providing the best parts, prices and customer service in the automotive aftermarket industry.

AutoZone has a rich culture and history of going the Extra Mile for its customers and its community. AutoZone is the nation's leading retailer and a leading distributor of automotive replacement parts and accessories. Each store carries an extensive line for cars, sport utility vehicles, vans and light trucks, including new and remanufactured hard parts, maintenance items and accessories. Since opening its first store in Forrest City, Arkansas on July 4, 1979, the company has joined the New York Stock Exchange (NYSE: AZO) and earned a spot in the Fortune 500. AutoZone also sell automotive diagnostic and repair software through ALLDATA, diagnostic and repair information through alldatadiy.com, and auto and light truck parts and accessories through AutoZone.com.



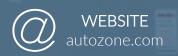






OF LOCATIONS





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