



O'REILLY AUTO PARTS

WYTHEVILLE, VIRGINIA

OFFERED BY:

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Listed in conjunction with Virginia Broker
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All properties visits are by appointment only.

PROPERTY SUMMARY



TENANT:	O'Reilly Auto Parts
GUARANTOR:	O'Reilly Automotive Stores, Inc.
LOCATION:	1010 North 4 th Street Wytheville, Virginia 24382
TYPE OF OWNERSHIP:	Fee Simple
LEASE TYPE:	Roof and Structure Only (Both under Warranty)
LIST PRICE:	\$1,830,000.
CAP RATE:	5.25%
LEASE TERM:	20 Years
BASE RENT:	
	Years 1-10: \$96,000.
	Years 11-20: \$101,760.
	Option 1: \$107,866.
	Option 2: \$111,098.
	Option 3: \$120,118.
OPTIONS:	Three (3) five (5) year options with 6% increases
SQUARE FOOTAGE:	7,225 SF
LAND AREA:	0.78 +/- Acres
RENT COMMENCEMENT:	November 7, 2015
LEASE EXPIRATION:	November 6, 2035
BUILDING CONSTRUCTION:	Upgraded Construction with metal and brick
PARKING LOT:	Concrete

PROPERTY SUMMARY

O'REILLY AUTO PARTS – WYTHEVILLE, VA



PROPERTY OVERVIEW:

RDO Investments is pleased to present a fee simple, single tenant, 7,225 square foot O'Reilly Auto Parts in Wytheville, Virginia. The property is strategically located in the main retail hub on North 4th Street, directly off Interstate 81. The property has excellent visibility and good ingress and egress. The property was constructed in 2015 with upgraded brick, stone and block construction. The tenant signed an original 20 year lease in 2015 with a rental increase in year eleven. The tenant also has three, 5-year options with 6% increases. Landlord is responsible for Roof (warranty), and Structure (warranty).

LOCATION OVERVIEW:

Wytheville is a historic, business-friendly community situated at the intersection of Interstates 77 and 81 in Southwest Virginia and less than an hour from the states of North Carolina, Tennessee and West Virginia. Interstates 81 and 77 intersect in Wythe County, providing direct access to major north-south and east-west commercial arteries. Three other major US routes (11, 21 and 52) supplement the interstates and make Wytheville a transportation hub for commercial and recreational access to area National Forests & Recreation areas and three Virginia State Parks. Additionally, the community borders on the 7500 acre Big Survey Wildlife Management Area and the Town's 1800 acre Crystal Springs Recreation Area.

Based upon the 2010 Census, the national demographics consulting firm Applied Geographic Solutions has estimated that for 2017 there are approximately 20,455 residents and 8,842 households with a ten-mile radius of the Property. According to Applied Geographic Solutions, the average household income with a five-mile radius of the Property was estimated to be \$62,062.

TENANT OVERVIEW

O'REILLY AUTO PARTS – WYTHEVILLE, VA



O'Reilly Automotive, Inc. (NASDAQ: ORLY), is one of the largest specialty retailers of automotive aftermarket parts, tools, supplies, equipment, and accessories in the United States, serving both professional service providers and do-it-yourself customers.

The company provides new and remanufactured automotive hard parts, such as alternators, starters, fuel pumps, water pumps, brake system components, batteries, belts, hoses, temperature controls, chassis parts, driveline parts, and engine parts; maintenance items comprising oil, antifreeze products, fluids, filters, wiper blades, lighting products, engine additives, and appearance products; and accessories, such as floor mats, seat covers, and truck accessories. Its stores offer auto body paint and related materials, automotive tools, and professional service provider service equipment. The company's stores also offer enhanced services and programs comprising used oil, oil filter, and battery recycling; battery, wiper, and bulb replacement; battery diagnostic testing; electrical and module testing; check engine light code extraction; loaner tool program; drum and rotor resurfacing; custom hydraulic hoses; professional paint shop mixing and related materials; and machine shops. Its stores provide do-it-yourself and professional service provider customers a selection of brand name, house brands, and private label products for domestic and imported automobiles, vans, and trucks.

Sales for the year ended December 31, 2016, increased \$626 million to \$8.59 billion from \$7.97 billion for the same period one year ago, representing an increase of 8%. Comparable store sales for stores open at least one year increased 4.8% and 7.5% for the years ended December 31, 2016 and 2015, respectively. O'Reilly's focus on customer service and supreme site selection for new stores have lead to a 48% increase in sales over the last 5 years.

O'Reilly's competitive advantage in the aftermarket auto parts sector is to combine their dedication to customer service with their top of the line distribution system to deliver value to consumers and commercial customers in a wider array of geographical markets. They focus on "blue-collar" markets with a higher mix of potential DIY customers and rural markets where the need for replacement parts is generally greater due to a higher average age of vehicles and more miles driven annually. In urban markets, O'Reilly's prides themselves on their expert staff to get consumers the right part and just in time delivery can get parts to commercial clients within one hour.



PHOTOS

O'REILLY AUTO PARTS – WYTHEVILLE, VA



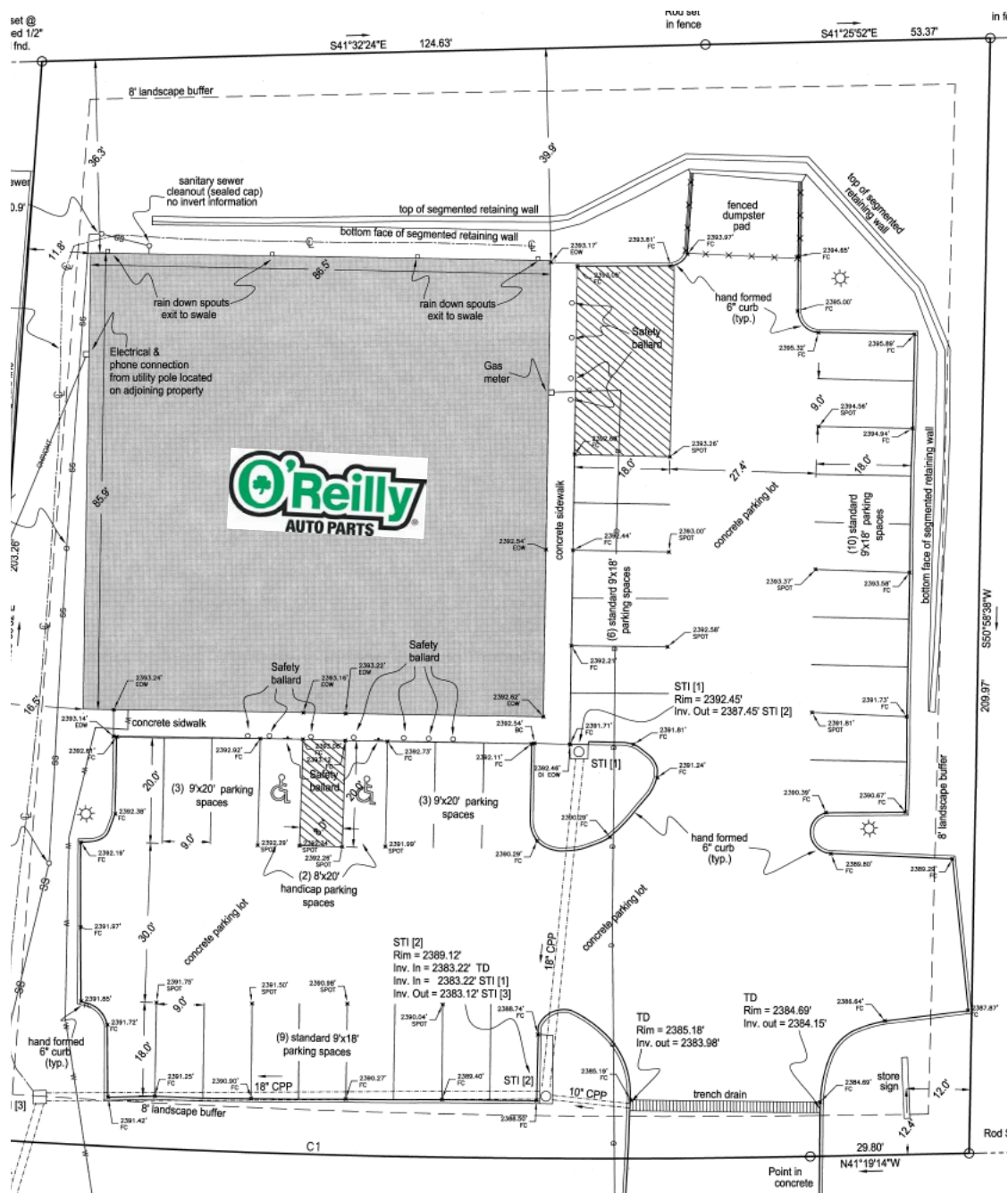
PHOTOS

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SITE AERIAL
O'REILLY AUTO PARTS – WYTHEVILLE, VA



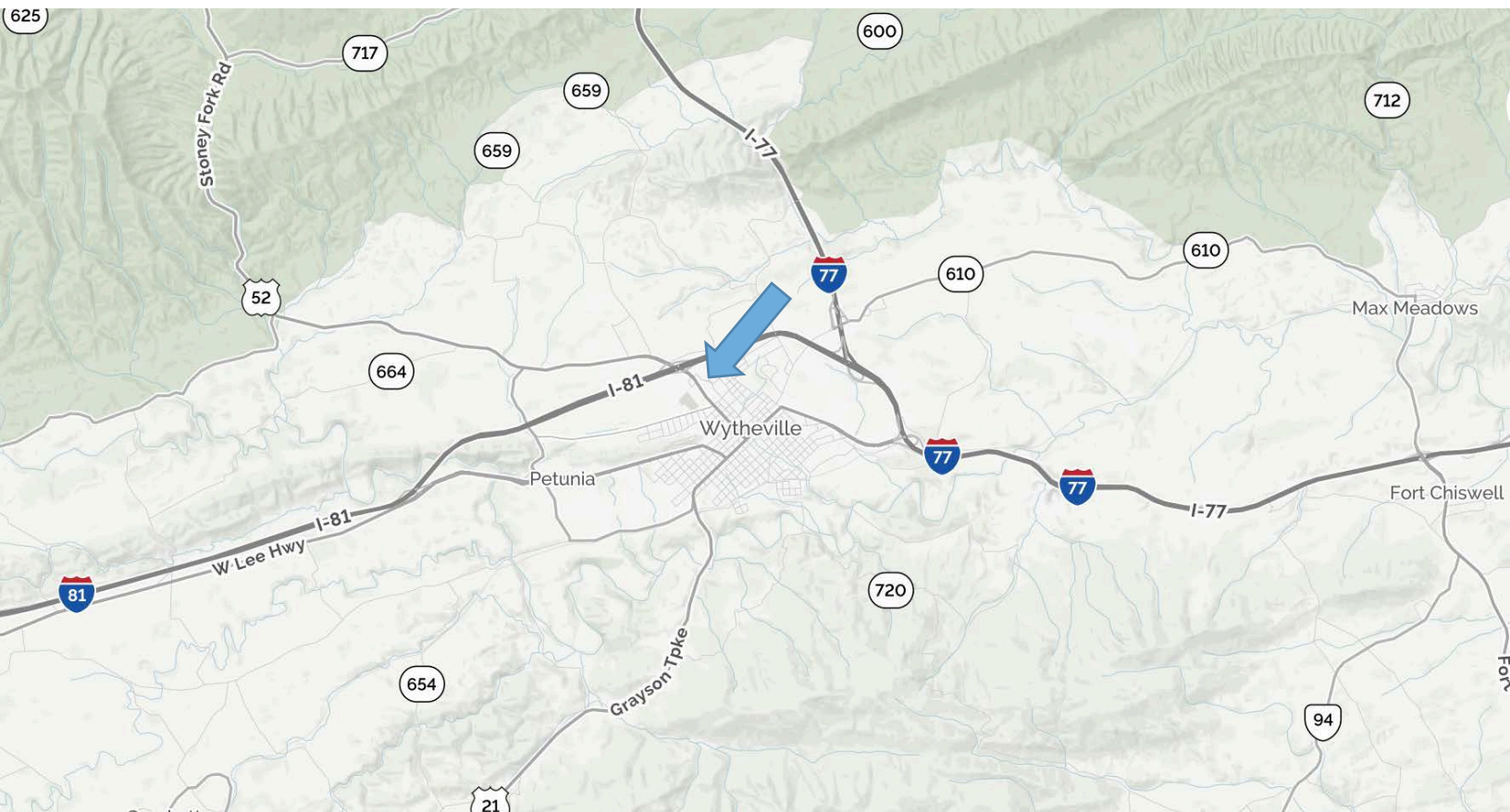
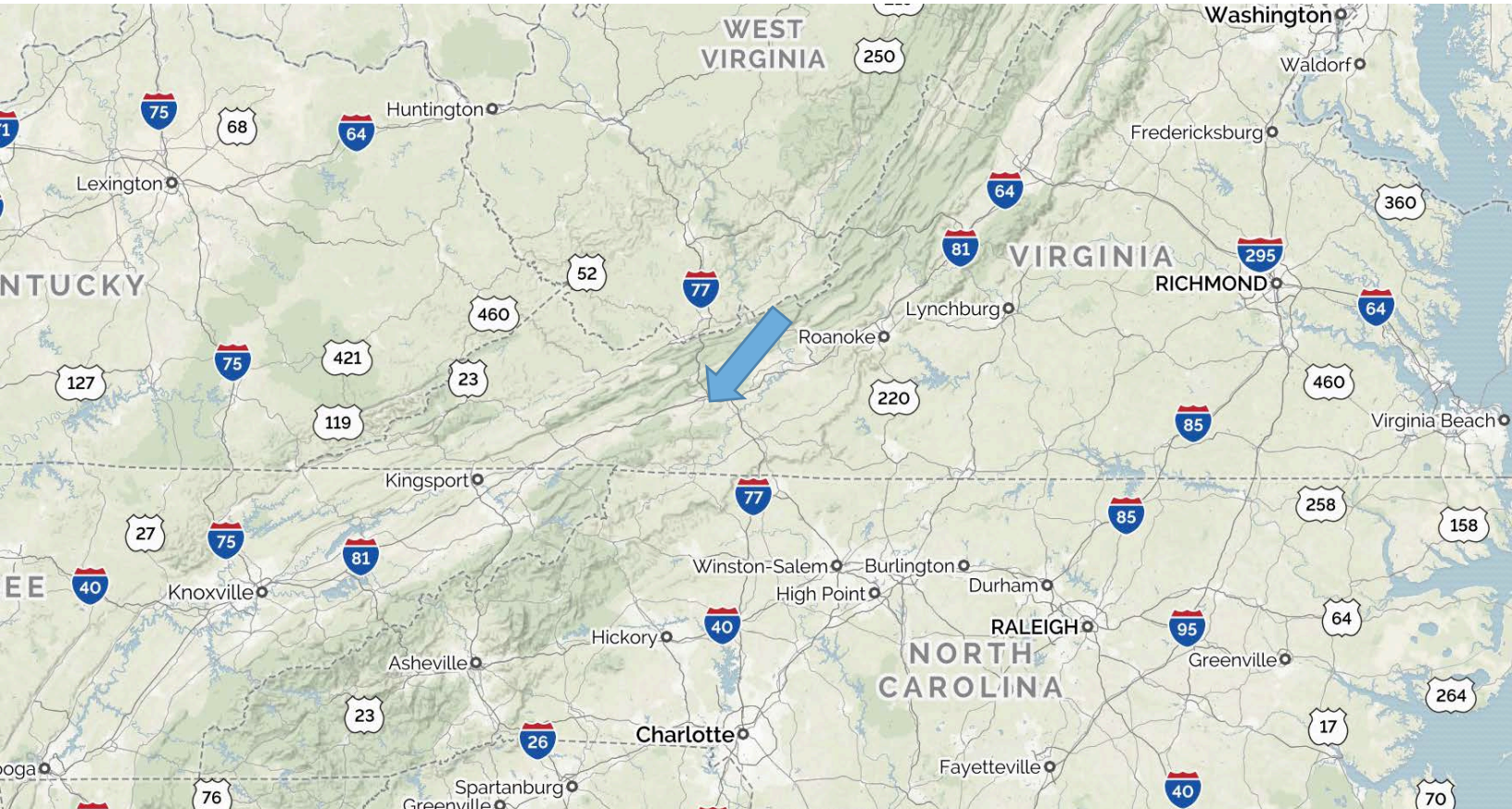
RETAILER MAP

O'REILLY AUTO PARTS – WYTHEVILLE, VA

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LOCATION MAP
O'REILLY AUTO PARTS – WYTHEVILLE, VA



DEMOGRAPHICS

O'REILLY AUTO PARTS – WYTHEVILLE, VA



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O'Reilly Auto Parts		5 mi radius	10 mi radius	15 mi radius
Wytheville, VA 24382				
POPULATION	2017 Estimated Population	11,194	20,455	32,424
	2022 Projected Population	10,861	19,794	31,378
	2010 Census Population	11,132	20,409	32,388
	2000 Census Population	10,686	19,180	30,743
	Projected Annual Growth 2017 to 2022	-0.6%	-0.6%	-0.6%
	Historical Annual Growth 2000 to 2017	0.3%	0.4%	0.3%
	2017 Median Age	45.8	44.5	44.4
HOUSEHOLDS	2017 Estimated Households	4,991	8,842	13,914
	2022 Projected Households	5,108	9,035	14,233
	2010 Census Households	5,047	8,790	13,672
	2000 Census Households	4,692	8,075	12,686
	Projected Annual Growth 2017 to 2022	0.5%	0.4%	0.5%
	Historical Annual Growth 2000 to 2017	0.4%	0.6%	0.6%
RACE AND ETHNICITY	2017 Estimated White	91.1%	93.2%	94.3%
	2017 Estimated Black or African American	5.1%	3.6%	2.8%
	2017 Estimated Asian or Pacific Islander	1.1%	0.9%	0.7%
	2017 Estimated American Indian or Native Alaskan	0.1%	0.1%	0.2%
	2017 Estimated Other Races	2.5%	2.2%	2.1%
	2017 Estimated Hispanic	1.6%	1.4%	1.2%
INCOME	2017 Estimated Average Household Income	\$62,062	\$61,677	\$62,253
	2017 Estimated Median Household Income	\$40,977	\$44,694	\$46,783
	2017 Estimated Per Capita Income	\$28,093	\$26,929	\$26,913
EDUCATION (AGE 25+)	2017 Estimated Elementary (Grade Level 0 to 8)	7.4%	6.5%	6.0%
	2017 Estimated Some High School (Grade Level 9 to 11)	10.3%	10.5%	10.2%
	2017 Estimated High School Graduate	31.1%	34.0%	36.1%
	2017 Estimated Some College	18.9%	19.2%	19.6%
	2017 Estimated Associates Degree Only	10.3%	10.8%	10.2%
	2017 Estimated Bachelors Degree Only	13.4%	11.6%	10.9%
	2017 Estimated Graduate Degree	8.5%	7.3%	7.0%
BUSINESS	2017 Estimated Total Businesses	985	1,164	1,444
	2017 Estimated Total Employees	13,243	14,684	17,496
	2017 Estimated Employee Population per Business	13.4	12.6	12.1
	2017 Estimated Residential Population per Business	11.4	17.6	22.4

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

CONTACT

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