

Advance Auto Parts  
10680 S. Tryon Street, Charlotte, NC 28273



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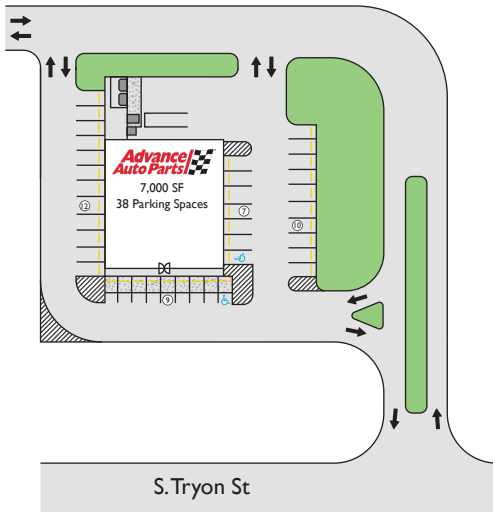
## Location

**Advance  
Auto Parts**

10680 S. Tryon Street,  
Charlotte, NC 28273

Tax Parcel #: 20118147





Asking Price: \$2,016,000 | CAP Rate: 6.25% | Annual Rent: \$126,000

Tenant:	Advance Stores Company, Inc.
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Land Area:	1.678 Acres
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Year Built:	2002
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Building Size:	7,000 SF
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Current Rent Period:	July 1, 2017 - June 30, 2022 - \$10,500/month
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Lease Expiration:	June 30, 2022
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## Renewal Options:

Tenant shall retain two options to extend the term of the lease for a period of five years each (the "1st and 2nd Option Terms"), upon the same terms and conditions set forth in the lease, and the minimum guaranteed rent during the 1st and 2nd Option Terms shall be as set forth below:

1st Option Term: July 1, 2022 - June 30, 2027 - \$11,275.83/month

2nd Option Term: July 1, 2027 - June 30, 2032 - \$11,567.50/month

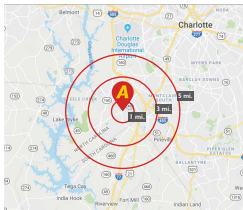
## Executive Summary:

The subject Advance Auto Parts is composed of 7,000 SF of building that is situated upon 1.678 acres of land in Charlotte, NC. The property sits approximately 2 miles off of 485 and 9 miles from Uptown Charlotte. The surrounding area offers a multitude of nearby shopping, dining, and entertainment options, including Carowinds amusement park.

## Pop-Facts® Demographic Quick Facts | Summary

Benchmark: USA

	1 mi Radius		3 mi Radius		5 mi Radius	
	Total	%	Total	%	Total	%
<b>Population</b>						
2000 Census	3,161	100.00	19,958	100.00	59,585	100.00
2010 Census	4,600	100.00	37,953	100.00	101,399	100.00
2019 Estimate	5,406	100.00	48,950	100.00	132,012	100.00
2024 Projection	5,859	100.00	53,797	100.00	144,656	100.00
<b>Population Growth</b>						
Percent Change: 2000 to 2010	—	45.52	—	90.16	—	70.17
Percent Change: 2010 to 2019	—	17.52	—	28.98	—	30.19
Percent Change: 2019 to 2024	—	8.38	—	9.90	—	9.58
<b>Households</b>						
2000 Census	1,310	100.00	7,617	100.00	23,256	100.00
2010 Census	2,010	100.00	14,645	100.00	38,904	100.00
2019 Estimate	2,327	100.00	18,732	100.00	50,451	100.00
2024 Projection	2,508	100.00	20,498	100.00	55,217	100.00
<b>Household Growth</b>						
Percent Change: 2000 to 2010	—	53.44	—	92.27	—	67.29
Percent Change: 2010 to 2019	—	15.77	—	27.91	—	29.68
Percent Change: 2019 to 2024	—	7.78	—	9.43	—	9.45
<b>Family Households</b>						
2000 Census	824	100.00	5,288	100.00	14,923	100.00
2010 Census	1,135	100.00	9,567	100.00	25,165	100.00
2019 Estimate	1,317	100.00	12,123	100.00	32,753	100.00
2024 Projection	1,421	100.00	13,266	100.00	35,857	100.00
<b>Family Household Growth</b>						
Percent Change: 2000 to 2010	—	37.74	—	80.92	—	68.63
Percent Change: 2010 to 2019	—	16.04	—	26.72	—	30.15
Percent Change: 2019 to 2024	—	7.90	—	9.43	—	9.48



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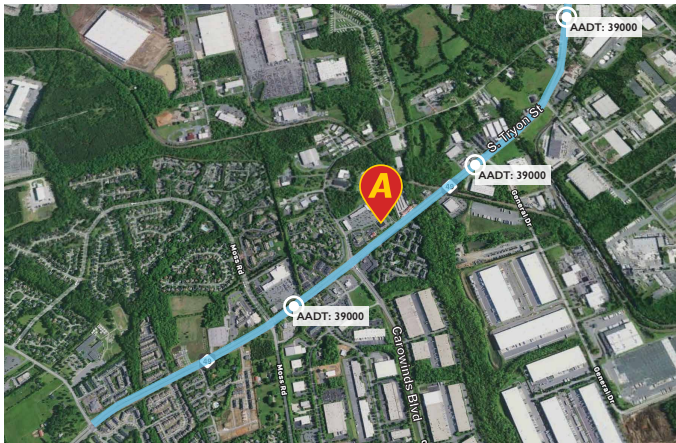
## Pop-Facts® Demographic Quick Facts | Demographic Quick Facts

Benchmark USA

	1 mi Radius		3 mi Radius		5 mi Radius	
	Total	%	Total	%	Total	%
<b>2019 Est. Population by Single-Classification Race</b>						
White Alone	2,606	48.21	21,601	44.13	63,129	47.82
Black/African American Alone	1,828	33.81	16,585	33.88	39,383	29.83
American Indian/Alaskan Native Alone	17	0.32	220	0.45	714	0.54
Asian Alone	368	6.81	4,202	8.58	9,286	7.03
Native Hawaiian/Pacific Islander Alone	10	0.18	32	0.07	156	0.12
Some Other Race Alone	289	5.35	4,456	9.10	14,790	11.20
Two or More Races	288	5.33	1,853	3.79	4,554	3.45
Hispanic/Latino	866	16.02	10,104	20.64	30,501	23.11
Not Hispanic/Latino	4,540	83.98	38,846	79.36	101,511	76.89
<b>2019 Occupied Housing Units by Tenure</b>						
Owner-Occupied	1,379	59.26	12,057	64.37	30,667	60.79
Renter-Occupied	948	40.74	6,676	35.64	19,784	39.21
Average Household Size	—	2.32	—	2.60	—	2.61
<b>2019 Households by Household Income</b>						
Income < \$15,000	77	3.31	933	4.98	3,261	6.46
Income \$15,000 - \$24,999	182	7.82	1,093	5.83	3,555	7.05
Income \$25,000 - \$34,999	181	7.78	1,212	6.47	3,805	7.54
Income \$35,000 - \$49,999	359	15.43	2,376	12.68	6,688	13.26
Income \$50,000 - \$74,999	548	23.55	3,606	19.25	8,947	17.73
Income \$75,000 - \$99,999	326	14.01	3,186	17.01	7,781	15.42
Income \$100,000 - \$124,999	231	9.93	2,403	12.83	5,908	11.71
Income \$125,000 - \$149,999	164	7.05	1,545	8.25	3,860	7.65
Income \$150,000 - \$199,999	163	7.00	1,331	7.11	3,320	6.58
Income \$200,000 - \$249,999	65	2.79	537	2.87	1,464	2.90
Income \$250,000 - \$499,999	27	1.16	398	2.13	1,305	2.59
Income \$500,000+	4	0.17	112	0.60	557	1.10
Average Household Income	\$ 82,265	—	\$ 91,176	—	\$ 91,246	—
Median Household Income	\$ 65,752	—	\$ 76,062	—	\$ 71,879	—
<b>2019 Est. Median HH Income by Single-Classification Race</b>						
White Alone	\$ 65,841	—	\$ 81,316	—	\$ 82,037	—
Black/African American Alone	\$ 67,481	—	\$ 67,143	—	\$ 59,167	—
American Indian/Alaskan Native Alone	\$ 90,939	—	\$ 71,047	—	\$ 63,002	—
Asian Alone	\$ 55,449	—	\$ 82,118	—	\$ 89,942	—
Native Hawaiian/Pacific Islander Alone	\$ 30,126	—	\$ 53,117	—	\$ 47,463	—
Some Other Race Alone	\$ 77,141	—	\$ 95,960	—	\$ 51,969	—
Two or More Races	\$ 52,589	—	\$ 62,391	—	\$ 63,891	—
Hispanic/Latino	\$ 59,729	—	\$ 70,130	—	\$ 54,275	—
Not Hispanic/Latino	\$ 66,642	—	\$ 77,365	—	\$ 76,085	—

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Annual Average Daily Traffic: (As of July 1, 2018)



Source: NCDOT

# Surrounding Area





## Advance Auto Parts, Inc.

Headquarters: Raleigh, NC



Advance Auto Parts, Inc. provides automotive replacement parts, accessories, batteries, and maintenance items for domestic and imported cars, vans, sport utility vehicles, and light and heavy duty trucks. The company offers battery accessories, belts and hoses, brakes and brake pads, chassis and climate control parts, clutches and drive shafts, engines and engine parts, exhaust systems and parts, hub assemblies, ignition components and wires, radiators and cooling parts, starters and alternators, and steering and alignment parts. It also offers air conditioning chemicals and accessories, air fresheners, antifreeze and washer fluids, electrical wires and fuses, electronics, floor mats, seat covers, interior accessories, hand and specialty tools, lighting products, performance parts, sealants, adhesives and compounds, tire repair accessories, vent shades, mirrors and exterior accessories, washes, waxes and cleaning supplies, and wiper blades. In addition, the company offers air filters, fuel and oil additives, fuel filters, grease and lubricants, motor oils, oil filters, part cleaners and treatments, and transmission fluids for engine maintenance. Further, it offers battery and wiper installation, battery charging, engine light reading checking, electrical system testing, video clinic, oil and battery recycling, and loaner tool program services. Additionally, the company sells its products through its Website. It serves professional installers and do-it-yourself customers. As of December 29, 2018, the company operated 4,966 stores and 143 branches under the Advance Auto Parts, Autopart International, Carquest, and Worldpac brand names in the United States, Puerto Rico, the U.S. Virgin Islands, and Canada; and served 1,231 independently owned Carquest branded stores in Mexico, the Bahamas, Turks and Caicos, the British Virgin Islands, and the Pacific Islands. Advance Auto Parts, Inc. was founded in 1929 and is based in Raleigh, North Carolina.

Source: YAHOO! FINANCE

Locations:	4,304
Full Time Employees:	70,000
Credit Rating:	BBB-
Market Cap:	\$11.16B
Revenue:	\$9.66B
Qtlly Earnings Growth:	4.20%

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## Additional Photographs

