

Available

O'Reilly Auto Parts

15 Year Corporate
NN Lease with 6% Rental
Increases in Year 11

New Construction

North Atlanta Market
Snellville, GA



Similar Location Shown



FOR MORE INFORMATION

Luke Waters

404-475-9000 ext. 121

lukebwaters@gmail.com

PROPERTY HIGHLIGHTS

2775 West Main Street, Snellville, GA 30078

UPGRADED CONSTRUCTION



**NORTH ATLANTA
MARKET**

BUILD TO SUIT
Upgraded
Construction



Located in **Snellville, GA**
Suburb of Atlanta

Long Term 15
Year
CORPORATE
Lease



INVESTMENT GRADE CREDIT
Tenant

PROPERTY GLA

7,629 SF



ANNUAL RENT
\$126,394.08



PROPERTY
ADDRESS

2775 W Main Street
Snellville, GA 30078



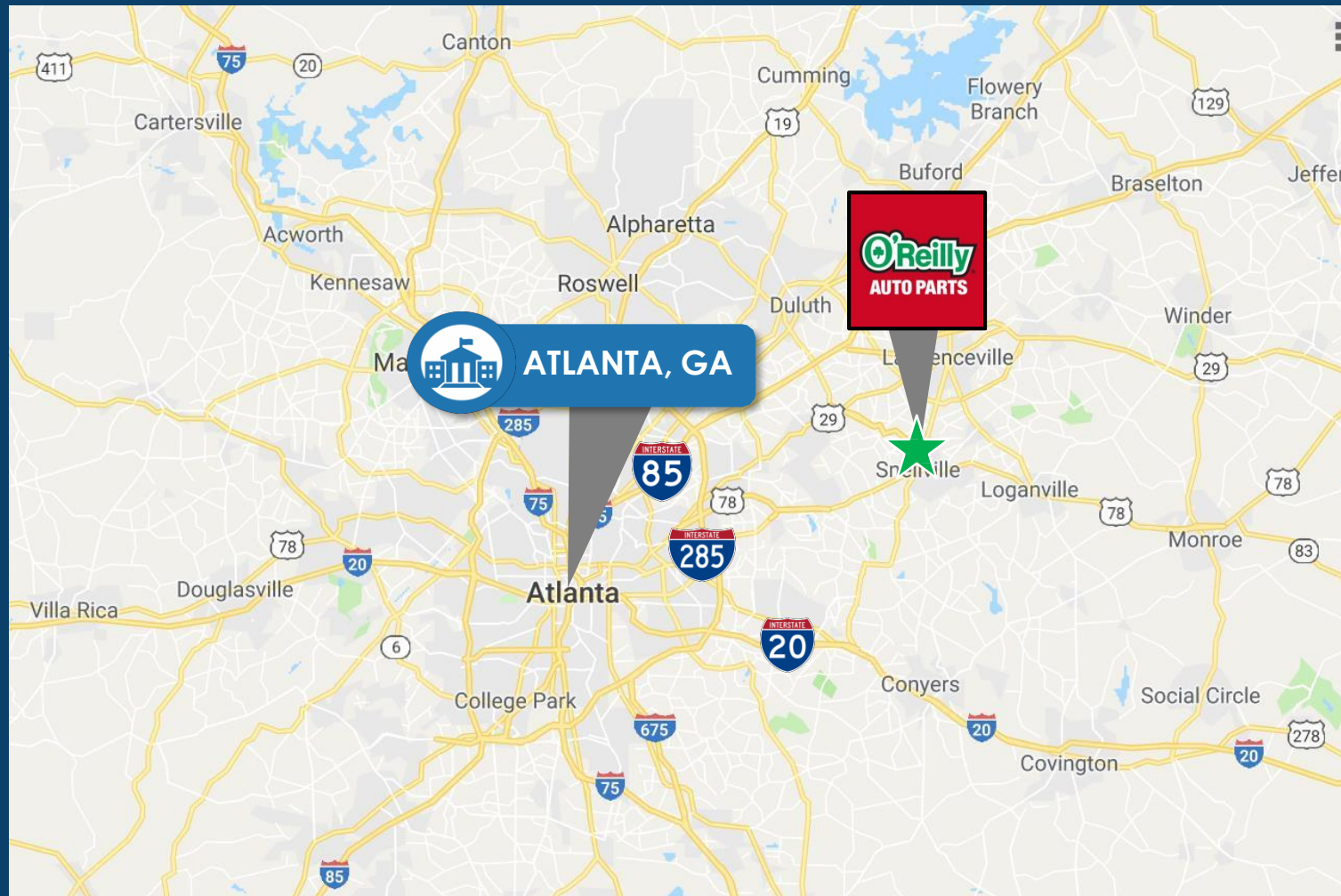
100%
Occupancy



YEAR BUILT
2019

MAP OVERVIEW

2775 West Main Street, Snellville, GA 30078



PROPERTY AERIAL

2775 West Main Street, Snellville, GA 30078



PROPERTY AERIAL-Close Up

2775 West Main Street, Snellville, GA 30078



EXECUTIVE SUMMARY

2775 West Main Street, Snellville, GA 30078

Lease Terms

Annual Rent	\$126,394.08
Commencement	December 15, 2019 (estimated for new construction)
Term Expiration	November 30, 2034
Lease Term	15-Year Net/Net
Renewal Options	Four (4) / Five (5) Year Options with 6% increases
Rental Increases	6% in Year 11 and every 5 Years thereafter
Tenant Responsibilities	RE Taxes, Insurance, HVAC & Parking Lot/CAM Maintenance
Lessor Responsibilities	Roof, Structure, Parking Lot (Replacement)
Lease Guarantor	O'Reilly Automotive Stores, Inc

Price Terms

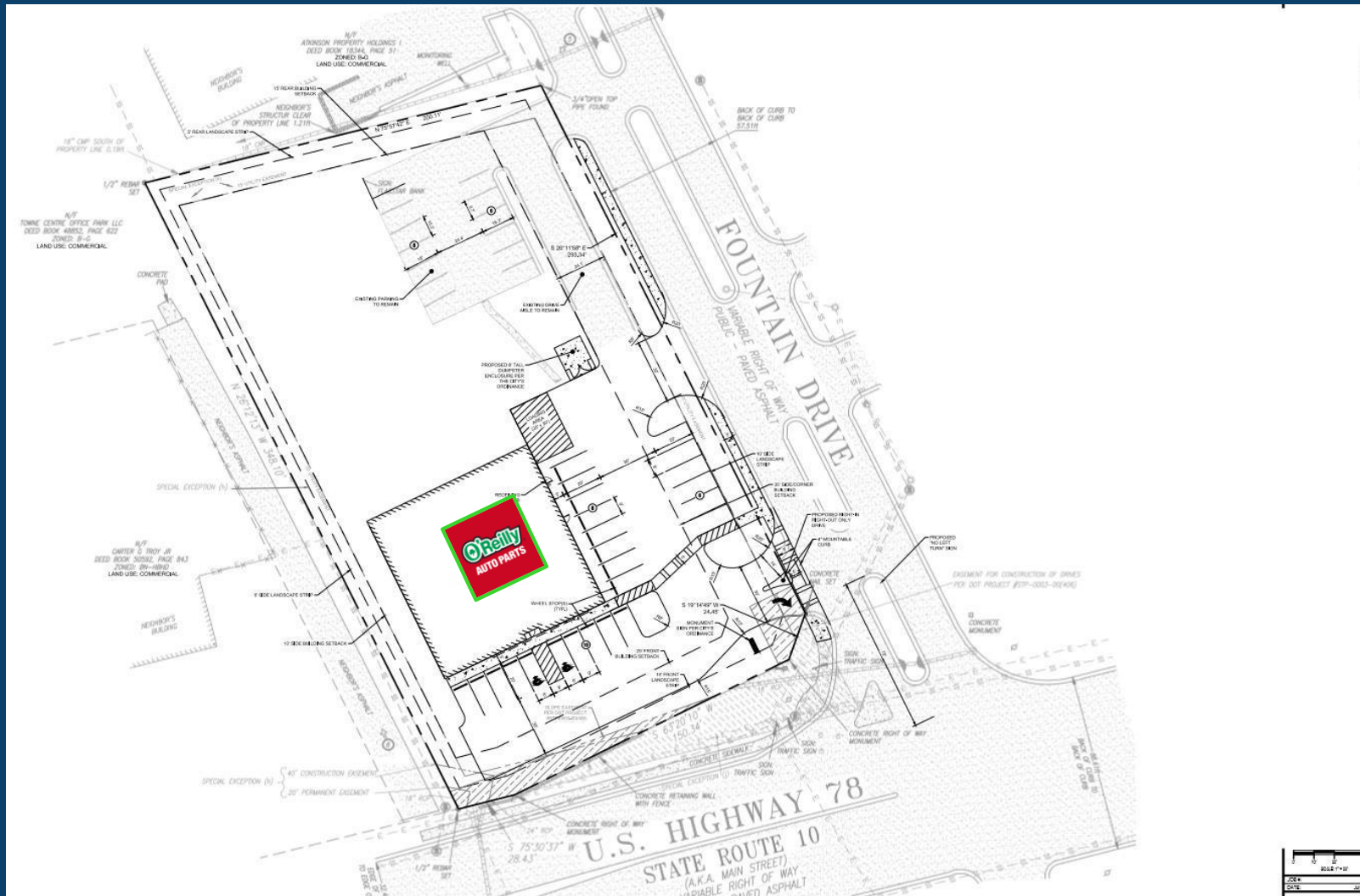
Asking Price	\$2,319,157
Cap Rate	5.45%

HIGHLIGHTS

- New Construction Freestanding O'Reilly Auto Parts
- 15 Year Corporate Backed Lease
- 6% Rental Increase in Year 11
- High Traffic Location with +50,000 VPD
- Upgraded Masonry Construction
- Highly Passive Lease Structure with New Building Warranties
- Located on Major Retail Corridor at Traffic Light
- Snellville is High Growth Northeastern Suburb of Atlanta
- Concrete Parking Lot
- +50,000 Residents within 3 miles
- Lower Rent PSF
- Average Household Income Exceeds \$90,000 within 3 miles
- 2% Annual Income Growth Rate within 3 miles
- Universally Applicable Building Type for future use if needed
- Located at the Entrance of Eastside Medical
- Excellent Visibility and Access from Highway 78
- Close Proximity to Atlanta
- The Site is Surrounded by Major Employers of Snellville
- 4/5 Year Renewal Options with Rental Increases

SITE PLAN

2775 West Main Street, Snellville, GA 30078



RENDERING

2775 West Main Street, Snellville, GA 30078

T.O. METAL STUD
ELEV. 119'-0"

T.O. METAL STUD
ELEV. 117'-4"

TOP OF STOREFRONT
ELEV. 111'-4"

FINISH FLOOR HEIGHT
ELEV. 100'-0"



1 FRONT ELEVATION

T.O. METAL STUD
ELEV. 117'-4"

EAVE HEIGHT
ELEV. 114'-8 3/8"

FINISH FLOOR HEIGHT
ELEV. 100'-0"



3 BACK ELEVATION

DEMOGRAPHICS

2775 West Main Street, Snellville, GA 30078

	1 mile	3 miles	5 miles
Population			
2000 Population	5,693	49,996	118,493
2010 Population	6,070	56,939	152,021
2019 Population	6,753	61,851	168,041
2024 Population	7,259	65,659	179,943
2000-2010 Annual Rate	0.64%	1.31%	2.52%
2010-2019 Annual Rate	1.16%	0.90%	1.09%
2019-2024 Annual Rate	1.46%	1.20%	1.38%
2019 Male Population	47.5%	48.1%	48.2%
Median Household Income			
2019 Median Household Income	\$62,584	\$76,164	\$78,701
2024 Median Household Income	\$71,353	\$83,234	\$86,100
2019-2024 Annual Rate	2.66%	1.79%	1.81%
Average Household Income			
2019 Average Household Income	\$75,913	\$95,483	\$98,127
2024 Average Household Income	\$86,314	\$106,407	\$109,139
2019-2024 Annual Rate	2.60%	2.19%	2.15%

Households by Income

Current median household income is \$78,701 in the area, compared to \$60,548 for all U.S. households. Median household income is projected to be \$86,100 in five years, compared to \$69,180 for all U.S. households

Current average household income is \$98,127 in this area, compared to \$87,398 for all U.S. households. Average household income is projected to be \$109,139 in five years, compared to \$99,638 for all U.S. households

Current per capita income is \$32,720 in the area, compared to the U.S. per capita income of \$33,028. The per capita income is projected to be \$36,367 in five years, compared to \$36,530 for all U.S. households

TRAFFIC COUNTS

2775 West Main Street, Snellville, GA 30078



CORPORATE TENANT INFORMATION

O'Reilly Automotive, Inc. 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. On October 26, 2016, O'Reilly announced that it was acquiring Bond Auto Parts, a 51 store chain headquartered in Vermont with locations in New Hampshire, Massachusetts, and New York as well. Founded in 1957 by the O'Reilly family, the Company operated 5,021 stores in 47 states as of December 31, 2017.

Company Profile:

Tenant	O'Reilly Automotive, Inc
Industry	Automotive
Locations	+5,100
Stock Symbol	Nasdaq: ORLY
Credit Rating	S&P: BBB+
Headquarters	Springfield, Missouri
Founded	1957
Employees	+79,000
2017 Revenue	\$8,977 Billion

A photograph of an O'Reilly AUTO PARTS store exterior. The building has a bright red upper section with the company logo and name in large, white, 3D letters. Below this is a large glass entrance with green frames. To the right of the entrance, there are several promotional signs for automotive products, including one for \$80, one for FREE, one for 9.99, and one for 24.99. The store is situated in a parking lot with yellow painted lines.