



SANDS INVESTMENT GROUP  
NET INVESTMENTS... NET RESULTS



AutoZone  
2 W Piedmont Street  
Keyser, WV 26726

# EXCLUSIVELY MARKETED BY:



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# INVESTMENT SUMMARY

Sands Investment Group is Pleased to Exclusively Offer For Sale the 6,400 SF AutoZone at 2 W Piedmont Street in Keyser, WV. This Opportunity Includes an Absolute Triple Net (NNN) Ground Lease With About 10 Years Remaining, Providing For a Great Investment.

## OFFERING SUMMARY

PRICE	\$1,066,000
CAP	6.00%
NOI	\$63,960
PRICE PER SF	\$166.56
GUARANTOR	AutoZone, Inc.

## PROPERTY SUMMARY

ADDRESS	2 W Piedmont Street Keyser, WV 26726
COUNTY	Mineral
BUILDING AREA	6,400 SF
LAND AREA	0.63 AC
BUILT	1986





# HIGHLIGHTS

- Brand New Lease Extension - AutoZone Extended the Lease With No Rent Reduction or Capital Expenditure From Landlord, Demonstrating a Long-Term Commitment to a Proven Location
- Ideal 1031 Investment – Approximately 10 Years Remaining on the Primary Lease Term
- Absolute Triple Net (NNN) Ground Lease With Zero Landlord Responsibilities
- Corporate Guaranteed Lease By Investment Grade Tenant (BBB)
- 10% Rent Increase at Each 4 x 5 Year Option Period
- E-Commerce and Recession Proof Tenant Concept
- Outparcel to the Town's Main Retail Shopping Center and Grocery Store
- Situated on a Hard Signalized Corner Along the Main Thoroughfares – Which Have a Combined VPD of Over 24,000 Vehicles
- Demographics Ideal For AutoZone's "Do-It-Yourself" Business Model
- Nearby Tenants Include: Family Dollar, CVS Pharmacy, Goodwill, McDonald's, Domino's, Subway, Denny's, Dollar Tree, Dairy Queen, Burger King, Pizza Hut and More





# LEASE SUMMARY

TENANT	AutoZone, Inc.
PREMISES	A Building of Approximately 6,400 SF
LEASE COMMENCEMENT	August 1, 2012
LEASE EXPIRATION	November 30, 2029
LEASE TERM	~10 Years Remaining
RENEWAL OPTIONS	4 x 5 Years
RENT INCREASES	10% at Options
LEASE TYPE	Absolute Triple Net (NNN) Ground
PERMITTED USE	Automotive
PROPERTY TAXES	Tenant's Responsibility
INSURANCE	Tenant's Responsibility
COMMOM AREA	Tenant's Responsibility
ROOF & STRUCTURE	Tenant's Responsibility
REPAIRS & MAINTENANCE	Tenant's Responsibility
HVAC	Tenant's Responsibility
UTILITIES	Tenant's Responsibility
RIGHT OF FIRST REFUSAL	Yes

SQUARE FOOTAGE	ANNUAL BASE RENT	RENT PER SF
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6,400 SF

\$63,960

\$9.99





ACTUAL PROPERTY IMAGES







Janes United Methodist Hall

Marla's Main St. Bakery

M&T Bank

ResCare HomeCare

UNITED STATES POSTAL SERVICE

3RD BASE  
ESTABLISHED 1954  
Hagerstown, WV

THE AMERICAN LEGION

CVS pharmacy

Grace United Methodist Church

220

7 ELEVEN

W Piedmont St

S Mineral St



AutoZone



Markwood Funeral Home, Inc.

Potomac State College  
West Virginia University





FAMILY DOLLAR

Peebles

goodwill

PREMIER  
RENTAL-PURCHASE  
The People You Know and Trust

MARTIN'S

Fraternal  
Order Orioles

Auto  
Zone

46

220

W Piedmont St

S Mineral St



goodwill Peebles  
Little Caesars  
FAMILY DOLLAR

Auto Zone

SUBWAY  
7 ELEVEN Denny's

M&T Bank

Advance Auto Parts SUBWAY

CVS pharmacy

NAPA

220

Dominos

McDonald's 7 ELEVEN

DQ Fox's Pizza Den

BURGER KING

S Mineral St

DOLLAR TREE  
AT&T RITE AID  
Denny's

DOLLAR GENERAL BB&T  
Dott Best Save a lot

TSC TRACTOR SUPPLY CO

Pizza hut



## KEYSER | MINERAL COUNTY | WV

Keyser is the county seat of Mineral County in the state of West Virginia. The city is part of the Cumberland, MD-WV Metropolitan Statistical Area. The population was estimated to be 5,077 residents at the 2017 census. Keyser is the home of the Potomac State College of West Virginia University, a junior college that serves primarily as a feeder college to WVU's main campus in Morgantown. The city is about 150 miles to the country's capital Washington D.C.

As of 2017, approximately 11% of Keyser workers were employed in manufacturing jobs in or around Keyser. Another 20% worked in health care or personal care and service. A little less than 20% worked in sales and food service. Some 17% worked in a combination of education, training, administrative, and social service. The remainder of the workforce was spread across trucking, management, maintenance and repair, and other industries. The largest employers for Keyser residents include: Orbital ATK, which operates Allegany Ballistics Laboratory in nearby Rocket Center, West Virginia, producing rocket motors, warheads, and fuses for the military, with more than 500 employees; Potomac Valley Hospital, with more than 200 employees; Wal-Mart Stores, with more than 200 employees; Potomac State College of West Virginia University, with more than 100 employees; Heartland Employment Services, which operates a nursing home, with more than 100 employees; Automated Packaging Systems, which manufactures bag packaging systems, with more than 100 employees; Information Manufacturing Inc., with more than 100 employees.

The city is near the Western Maryland Scenic Railroad which is a heritage railroad based in Cumberland, Maryland. It operates over ex-Western Maryland Railway trackage to Frostburg, Maryland and back using diesel locomotives. The WMSR operates passenger excursion trains and occasional freights when needed. The city is also near the Jennings Randolph Lake which is a reservoir of 952 acres where people can go boating, fishing and swimming. The city is also by the Larenim Park Amphitheatre where many local artists have concerts and music festivals.



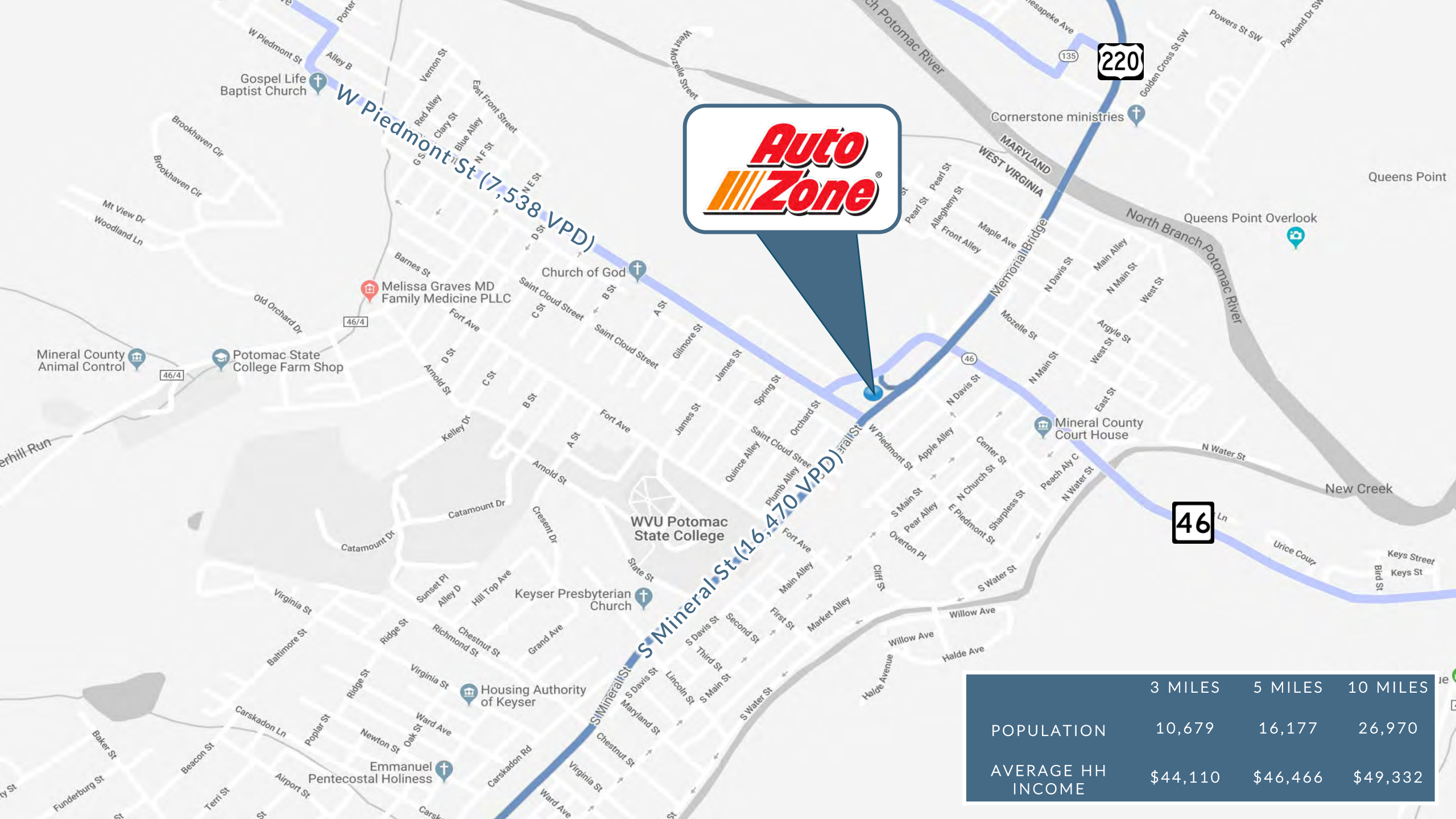
MINERAL COUNTY COURTHOUSE



WESTERN MARYLAND SCENIC RAILROAD

POTOMAC STATE COLLEGE OF WEST VIRGINIA UNIVERSITY





	3 MILES	5 MILES	10 MILES
POPULATION	10,679	16,177	26,970
AVERAGE HH INCOME	\$44,110	\$46,466	\$49,332



AUTOZONE, INC.

# 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 as of December 2019, there are over 6,411 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.



COMPANY TYPE  
NYSE: AZO



FOUNDED  
1979



# OF LOCATIONS  
6,411+



HEADQUARTERS  
Memphis, TN



WEBSITE  
autozone.com



# CONFIDENTIALITY AGREEMENT

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Sands Investment Group and should not be made available to any other person or entity without the written consent of Sands Investment Group.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Sands Investment Group has not verified, and will not verify, any of the information contained herein, nor has Sands Investment Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release Sands Investment Group and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.





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