

# SINGLE TENANT NN

Investment Opportunity



1762 GOLD HILL ROAD

**FORT MILL** SOUTH CAROLINA

ACTUAL SITE





**EXCLUSIVELY MARKETING BY**

Broker in Charge: Ray Uttenhove - SRS Real Estate Partners-Southeast, LLC |  
SC License No. 13791

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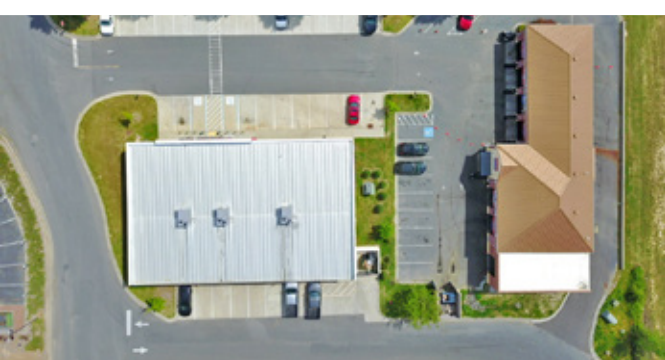
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# PROPERTY PHOTOS





## OFFERING SUMMARY



Parcel Map

### Offering

ASKING PRICE	\$2,158,493
CAP RATE	5.00%
NET OPERATING INCOME	\$107,925

### Property Specifications

PROPERTY ADDRESS	1762 Gold Hill Road Fort Mill, SC 29708
RENTABLE AREA	6,825 SF
LAND AREA	0.70 Acres
YEAR BUILT	2016
TENANT	O'Reilly Auto Parts, Inc.
GUARANTY	Corporate (S&P: BBB)
OWNERSHIP	Fee Simple
LEASE TYPE	NN
LANDLORD RESPONSIBILITIES	Roof & Structure
LEASE TERM	20 Years
INCREASES	6% Year 11 & 16
OPTIONS	4 (5-Year)
RENT COMMENCEMENT	1/30/2017
LEASE EXPIRATION	1/31/2037



## RENT ROLL & INVESTMENT HIGHLIGHTS

## For financing options and loan quotes:

Please contact our SRS Debt & Equity team at [debtequity-npb@srsre.com](mailto:debtequity-npb@srsre.com).

TENANT NAME	SQUARE FEET	Lease Term		Rental Rates					
		LEASE START	LEASE END	BEGIN	INCREASE	MONTHLY	ANNUALLY	PSF	OPTIONS
O'Reilly Auto Parts	6,825	Jan. 2017	Jan. 2037	Current	-	\$8,994	\$107,925	\$15.81	4 (5-Year)
(Corporate Guaranty)				Year 11	6%	\$9,533	\$114,400	\$16.76	6% Increase at Beg. of Each Option
				Year 16	6%	\$10,105	\$121,264	\$17.77	

### 16+ Years Remaining | Corporate Guaranteed | Scheduled Rental Increases

- O'Reilly Auto Parts, Inc. corporate guaranteed lease (NASDAQ: ORLY)
- 2016 construction that features a 20-year lease with over 16 years remaining and 4 (5-year) options to extend, demonstrating their long-term commitment to the site
- The lease features 6% rental increases every 5 years starting in 2028 throughout the initial term and at the beginning of each option period, generating NOI growth and hedging against inflation

### NN Lease | Fee Simple Ownership | Limited Landlord Responsibilities

- Tenant pays for CAM, taxes, and insurance
- Landlord is responsible for roof & structure
- Fee simple ownership

### Strong Demographics In 5-mile Trade Area

- More than 103,000 residents and 34,000 employees support the trade area
- \$112,556 average household income

### Stockbridge Commons | Dense Retail Corridor | Excellent Visibility & Access

- O'Reilly Auto Parts is an outparcel to Stockbridge Commons which is anchored by Harris Teeter and other national/credit tenants including Dollar Tree, Rite Aid, Supercuts, Pure Barre and more
- The asset is next door to Express Oil Change allowing for ease and convenience for customers and provides crossover store exposure
- The site is equipped with a large pylon sign and benefits from significant street frontage with multiple points of ingress/egress

### Major Thoroughfare | The Carolina Border

- O'Reilly Auto Parts is located along Gold Hill Road (15,800 VPD) and directly west of Highway 160 (13,900 VPD) which has direct access to Charlotte International Airport
- The store is less than 1 mile south of The Carolina Border which allows for more commuter exposure

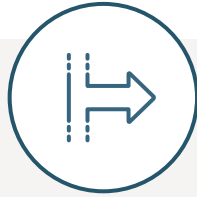


## PROPERTY OVERVIEW



### Location

Located in  
Fort Mill, SC  
York County



### Access

Gold Hill Road  
1 Access Point



### Traffic Counts

Gold Hill Road  
15,800 Cars Per Day

State Highway 160  
13,900 Cars Per Day



### Improvements

There is approximately 6,825 of  
existing building area



### Parking

There are approximately  
40 parking spaces  
on the owned parcel.

The parking ratio is  
approximately 5.86 stalls per  
1,000 SF of leasable area.



### Parcel

Parcel Number: 650-00-00-631

Acres: 0.70

Square Feet: 30,555 SF



### Year Built

2016



### Zoning

Commercial



# PROPERTY PHOTO





9ROUND  
30 MIN KICKBOX FITNESS



pure barre



Harris Teeter  
Neighborhood Food & Pharmacy

STOCKBRIDGE COMMONS

13,900  
CARS PER DAY

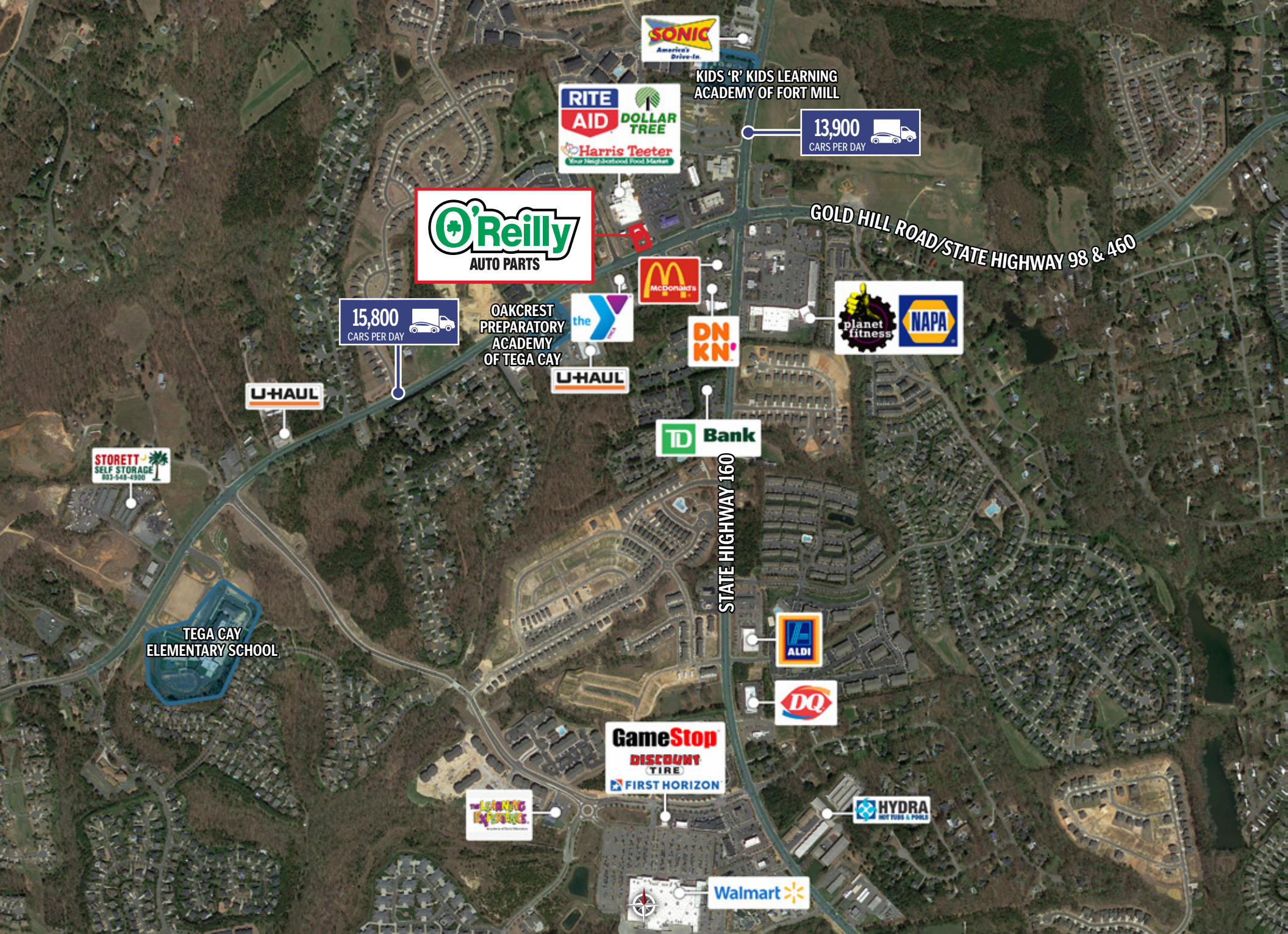


GOLD HILL ROAD/STATE HIGHWAY 98 & 46

15,800  
CARS PER DAY



STATE HIGHWAY 160





**Harris Teeter**  
Neighborhood Food & Pharmacy

**First National Bank**

**EXPRESS**  
OIL CHANGE  
10 MINUTE SERVICE  
**TIRE ENGINEERS**  
FULL SERVICE AUTO CARE

**O'Reilly**  
AUTO PARTS

MONUMENT SIGN

15,800  
CARS PER DAY

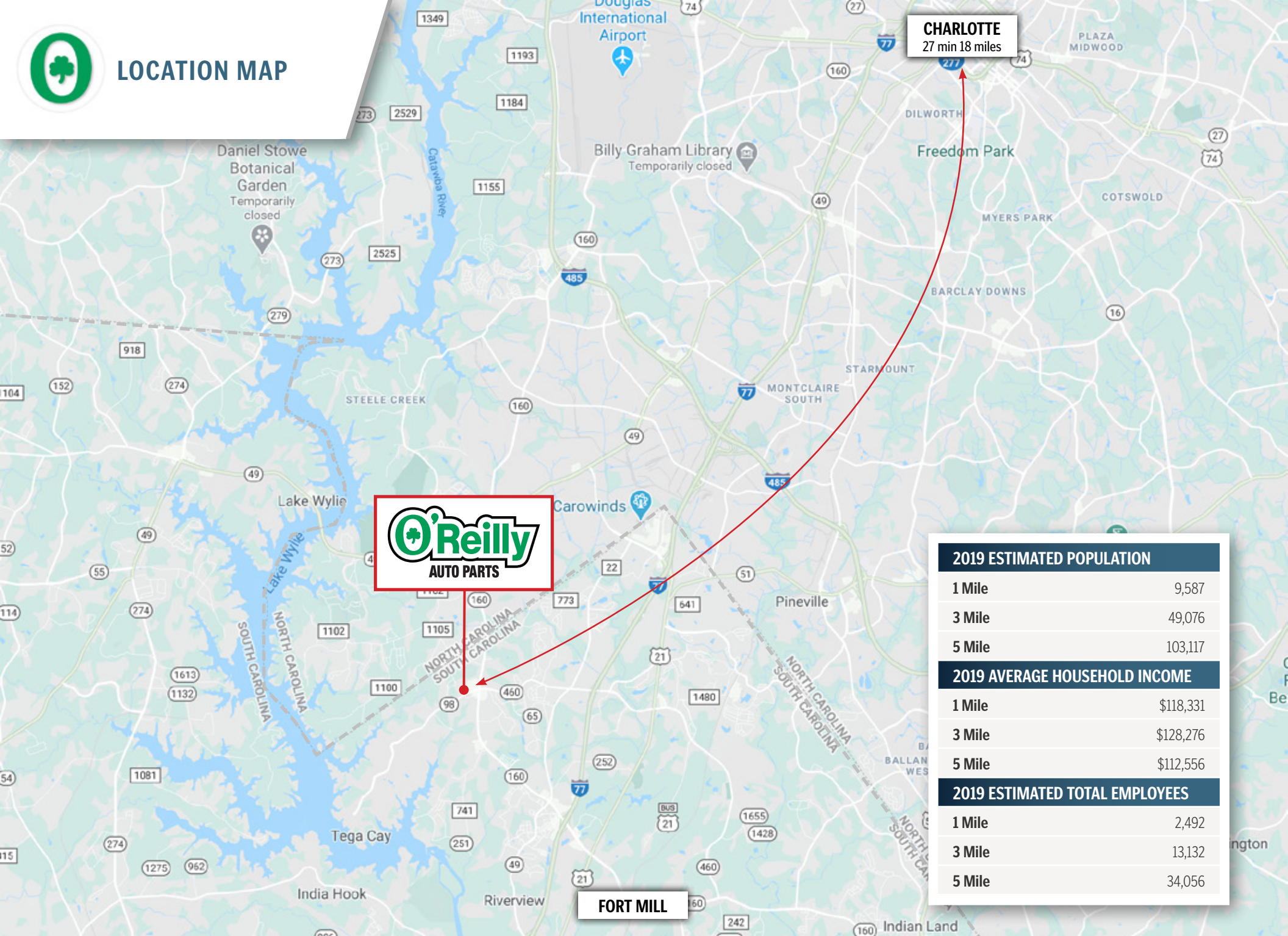
SOUTH CAROLINA  
460

GOLD HILL RD.

OLD FARM RD.



## LOCATION MAP



2019 ESTIMATED POPULATION	
1 Mile	9,587
3 Mile	49,076
5 Mile	103,117
2019 AVERAGE HOUSEHOLD INCOME	
1 Mile	\$118,331
3 Mile	\$128,276
5 Mile	\$112,556
2019 ESTIMATED TOTAL EMPLOYEES	
1 Mile	2,492
3 Mile	13,132
5 Mile	34,056



## AREA OVERVIEW



### Fort Mill, South Carolina

The Town of Fort Mill is located just south of the state line shared with North Carolina. It's closest neighbours are Rock Hill, SC, to the south and Charlotte, NC, to the north. Fort Mill takes its name from a colonial-era fort built by the British and a grist mill on nearby Steele Creek. The area has a rich history. The Catawba Indians made their home here for many years. The Town of Fort Mill had a population of 20,322 as of July 1, 2019.

Fort Mill grew rapidly in the late 1800's as textile mills were established. Fort Mill was the home of Elliott White Springs, WW1 flying ace, author, industrialist and a member of the South Carolina Hall of Fame. The largest industries in Fort Mill, SC are Manufacturing, Finance & Insurance, and Educational Services, and the highest paying industries are Utilities, Finance & Insurance, and Professional, Scientific, & Technical Services.

Fort Mill is home to many attractions and while a small town, Fort Mill has access to many amenities outside the town in nearby Charlotte and Rock Hill. Narrowway Productions is Christian entertainment offering live theatre and dinner. A portion of Cedar Fair's Carowinds amusement park is located in Fort Mill.

Fort Mill is also known for its peach orchards and the Anne Springs Close Greenway, an extensive nature preserve of lakes, forests, and pastures that provide trails for hiking, biking, and horseback riding.

Fort Mill is the primary community within the Fort Mill School District, which also serves children from the nearby community of Tega Cay.

The closest major airport to Fort Mill, South Carolina is Charlotte Douglas International Airport.

York County, South Carolina is situated on the East Coast of the United States. Global connections are easily made through nearby Charlotte Douglas International Airport, and the deepwater port of Charleston. York County is home to a wonderfully diverse set of cities and towns.



## AREA DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2019 Estimated Population	9,587	49,076	103,117
2024 Projected Population	11,517	57,513	119,069
Projected Annual Growth 2019 to 2024	3.74%	3.22%	2.92%
Historical Annual Growth 2010 to 2019	6.05%	4.74%	3.58%
2019 Estimated Households	3,774	17,847	38,745
2024 Projected Households	4,537	20,900	44,534
Projected Annual Growth 2019 to 2024	3.75%	3.21%	2.82%
Historical Annual Growth 2010 to 2019	5.94%	4.75%	3.44%
2019 Estimated White	84.61%	80.27%	75.08%
2019 Estimated Black or African American	8.22%	11.03%	14.98%
2019 Estimated Asian or Pacific Islander	4.32%	5.32%	5.42%
2019 Estimated American Indian or Native Alaskan	0.29%	0.34%	0.39%
2019 Estimated Other Races	1.55%	2.34%	3.65%
2019 Estimated Hispanic	5.54%	7.26%	9.62%
2019 Estimated Average Household Income	\$118,331	\$128,276	\$112,556
2019 Estimated Median Household Income	\$93,814	\$102,504	\$86,060
2019 Estimated Per Capita Income	\$45,543	\$47,103	\$42,184
2019 Estimated Total Businesses	287	1,215	2,617
2019 Estimated Total Employees	2,492	13,132	34,056





## BRAND PROFILE



### O'Reilly Automotive oreillyauto.com

O'Reilly was founded in 1957 by the O'Reilly family and is one of the largest specialty retailers of automotive aftermarket parts, tools, supplies, equipment and accessories in the United States, serving both the do-it-yourself and professional service provider markets. As of December 31, 2019, the Company operated 5,439 stores in 47 U.S. states and 21 stores in Mexico. O'Reilly Automotive, Inc. is headquartered in Springfield, Missouri.

#### COMPANY TYPE

**Public (NASDAQ: ORLY)**

#### 2019 EMPLOYEES

**81,223**

#### 2019 REVENUE

**\$10.15 B**

#### 2019 NET INCOME

**\$1.39 B**

#### 2019 ASSETS

**\$10.72 B**

#### 2019 EQUITY

**\$397.34 M**

#### CREDIT RATING

**S&P: BBB**





NATIONAL NET LEASE GROUP

**SRS NATIONAL NET LEASE GROUP IS THE EXCLUSIVE NET LEASE CAPITAL MARKETS TEAM OF SRS REAL ESTATE PARTNERS.**

275+

**RETAIL  
PROFESSIONALS**

25+

**OFFICES**

#1

**LARGEST REAL ESTATE  
SERVICES FIRM**  
in North America  
exclusively dedicated to retail

2100+

**RETAIL  
TRANSACTIONS**  
in 2019  
company wide

485

**PROPERTIES  
SOLD**  
in 2019  
NNLG

\$1.5B

**TRANSACTION  
VALUE**  
in 2019  
NNLG

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\*Statistics are for 2019

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