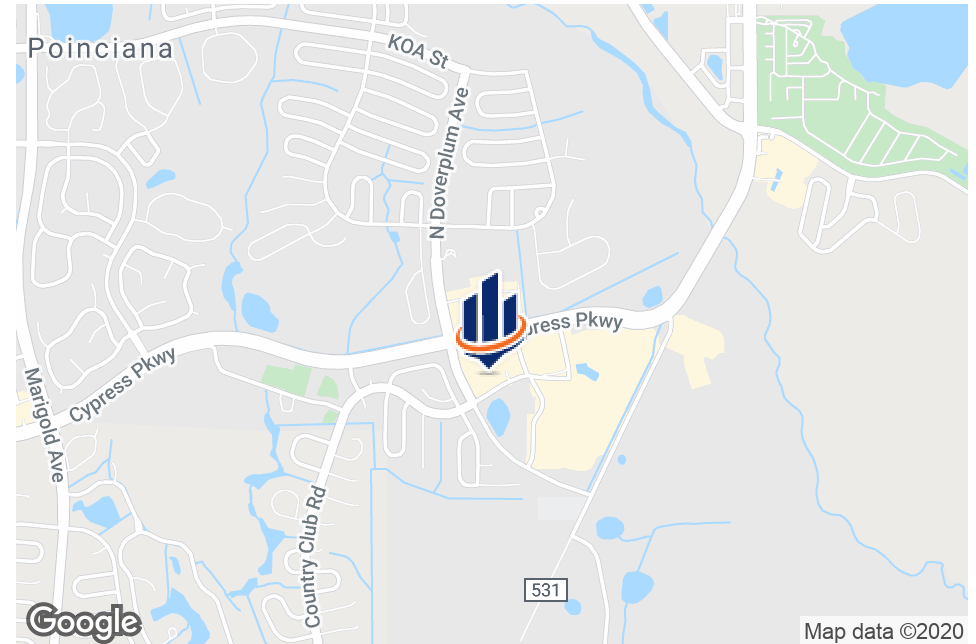


FOR SALE

# 821 TOWNE CENTER DRIVE

ADVANCE AUTO  
Poinciana, FL 34759





## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$1,633,000
<b>BUILDING SIZE:</b>	7,000 SF
<b>LOT SIZE:</b>	0.86 Acres
<b>CAP RATE:</b>	6.0%
<b>ANNUAL RENT</b>	\$98,000
<b>LEASE TYPE</b>	NN
<b>OWNERSHIP TYPE</b>	Fee Simple
<b>LEASE START</b>	1/1/2020
<b>LEASE EXPIRATION</b>	12/31/2031
<b>LANDLORD OBLIGATIONS</b>	Structure

## PROPERTY OVERVIEW

SVN Southland is pleased to exclusively present this Advance Auto in Poinciana, FL. This long term lease has 11+ years left on the primary term. This location has VERY HIGH reported store sales. There is a rent increase during the primary lease term. The lease has limited landlord obligations for the subject property.

## LOCATION OVERVIEW

This Advance Auto is located in Poinciana, FL which is part of the Orlando, FL MSA. Poinciana is named one of the top master planned communities in America. The Poinciana trade area is currently home to more than 100,000 residents and continues to grow. As Poinciana continues to grow, the network of roads supporting the community and granting access to the many new developments continues to grow as well. Completed in April 2016, the Poinciana Parkway is a new 10-mile road from Cypress Parkway to Highway 17/92 that provides access to the heart of Poinciana. The \$150 million project connects Poinciana to the Osceola County beltway and will continue to fuel growth in the area.

## PROPERTY HIGHLIGHTS

- Very Strong Reported Sales
- Tax Free State
- 10+ years of primary term













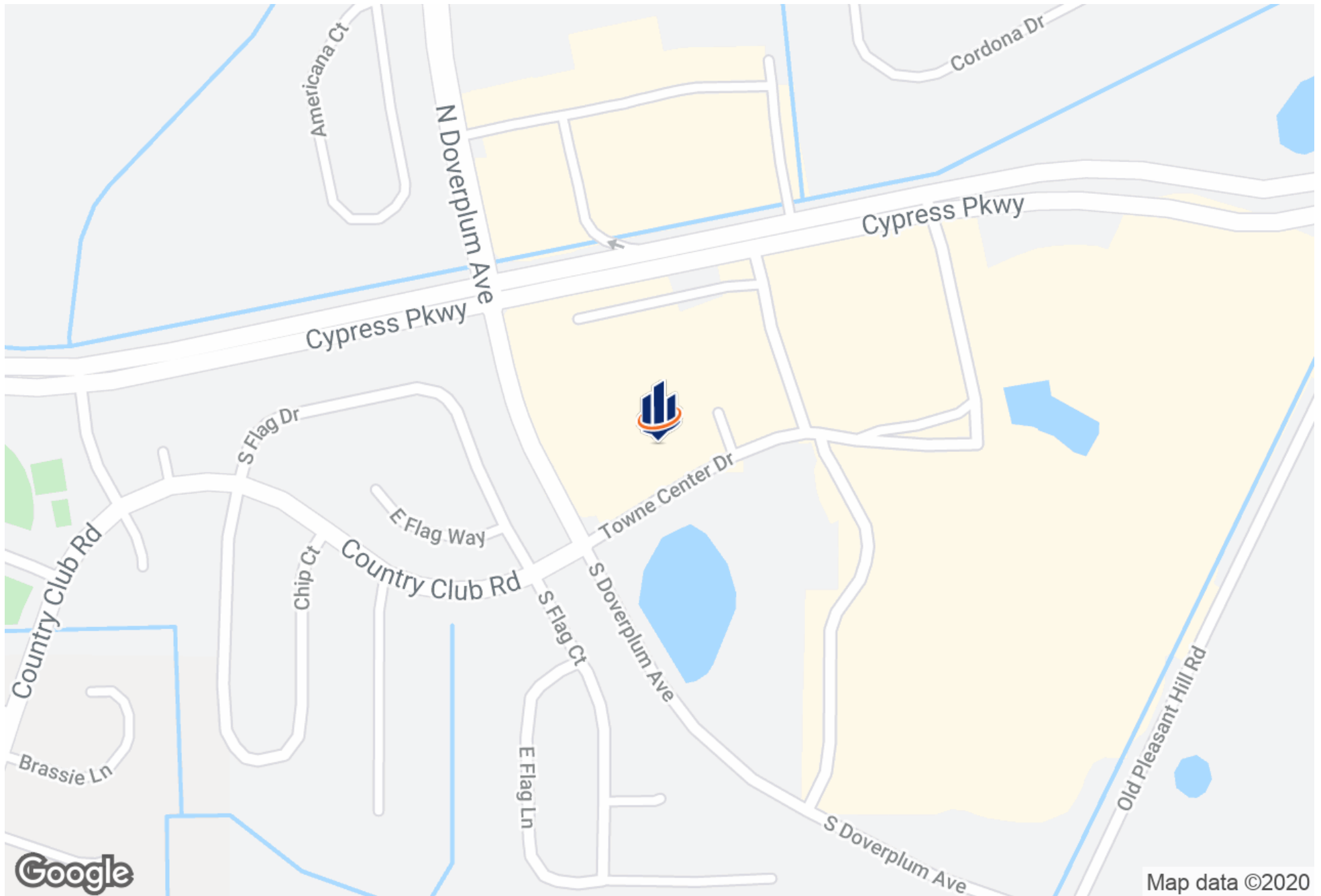
## LOCATION DESCRIPTION

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## LOCATION DETAILS

COUNTY	OSCEOLA
MSA	Orlando
POPULATION GROWTH	26% since 2010







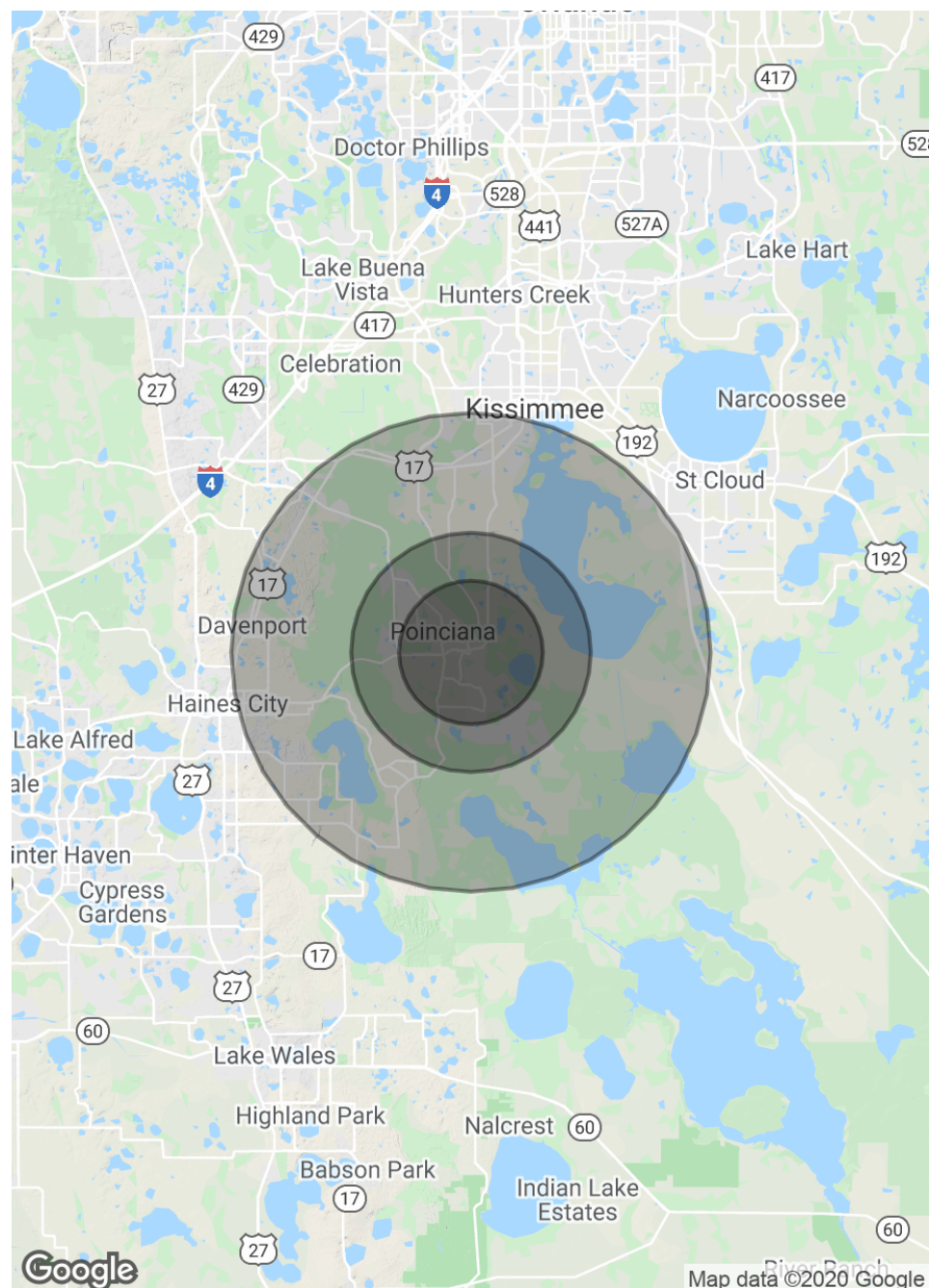
## POPULATION

	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	15,841	44,114	106,744
AVERAGE AGE	36.8	37.3	36.7
AVERAGE AGE (MALE)	34.6	35.3	35.1
AVERAGE AGE (FEMALE)	38.0	38.4	37.8

## HOUSEHOLDS & INCOME

	3 MILES	5 MILES	10 MILES
TOTAL HOUSEHOLDS	5,307	14,919	36,397
# OF PERSONS PER HH	3.0	3.0	2.9
AVERAGE HH INCOME	\$56,217	\$57,513	\$57,630
AVERAGE HOUSE VALUE	\$189,465	\$188,490	\$198,123

\* Demographic data derived from 2010 US Census





TENANT NAME	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	% OF GLA	RENT PER SF
ADVANCE AUTO	7,000	1/1/2020	8/31/2026	\$98,000	100.0	\$14.00
	7,000	9/1/2026	12/31/2031	\$105,000	100.0	\$15.00

Enter comments here...













## TENANT OVERVIEW

<b>COMPANY:</b>	-Advance Auto Parts, Inc.
<b>FOUNDED:</b>	-1929
<b>LOCATIONS:</b>	-4,843 +/-
<b>TOTAL REVENUE:</b>	-9.6 billion USD [2018]
<b>HEADQUARTERS:</b>	-Raleigh, NC
<b>WEBSITE:</b>	advanceautoparts.com

## TENANT SUMMARY

Advance Auto Parts, Inc. is a leading automotive aftermarket parts provider that serves both professional installer and do-it-yourself customers. As of April 18, 2020, Advance operated 4,843 stores and 168 Worldpac branches in the United States, Canada, Puerto Rico and the U.S. Virgin Islands. The Company also serves 1,258 independently owned Carquest branded stores across these locations in addition to Mexico, the Bahamas, Turks and Caicos and British Virgin Islands. Additional information about Advance, including employment opportunities, customer services, and online shopping for parts, accessories and other offerings can be found at [www.AdvanceAutoParts.com](http://www.AdvanceAutoParts.com).

The material contained in this Offering Brochure is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Brochure. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Brochure must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Brochure may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Brochure, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.