

Advance Auto Parts

Larger SF Building acting as a HUB Location
Essential Business During COVID-19

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Price: **\$3,051,687**



Cap Rate: **5.75%**

Investment Offering

Stan Johnson Company, on behalf of the Ownership, is pleased to exclusively offer to qualified investors the opportunity to acquire the fee simple interest in the single-tenant Advance Auto Parts property located at 502 N. Polk Street, Pineville, NC 28134 (“the Property”). Pineville is located just on the outskirts of Charlotte proper. Charlotte continues to be a fantastic growth market and has seen a population growth of over 16% between 2010 and 2018.

The Property is subject to a triple net lease, with substantial rental escalations and attractive renewal options. The Property encompasses approximately 10,967 SF on 2.76 acres.

Highlights

- **Industry Leading Tenant**
- **New 10-Year Lease**
- **E-Commerce Resistance Automotive Asset**
- **Rare Increase**
- **Strong Demographics in Charlotte MSA**
- **Hub Location**
- **Large Parcel Size**



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