

# Advance Auto Parts

8522 Old State Road  
Holly Hill, SC 29059

## SUMMARY

Price: \$1,054,000  
NOI: \$68,500  
Lease Exp: Feb 28, 2027  
Cap Rate: 6.5%  
Lease Type: NN  
GLA: 10,752 SF  
Lot Size: 1.29 AC  
Year Built: 1996  
Options: 2 (5) year



## DEMOGRAPHICS

	1- mi.	3- mi.	5- mi.
2015 Total Population:	1,384	3,680	4,937
2015 Per Capita:	15,876	\$15,656	\$15,256
2015 Average HH Income:	\$38,481	\$39,044	\$38,813

## HIGHLIGHTS

- Ten Percent Rent Increase in 2022 and in Each Option Period
- Ten plus Years Remaining on Initial Lease Term
- Limited Competition: One of Two National Auto Part Retailers in Holly Hill
- Advance Auto has Been Operating at Location Since 2005 | Recently Executed New Lease Showing Commitment to the Location
- Approximately 45 Percent Larger than Typical Locations
- Corporate Guaranty from Advance Stores Company Incorporated - 4,000 Plus Unit Operator | Wholly Owned Subsidiary of Advanced Auto Parts Incorporated – Publicly Traded New York Stock Exchange (NYSE: AAP)
- Major Tenants in the Vicinity Include: CVS, Ace Hardware, Piggly Wiggly, Dollar General, Family Dollar, Subway, Hardees, United States Postal Service (USPS) and NAPA Auto Parts



# Peppertree Commons (Leasehold Interest)

6401 Jericho Turnpike  
Commack, NY 11725

## SUMMARY

Price: \$8,300,000  
Property Type: Retail for  
Lease/Sale  
GLA: 36,235 SF  
Lot Size: 3.67 AC  
Occupancy: 63%  
NOI: NOI: \$829,200  
Cap Rate: 10%  
Year Built: 1985

## PROJECTED OPERATING INCOME

Total Gross Income: \$1,532,262  
Expenses: \$263,058  
Ground Lease: \$440,004  
NOI: NOI: \$829,200

## DEMOGRAPHICS

	1-mi.	3-mi.	5-mi.
2011 Total Population	11,066	73,624	202,714
2011 Median HH Income	\$86,919	\$107,862	\$99,207
2011 Per Capita Income	\$39,891	\$43,333	\$38,582
2011 Average HH Income	\$116,229	\$131,512	\$122,568

## HIGHLIGHTS

- Ground Lease - expires Dec 2062
- ±422 Feet of Frontage Along Jericho Turnpike and ±351 Feet of Frontage Along Town Line Road
- 13 Retail Spaces and on-site Parking For 215 Cars. Landlord willing to master lease vacancies.
- The corner unit is the largest with 9,582± square feet and with potential for outparcel development
- Site improvements include façade, repaved parking lot, lighting and landscaping
- Tenant Roster includes national and regional tenants such as Anthony Coals Pizza, Chocolate Works, and Pearl Vision.
- 2 LOI's in place from National Tenants interested in a pad development.
- Opportunity to develop additional tenant space by converting unused common area

