



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS



AutoZone
339 West Avenue
Tallmadge, OH 44278

EXCLUSIVELY MARKETED BY:



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TABLE OF CONTENTS

04

06

07

12

14

INVESTMENT OVERVIEW

Investment Summary
Investment Highlights

LEASE ABSTRACT

Lease Summary
Rent Roll

PROPERTY OVERVIEW

Property Images
Location, Aerial & Retail Maps

AREA OVERVIEW

City Overview
Demographics

TENANT OVERVIEW

Tenant Profile

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INVESTMENT SUMMARY

Sands Investment Group is Pleased to Exclusively Offer For Sale the 8,000 SF AutoZone at 339 West Avenue in Tallmadge, OH. This Opportunity Includes Over 7 Years Remaining on the Primary Term With 2 x 5 Year Options and a Strong Corporate Guarantee, Providing For a Secure Investment.

OFFERING SUMMARY

PRICE	\$829,000
CAP	5.50%
NOI	\$45,600
PRICE PER SF	\$103.62
GUARANTOR	AutoZone, Inc.

PROPERTY SUMMARY

ADDRESS	339 West Avenue Tallmadge, Ohio 44278
COUNTY	Summit
BUILDING AREA	8,000 SF
LAND AREA	0.46 AC
BUILT	1991



AUTOZONE

HIGHLIGHTS

- Low Price Point AutoZone Opportunity
- Strong Corporate Guarantee From Investment Grade National Credit Tenant (BBB)
- Over 7 Years Remaining on Primary Term With 2 x 5 Year Options
- Includes a New Roof With a 15 Year Warranty
- E-Commerce, Recession and COVID Proof Tenant
- Proven Location – 30 Year Operating History Showing Commitment to This Site
- Strong Demographics – Over 206,900 People Making an Average Household Income of \$61,118 Within a 5-Mile Radius
- 7-Miles to the Goodyear Airdock (Owned By Lockheed Martin) Which is Known For Housing Airships Built During World War II By the Navy and is Now a Historic Civil Engineering Landmark
- 5-Miles to the Akron Fulton International Airport Which Services Over 70 Flights Per Day
- Nearby Tenants Include: Giant Eagle, Goodwill, Taco Bell, Dunkin', Arby's, Dollar General, ALDI, Family Dollar, McDonald's and Much More

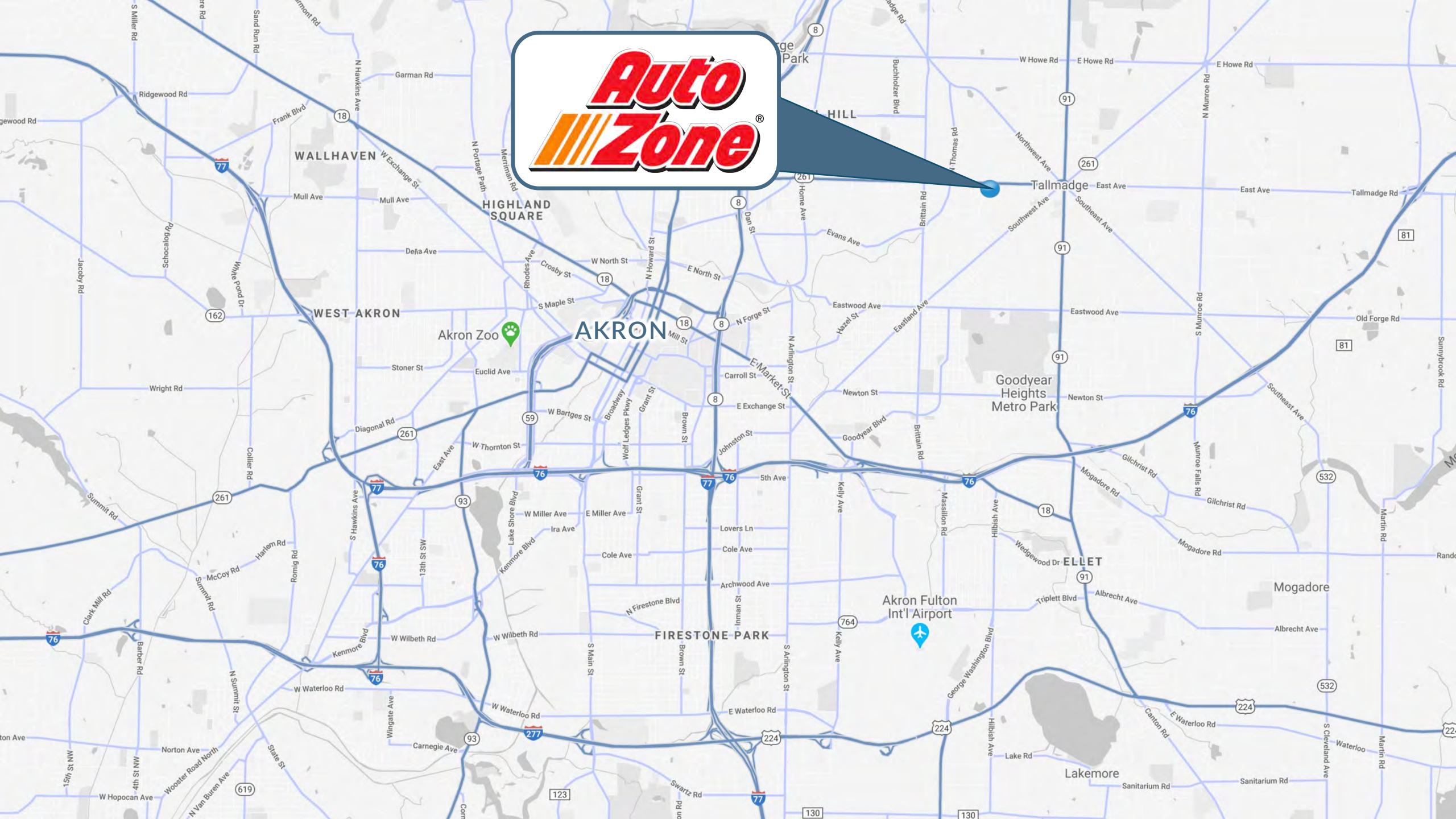


LEASE SUMMARY

TENANT	AutoZone, Inc.
PREMISES	A Building of Approximately 8,000 SF
LEASE COMMENCEMENT	November 19, 1991
LEASE EXPIRATION	October 31, 2027
LEASE TERM	7+ Years Remaining
RENEWAL OPTIONS	2 x 5 Years
RENT INCREASES	5% at Options
LEASE TYPE	NN+
PERMITTED USE	Auto Parts
PROPERTY TAXES	Tenant's Responsibility
INSURANCE	Tenant's Responsibility
COMMON AREA	Tenant's Responsibility
ROOF & STRUCTURE	Landlord's Responsibility (New Roof With 15 Year Warranty)
REPAIRS & MAINTENANCE	Tenant's Responsibility
HVAC	Tenant's Responsibility
UTILITIES	Tenant's Responsibility
RIGHT OF FIRST REFUSAL	No

SQUARE FOOTAGE	ANNUAL BASE RENT	RENT PER SF
8,000 SF	\$45,600	\$5.70







Save
a lot



Padula's
Body Shop

enterprise



NORTHEAST
LASER, INC
PROTOTYPE & MFG

NZ MANUFACTURING
STRECH COROZ MED COROZ TURB COROZ



Weaver
INDUSTRIES



PTR POWER TOOL REPAIR

TIM'S AUTO SOURCING LIMITED

261

Prestige
AUTO Family of Dealerships

MARTIN
Wheel
Atlanta Company

SPEELMAN ELECTRIC

RightWay
Automotive Credit

Commerce St

Auto
Zone

Petitti's
Garden Centers

West Ave



LEPPO RENTS

SILVER STAR
MOTORS

giant
eagle



AUTO SALES



Steere
the engineering edge

RightWay
Automotive Credit

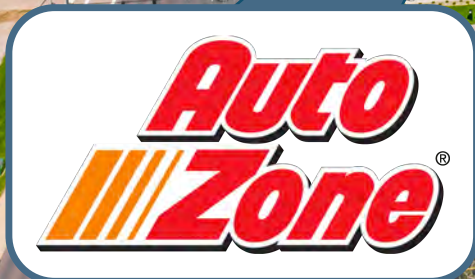


Commerce St



Prestige
AUTO Family of Dealerships

SPEELMAN S ELECTRIC



PTR POWER TOOL REPAIR



BEST BUY **THE HOME DEPOT** **TJ-maxx** **Burlington**
Pier 1 Imports **Staples**
target **BIG LOTS!** **PET SMART** **LA 2 BOY**
Michael's **Quik's Outlet**
OUTBACK STEAKHOUSE **VALUE CITY FURNITURE** **DICK'S SPORTING GOODS** **PIZZA HUT**
SHEETZ
COUNTRY OF SWITZERLAND **Chick-fil-A** **LONGHORN STEAKHOUSE** **Tanera**
verizon **CULPOTIE** **Steak 'N Shake** **Huntington**
TACO BELL **Starbucks** **BURGER KING** **SHOE CARNIVAL**
Olive Garden **Bob Evans** **MATTRESS FIRM** **SKECHERS**
Applebees **Charleys** **five BELOW** **the Vitamin Shoppe**
Denny's **Ma's** **SALLY BEAUTY** **NTB**
Citizens Bank **DOLLAR TREE** **PLAY IT AGAIN SPORTS**
BAM! **BJ's** **GIANT EAGLE** **bp**
CVS pharmacy **CITITRENDS** **Original**
McDonald's **Timmy Jones Sandwiches** **FIVE GUYS** **Arby's**
best cuts **Great Clips**
ImmediaDent **cricket**

ALDI **DOLLAR GENERAL**
SHERWIN-WILLIAMS
Public Storage **metro by T-Mobile**

FAMILY DOLLAR **DOLLAR TREE** **Shell**

goodwill **R&C**
Save a lot

sam's club **Party City** **claire's**
Bath & Body Works **JCPenney** **Rainbow**
REGAL **Firestone** **GOODYEAR**
ROSES **SEPHORA** **FINISH LINE**
New York Community Bank **CHARLEY'S** **CHAMPS SPORTS** **SHOE DEPT. ENCORE**
MIDAS **CIRCLE K** **Foot Locker**
MEN'S WEARHOUSE **CHASE** **Sprint**

Auto Zone

NAPA

DUNKIN' **Huntington**
FIFTH THIRD BANK **KeyBank** **Arby's**
TACO BELL **McDonald's** **Little Caesars** **Great Expressions**
RITE AID **Do it Best** **CIRCLE K** **Speedway**
Timmy Jones Sandwiches **Gulf**
SUBWAY **SUPERCUTS** **PNC**

GIANT EAGLE **Huntington**
O'Reilly AUTO PARTS **MONRO AUTO SERVICE AND TIRE CENTERS** **Valvoline**



Britain Rd

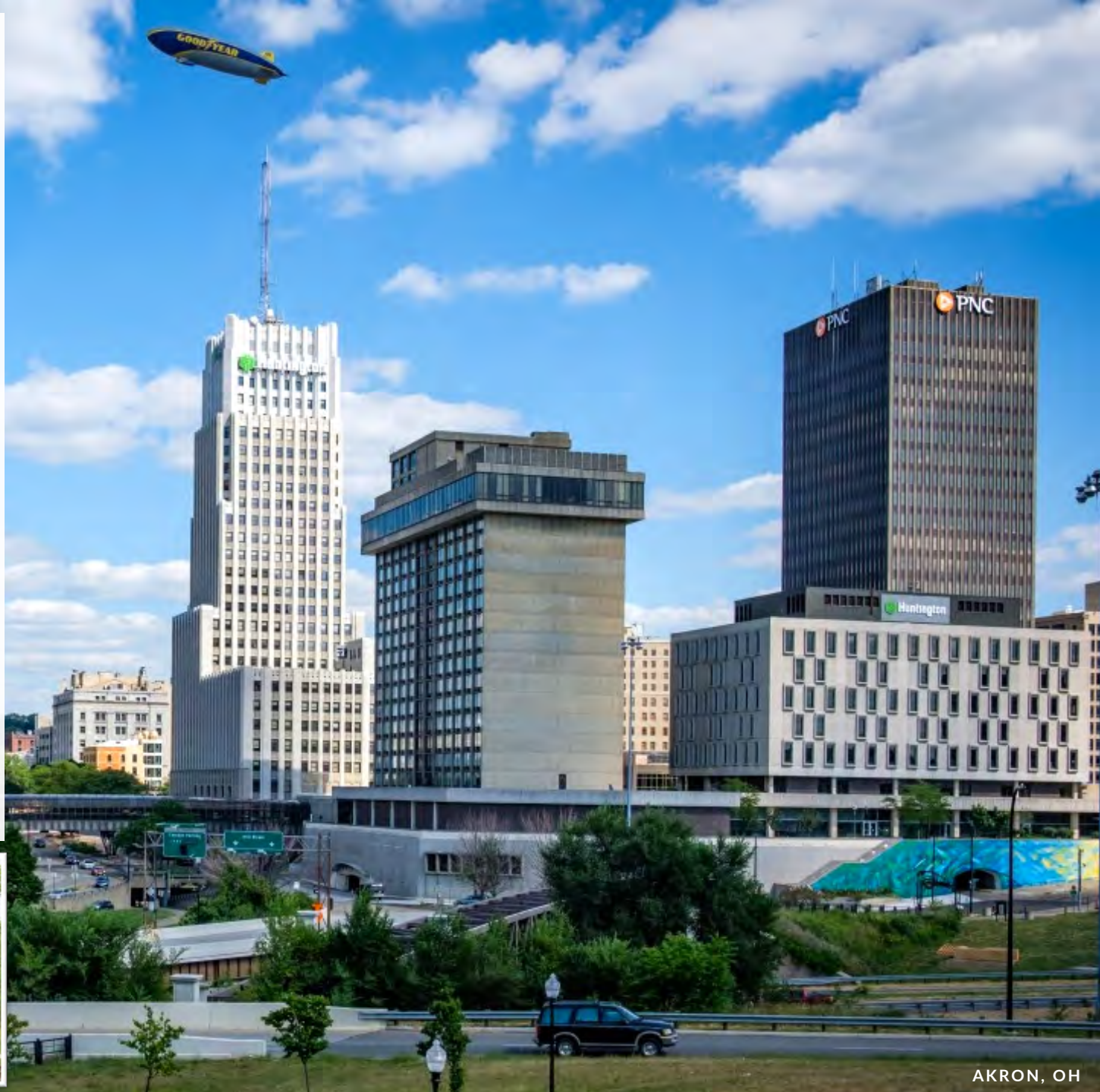
West Ave

TALLMADGE | SUMMIT COUNTY | OHIO

Tallmadge is a city in Summit county in Ohio. The city's 2018 estimate population was about 17,582 residents and it is located 5 miles to downtown Akron. The city is a suburb of Akron and part of the Akron Metropolitan Statistical Area. Akron is the fifth-largest city in the state of Ohio and is the county seat of Summit County. The city is located on the western edge of the Glaciated Allegheny Plateau, which is about 30 miles south of Cleveland. As of the 2018 estimated census, the city had a total population of about 198,006 residents, making it the 119th-largest city in the United States. The Greater Akron area, covering Summit and Portage counties, had an estimated population of 704,845 residents in 2018. The city's nickname is the "Rubber Capital of the World" due to so many tires being produced there.

The area is known as the "Rubber Capital of the World" for being the city where Goodrich, Firestone, General Tire, and Goodyear were founded. Fortune 500 companies headquartered in the city include Goodyear Tire and Rubber Company and FirstEnergy. Other headquarters in Akron include Advanced Elastomer Systems, GOJO, Myers Industries, Acme Fresh Market, and Sterling Jewelers. Akron has won economic awards such as "City Livability" and "All-American City", and deemed a high-tech city having greatly contributed to the Information Age.

The area is home to a bike path that people can ride all the way up to Cleveland. The 85-mile "tow path" snakes through some of Ohio's most scenic countryside, including Cuyahoga Valley National Park. The city is also home to the Cuyahoga Valley Scenic Railroad which will take guests to the national park on a train while they enjoy wine and food tastings. On the ride they can enjoy views of the 11th-most-visited national park in the country, with its rolling hills, forests, hiking trails, and even waterfalls. The area is home to the Akron Zoo and Akron Art Museum.



	3 MILES	5 MILES	10 MILES
POPULATION	75,570	206,961	469,247
AVERAGE HH INCOME	\$60,373	\$61,118	\$70,704

AutoZone

Map details: The map shows Tallmadge, Ohio, with major roads highlighted in blue. A blue dot marks the location of the AutoZone store at the intersection of West Ave and S Thomas Rd. A callout box points to this location. The map includes labels for various streets, landmarks like Tallmadge Lions Park and Rossiaky Stadium, and schools like Tallmadge City Schools and Tallmadge Middle School. A table in the top left corner provides demographic data for the area around the store. The AutoZone logo is prominently displayed in the center of the map.

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

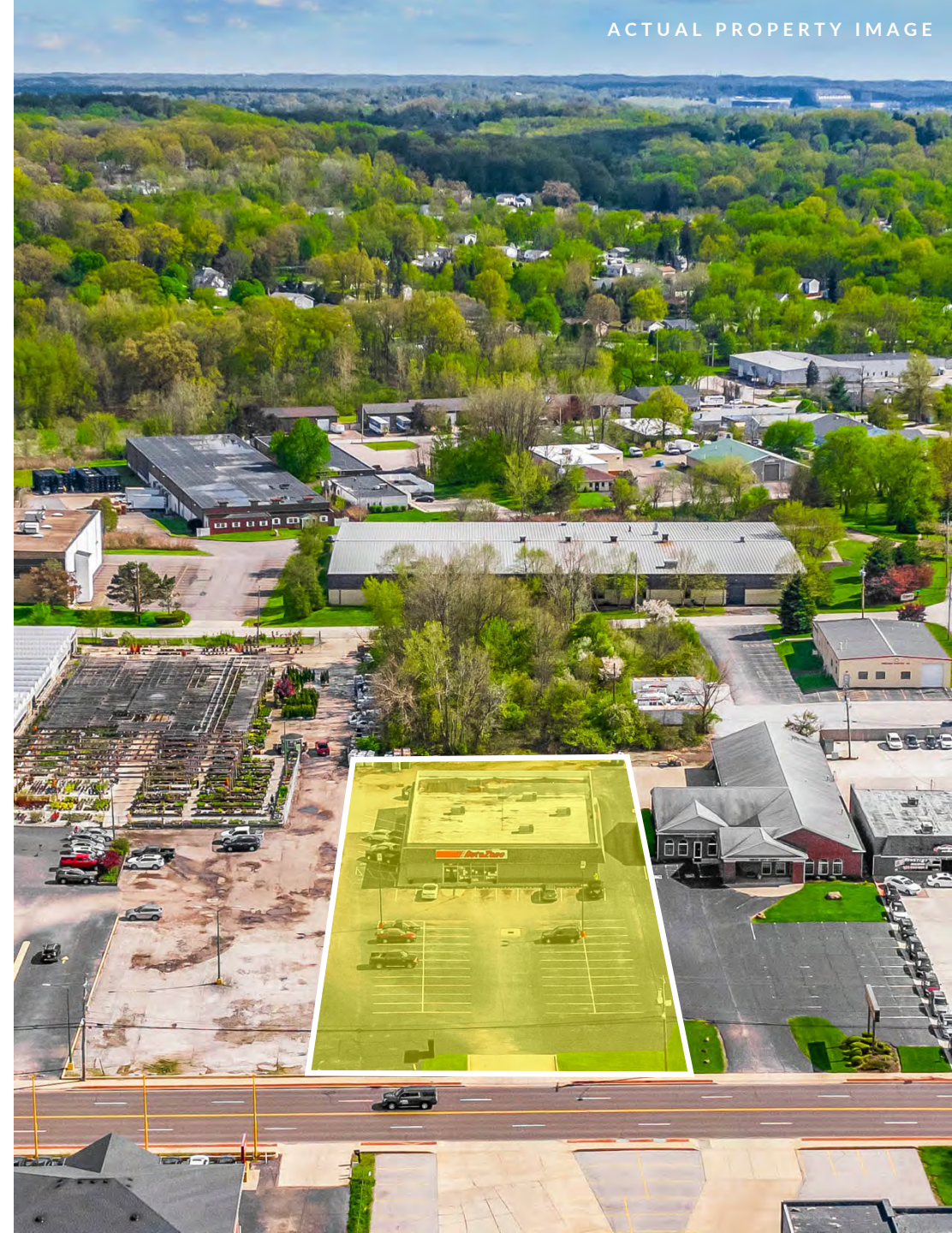
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This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

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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