

*Similar Location shown

OFFERING MEMORANDUM



Broker of Record:
Colin Edwards
SWE Realty, LLC
License #: NC LC601



Ideal for 1031 Exchange



Household Income \$53k
Within a 1 Mile Radius



New 2020 Upgraded
Architectural Block Construction



Long Term Corporate Lease
with Essential Retailer and
Investment Credit Rating



SWE | REALTY

Luke Waters

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PROPERTY HIGHLIGHTS

710 West Trade Street, Dallas, NC 28034



POPULATION
61,000 +
Population



Located in
DALLAS, NC
(Charlotte MSA)

Long Term
CORPORATE
Lease



**BUILD TO SUIT
UPGRADED
ARCHITECTURAL BLOCK
CONSTRUCTION**



**INVESTMENT GRADE CREDIT
ESSENTIAL RETAILER**

Tenant

PROPERTY GLA



ANNUAL RENT
\$114,000.24

7,200 +/- SF



PROPERTY
ADDRESS

710 West Trade
Street, Dallas, NC



100%
Occupancy



YEAR BUILT
2020





EXECUTIVE SUMMARY

710 West Trade Street, Dallas, NC 28034

SUMMARY

ANNUAL RENT	\$114,000.24 (7,200 SF building)
ANNUAL RENT PSF	\$15.83
INITIAL RENT COMMENCEMENT	July 1, 2020
INITIAL LEASE EXPIRATION	June 30, 2035
INITIAL LEASE TERM	15-Year Net/Net
RENEWAL OPTIONS	Four (4) / 5— Year Renewals
RENT INCREASES	<u>6% in Year 11</u> and Each Option Period
TENANT RESPONSIBILITIES	CAM, RE Taxes, Insurance, Interior and non-structural Repairs, HVAC
LESSOR RESPONSIBILITIES	Roof, Structure, Parking Lot
S&P CREDIT RATING	BBB Stable
LEASE GUARANTOR	O'Reilly Automotive, Inc NYSE : ORLY

TERMS

PRICE	\$2,072,000
CAP	5.50%

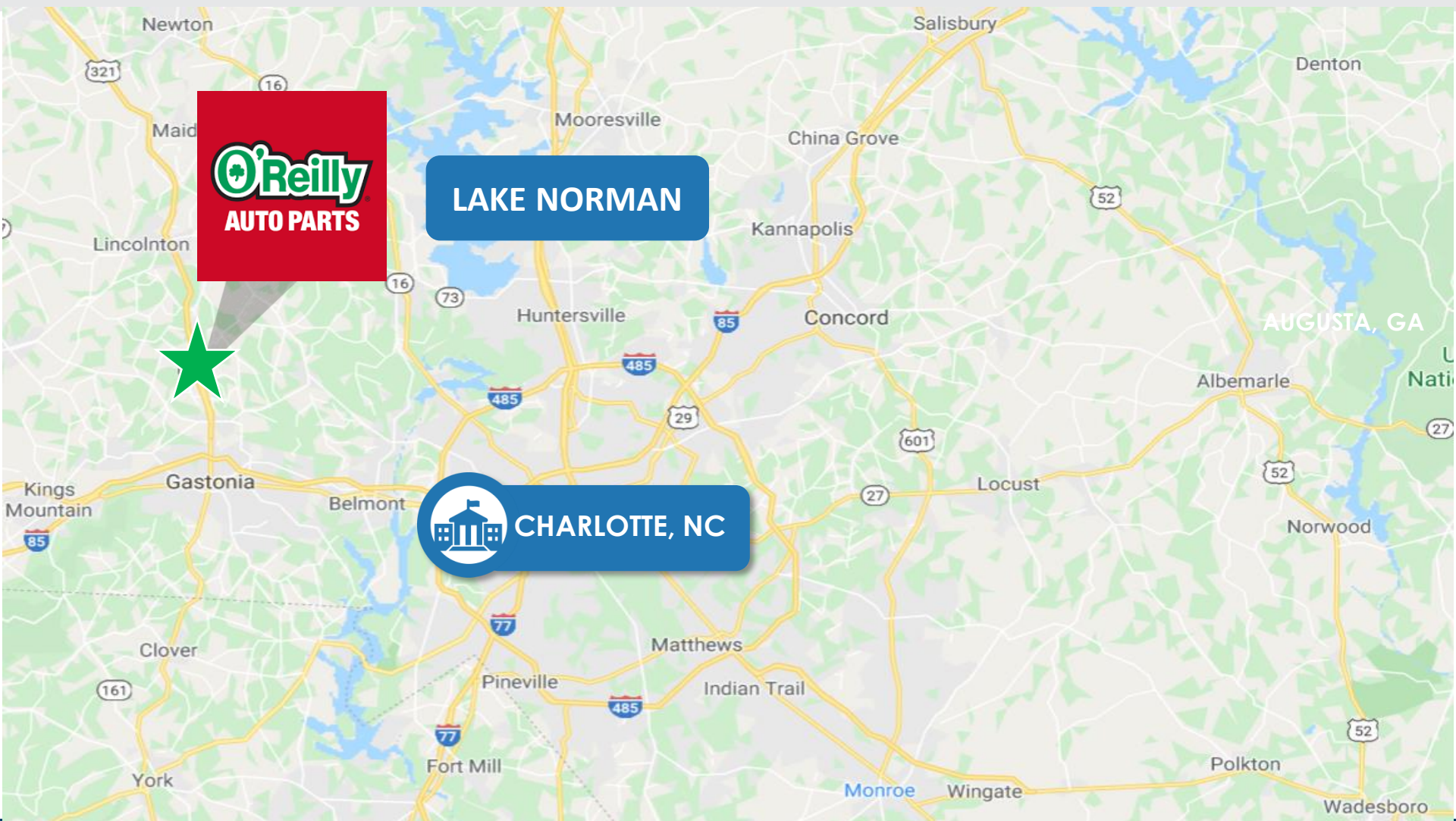
HIGHLIGHTS:

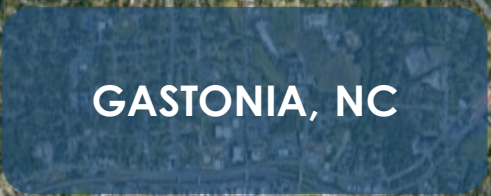
- New Construction with July 1, 2020 Rent Commencement
- Freestanding Upgraded Architectural Block Construction O'Reilly Auto Parts
- Modified NNN with Limited Landlord Responsibilities and Corporate Backed Lease
- Concrete Parking Lot located on .87 acres
- 6% Rental Increase in Year 11 and Each Option
- 17,000 + Vehicles Per Day on Trade Street
- Attractive Low Rent PSF at \$15.83
- Adjacent from Ingles Grocery and next to New 7-Eleven Development
- S&P Investment Grade Credit Rating (BBB Stable)
- Essential Retailer and Recession Resistant Business
- Strong Covid-19 Performance Proving Strength as a Dominate Retailer in the Auto Parts Sector
- Located in Suburb of Booming Charlotte, NC
- Ideal Auto Parts Demographics
- 61,000 + Residents with Average HHI of \$52k + within 5 miles
- Strategic Highway Exit Location, Great for Future Use if Necessary
- Approx. 28 miles from Charlotte, NC



PROPERTY DETAILS

710 West Trade Street, Dallas, NC 28034







LOCATION OVERVIEW

710 West Trade Street, Dallas, NC 28034

Single Family
Residential

Walmart
Neighborhood Market



Advance
Auto Parts

WELLS
FARGO



O'Reilly
AUTO PARTS



BB&T



ingles



Gaston College
Opportunities For Life

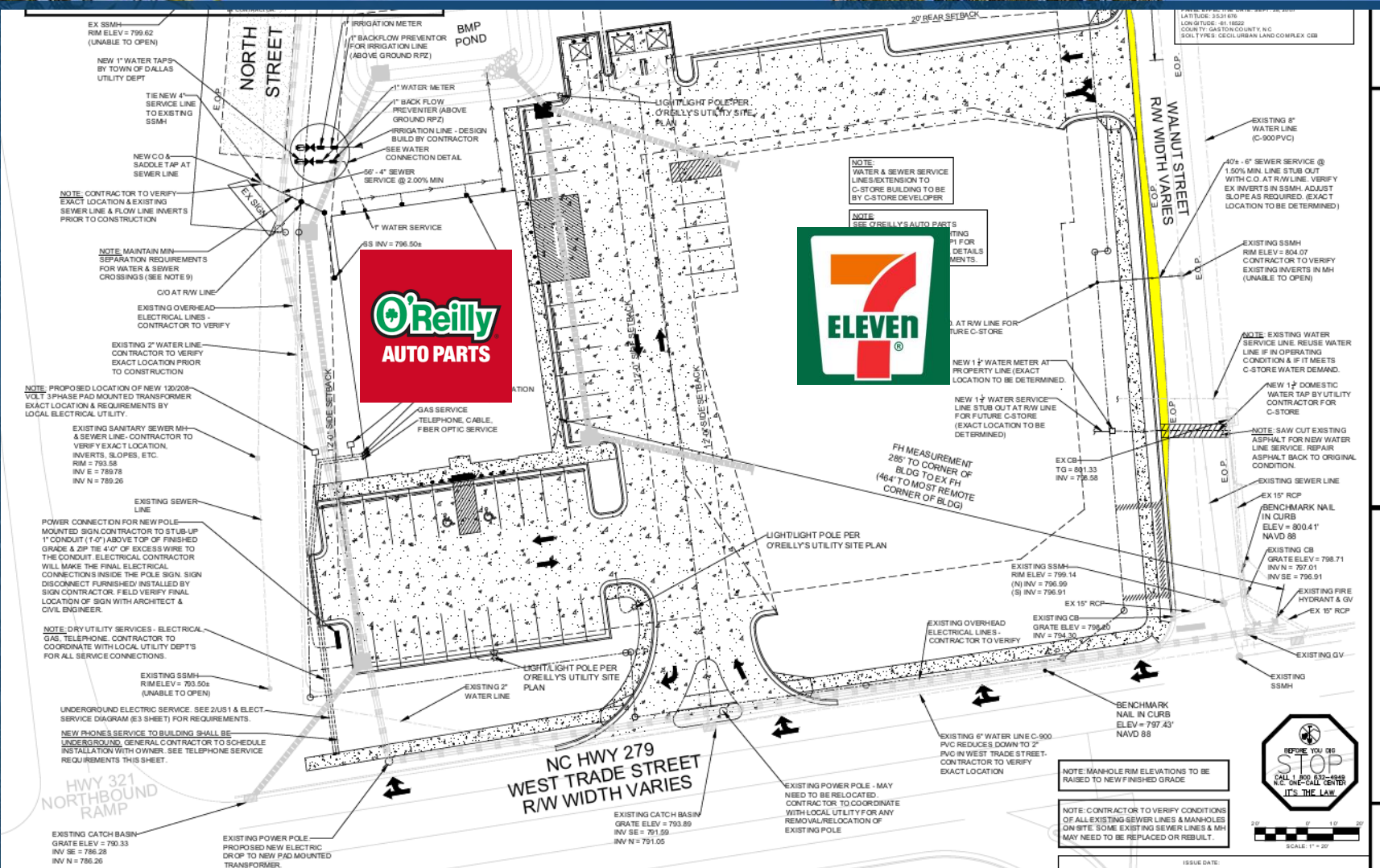




LOCATION OVERVIEW

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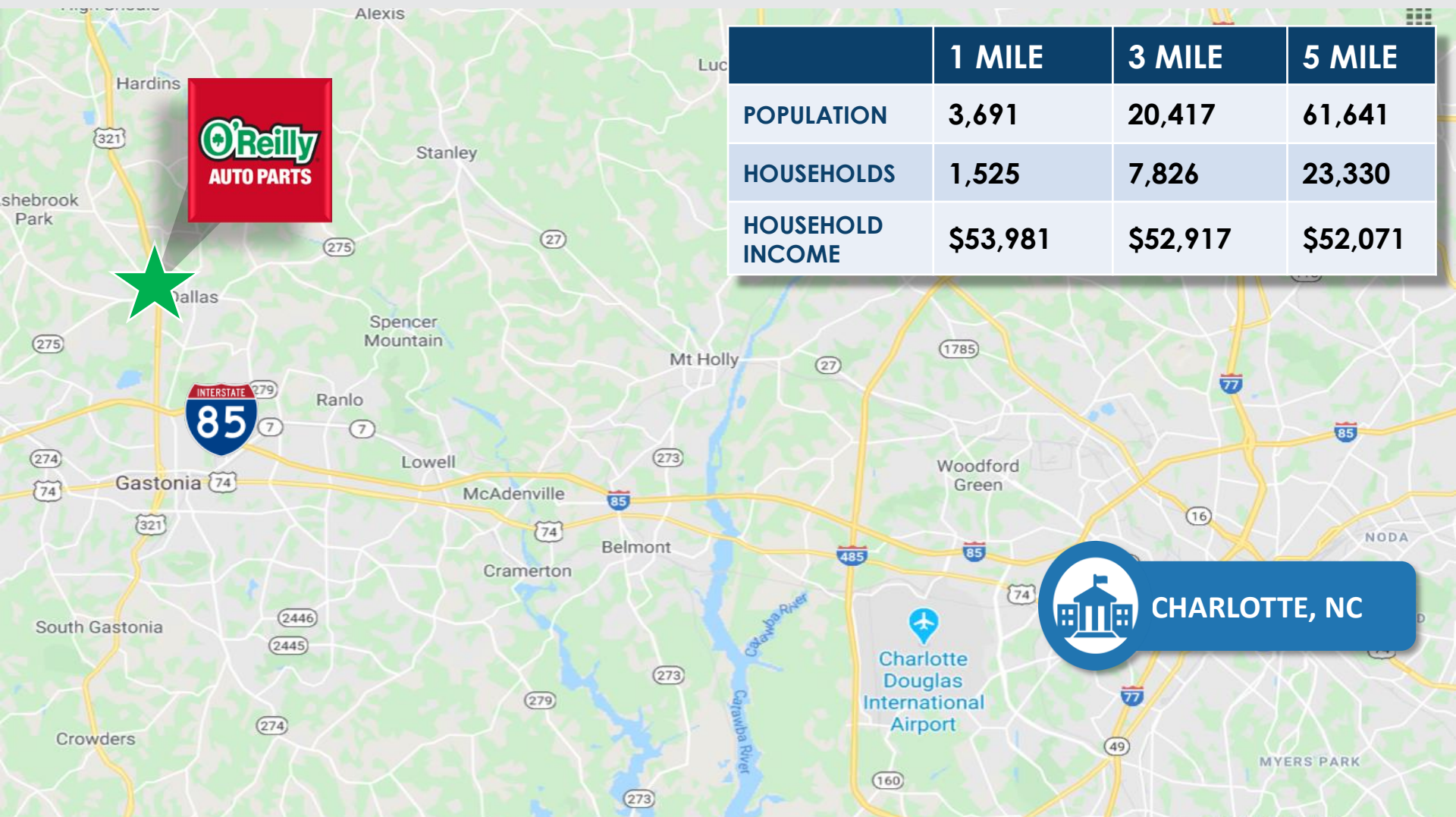






DEMOGRAPHICS

710 West Trade Street, Dallas, NC 28034



	1 MILE	3 MILE	5 MILE
POPULATION	3,691	20,417	61,641
HOUSEHOLDS	1,525	7,826	23,330
HOUSEHOLD INCOME	\$53,981	\$52,917	\$52,071





TENANT INFORMATION

710 West Trade Street, Dallas, NC 28034

O'Reilly Automotive, Inc. officially started in the auto parts business with one store in Springfield, Missouri, in December 1957.

Michael Byrne O'Reilly immigrated to America in 1849, settling in St. Louis, he worked his way through school to earn a law degree, and then pursued a career as a title examiner.^[5] His son, Charles Francis O'Reilly, attended college in St. Louis and went to work in 1914 as a traveling salesman for Fred Campbell Auto Supply in St. Louis. By 1924, Charles had become familiar with the Springfield area, having traveled by train to sell auto parts throughout the territory. By 1932, he had become manager of Link Motor Supply in Springfield, and one of his sons, Charles H. (Chub) O'Reilly, joined the company. Together they provided the leadership and management that made Link the predominant auto parts store in the area.

In 1957, Link planned a reorganization, which would have included the retirement of 72-year-old Charles F. O'Reilly, and the transfer of Chub O'Reilly to Kansas City. Since neither agreed with these plans, they made the decision to form their own company, O'Reilly Automotive, Inc. They opened for business on December 2, 1957, with one store and 13 employees at 403 Sherman in Springfield. Their sales totaled \$700,000 in 1958, their first full year of business. By 1961, the company's volume had reached \$1.3 million — the combined volume of O'Reilly Automotive and Ozark Automotive Distributors, a division formed to serve independent automotive jobbers in the area. In March 1975, annual sales volume rose to \$7 million and a 52,000 square-foot facility at 233 S. Patterson was built for the O'Reilly/Ozark warehouse operation. By that time, the company had nine stores, all located in southwest Missouri.

ANNUAL REVENUE

\$10.15 Billion

OWNERSHIP

Public

HEADQUARTERS

Springfield, MO

NUMBER OF LOCATIONS

5,500 +

EMPLOYEES

82,000 +

WEBSITE

www.oreillyauto.com





BROKER CONTACT INFORMATION

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