



**POUNDERS
& ASSOCIATES**

COMMERCIAL REAL ESTATE

FOR SALE

ADVANCE AUTO PARTS

2880 FLORENCE BOULEVARD, FLORENCE , AL 35630

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SECTION 1

PROPERTY INFORMATION

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$1,545,418
Building Size:	7,000 SF
Lot Size:	0.76 Acres
Price / SF:	\$220.77
Cap Rate:	5.75%
NOI:	\$88,861
Year Built:	1997
Zoning:	B-2 General Business
Traffic Count:	23,268

PROPERTY OVERVIEW

The subject property is a single-tenant Advance Auto Parts in Florence, Alabama. The 0.76-acre lot is situated on Florence Boulevard (US Highway 72), just east of the Cox Creek Parkway intersection. This location has operated as an Advance Auto Parts since 1997 when it was originally built. Advance is in it's first 5-year renewal term, which goes through December 31, 2022. The tenant has two 5-year options with 5% increases at the beginning of each renewal term. The NN lease structure requires the landlord to maintain the roof, structure, access easement & parking lot, half of any required HVAC replacement, and HVAC maintenance in excess of \$250 per occurrence. The tenant is responsible for property taxes and building insurance.

Advance Auto Parts, Inc. is a leading automotive aftermarket parts provider that serves both professional installer and do-it-yourself customers. As of July 11, 2020, Advance operated 4,819 stores and 167 Worldpac branches in the United States, Canada, Puerto Rico and the U.S. Virgin Islands. The Company also serves 1,262 independently owned Carquest branded stores across these locations in addition to Mexico, the Bahamas, Turks and Caicos and British Virgin Islands.

COMPLETE HIGHLIGHTS



LOCATION INFORMATION

Building Name	Advance Auto Parts
Street Address	2880 Florence Boulevard
City, State, Zip	Florence , AL 35630
County	Lauderdale
Signal Intersection	No

BUILDING INFORMATION

NOI	\$88,861.56
Cap Rate	5.75
Occupancy %	100.0%
Tenancy	Single
Year Built	1997
Free Standing	No

PROPERTY HIGHLIGHTS

- Percentage rent of 2.5% of tenant's gross annual sales in excess of minimum rent
- 20+ year operating history at this location
- Advance Auto Parts operates 4,800+ locations across North America & South America
- High-traffic location (23,268 VPD)

ADDITIONAL PHOTOS



INSTALL WEATHERPROOF DUPLEX OUTLET

NOTE:
THIS MERCHANDISE PLAN IS INCLUDED
IN THE SET FOR THE CONTRACTOR'S
REFERENCE ONLY. ADVANCE WILL
SUPPLY AND INSTALL ALL STONE FIXTURES.

NOTE:
CONTRACTOR IS TO PROVIDE FOR UNDERGROUND
TELEPHONE SERVICE. UNDERGROUND CONDUIT
IS TO TERMINATE INSIDE THE BUILDING
UNDER THE TELE. PANEL. CONTRACTORS
ELECTRICIAN WILL BE REQUIRED TO
INSTALL TELE. CONDUIT UNDERGROUND,
OR WORK WITH TELEPHONE CO. TO ACHIEVE
SERVICE. CONTRACTOR IS TO PROVIDE
A 48" x 86" x 1/2" PLYWOOD
PANEL BESIDE ELECTRIC PANEL FOR
TELEPHONE AND SECURITY EQUIPMENT.

STARTER/ALTERNATOR CIRCUIT #5 IS TO BE ON AN
ISOLATED CIRCUIT & A WIRING OF 30 AMP 230 VOLTS.
MOUNTED IN COUNTER. ISOLATED CIRCUIT #4.

MOUNT ALL RECEPTACLES AT 4"
ABOVE FINISHED FLOOR LEVEL,
UNLESS OTHERWISE NOTED.

NOTE:
FOUR (4) ISOLATED CIRCUITS REQUIRED TO THE
PARTS COUNTER, MANAGER'S DESK AND CHECK-OUT
AREA AS SHOWN:
ISOLATED CIRCUIT (1) CASH REGISTER
INSTALL LOCK ON CIRCUIT BREAKER SO CIRCUIT CANNOT BE TURNED OFF.
ISOLATED CIRCUIT (2) PARTS BOOKS
INSTALL LOCK ON CIRCUIT BREAKER SO CIRCUIT CANNOT BE TURNED OFF.
ISOLATED CIRCUIT (3) MANAGER'S DESK
INSTALL LOCK ON CIRCUIT BREAKER SO CIRCUIT CANNOT BE TURNED OFF.
ISOLATED CIRCUIT (4) STARTER/ALTERNATOR TESTER

INSTALL WEATHERPROOF DUPLEX OUTLET

INSTALL ONE GROUNDING OUTLET ON
ISOLATED CIRCUIT #1/ GROUND MOUNTED
12" HIGH ISOLATED CIRCUIT #3.

INSTALL ONE DUPLEX RECEPT. @ 36"
HIGH FOR MANAGER'S DESK.

INSTALL A GROUND RECEPT IN COUNTER
ON AN ISOLATED, GROUNDING CIRCUIT
FOR THE CASH REGISTER
ISOLATED CIRCUIT #1.

220V JUNCTION BOX AT 60" HIGH AND 16"-6"
FROM THE CORNER FOR THE BATTERY CHARGER.
PROVIDE 20 AMP. SINGLE PHASE CIRCUIT.

INSTALL EXHAUST FAN FOR BATTERY
CHARGER. SEE DETAIL SHEET.

LOCATE ELEC. PANEL AS CLOSE TO THE
REAR DOORS AS POSSIBLE.

30 MIN. TIME SWITCH FOR
LIGHT OVER REAR DOOR.

INSTALL TWO DUPLEX RECEPTACLES SIDE BY SIDE
FOR TELEPHONE AND SECURITY EQUIPMENT
BESIDE ELEC. PANEL.

INSTALL TWO (2) 24 HR. TIME CLOCKS & WIRE THE ROAD SIGN AND
BUILDING SIGN THROUGH ONE TIME CLOCK 1/2 SETS OF TRIPPERS
AND WIRE THE SITE AND/OR BUILDING LIGHTING THROUGH
THE OTHER TIME CLOCK 1/2 SET OF TRIPPERS. SET
BOTH TIME CLOCKS TO TURN ON AT 8 P.M. AND OFF AT
12 MIDDNIGHT. SET THE ROAD SIGN TIME CLOCK TO COME ON
AGAIN AT 8 A.M. AND OFF AGAIN AT 8 A.M. SEE DETAIL SHEET.

220 V. RECEPT. FOR LIFT MOTOR
AS SPECIFIED BY LIFT SUPPLIER.

DUPLEX RECEPT. AT CORNER FULLER
FOR DRINK MACHINE, ETC. AND GROUNDWIRE
RECEPT. FOR SOUND SYSTEM. BOTH AT 44"

NOTE:
CONTRACTOR IS TO INSTALL UNDERGROUND
ELECTRIC SERVICE. SWITCH ALL CEILING
LIGHTS FROM THE BREAKER BOX. CLEARLY
MARK ALL CIRCUITS BESIDE THE BREAKER
ITSELF FOR EASY PRECISE IDENTIFICATION.
CONTRACTOR IS TO INSTALL BREAKER LOCKS
ON THE FOLLOWING CIRCUITS, NIGHT LIGHTS,
COMPUTERS, SECURITY AND TELEPHONE.

NOTE:
ELECTRICIAN IS TO RETURN TO THE JOB ON
THE REQUIRED DESIGNATED TUESDAY AND INSTALL
ALL RECEPTACLES IN THE COUNTERS AS SHOWN
CHARGER FURNISHED AND HOOK-UP THE BATTERY
BY ADVANCE.
CAUTION:
DO NOT INSTALL THE POWER POLES ON
THE RECEPTACLES IN THE COUNTERS
EXCEPT UNDER THE DIRECT SUPERVISION
OF THE MERCHANDISING SUPERVISOR.

LANDLORD

TENANT

EXHIBIT "B" 30 JUL 96/ SHT 5 OF 15

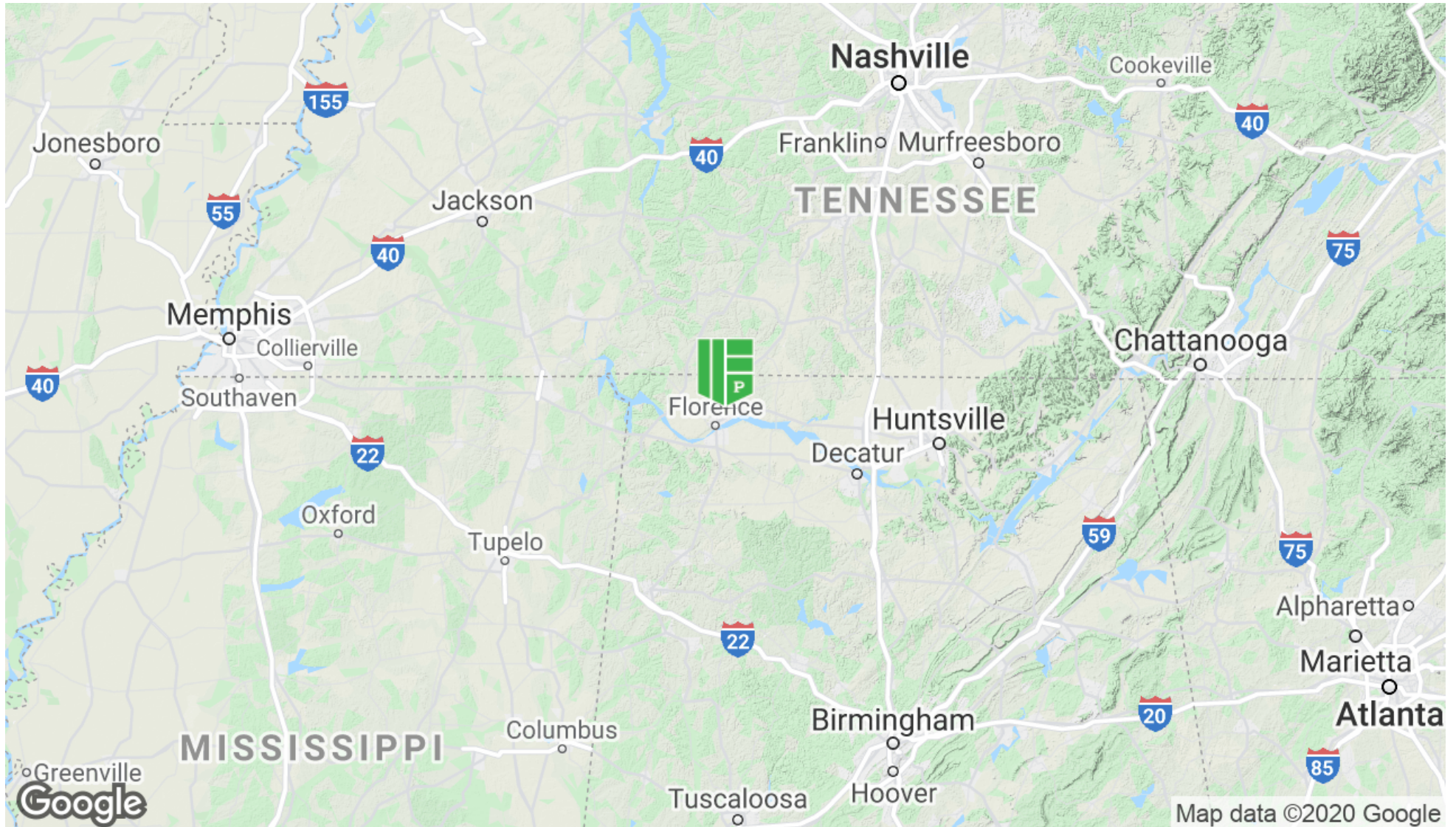
ELECTRIC FLOOR PLAN



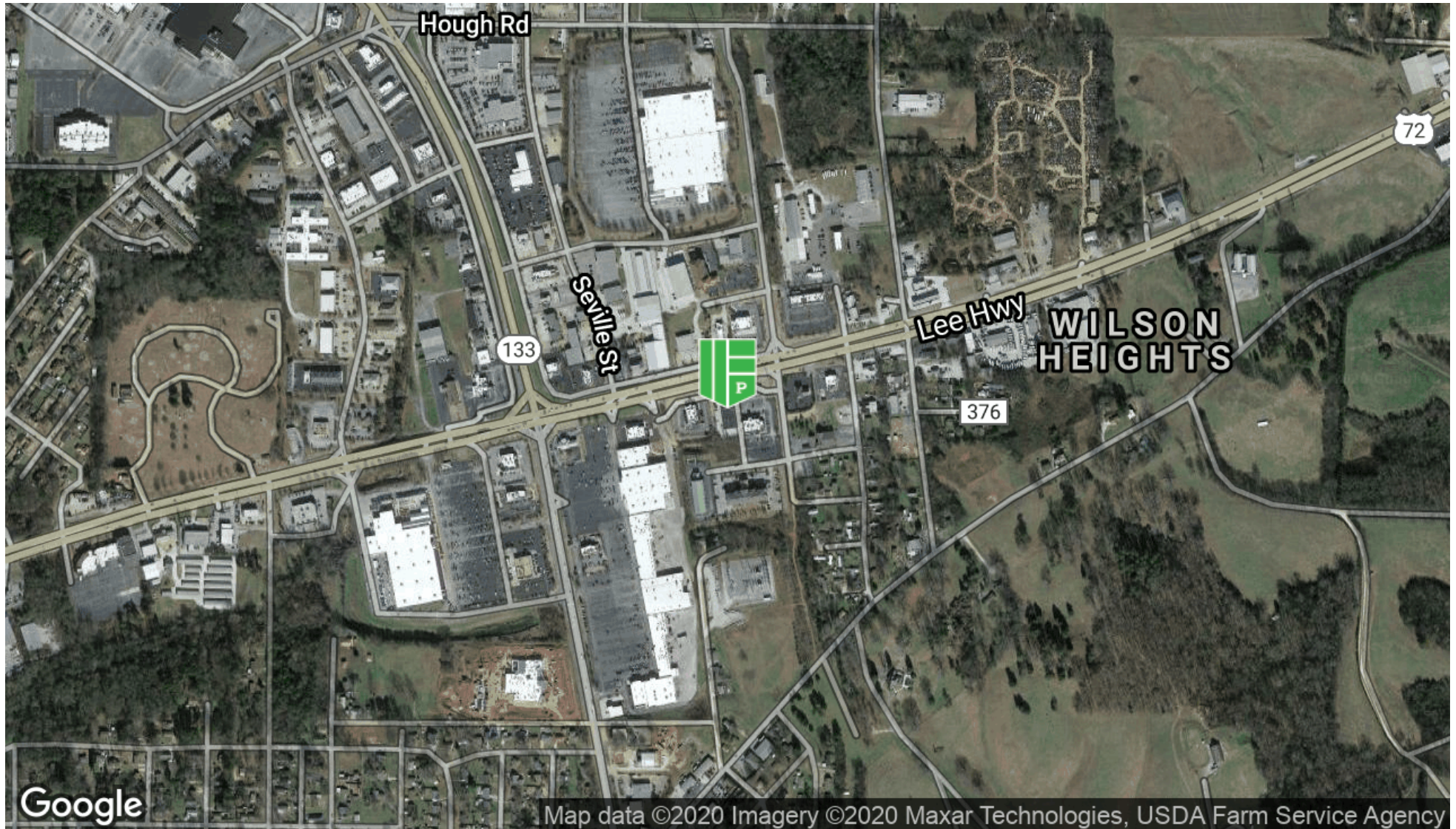
SECTION 2

LOCATION INFORMATION

REGIONAL MAP



AERIAL MAPS



SITE PLAN

INSTALL 25' HIGH STEEL LIGHT POLE ON CONC. BASE. W/(2) 1000 WATT METAL HALIDE FIXTURES. FIXTURES ARE TO BE HI-TEX BY LITHONIA TF SERIES - TF 1000M RAS BEAM SPREAD. WIRE ALL LIGHTS THRU THE SAME TIME CLOCK W/ (1) SET OF TRIPPERS. (TYP OF 5)

LANDSCAPING NOTE:
GENERAL CONTRACTOR IS TO CLEAN ENTIRE SITE OF ALL CONSTRUCTION DEBRIS AND TO RAKE DISTURBED AREAS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ESTABLISH A HEALTHY STAND OF GRASS ON THE ENTIRE SITE. APPLY 2" OF TOP SOIL, PLANT GRASS SEED & APPLY STRAW & WATER. GENERAL CONTRACTOR IS TO COMPLY W/ ALL APPLICABLE CODES & ORDINANCES REGARDING LANDSCAPING. CONTRACTOR IS TO CONTINUE TO CARE FOR THE GRASS UNTIL ADVANCE TAKES POSSESSION OF THE BUILDING.

DASHED LINE INDICATES FASCIA OVERHANG

NOTE:
PARKING LOT GRADING SHALL NOT EXCEED 5% CROSS SLOPE.

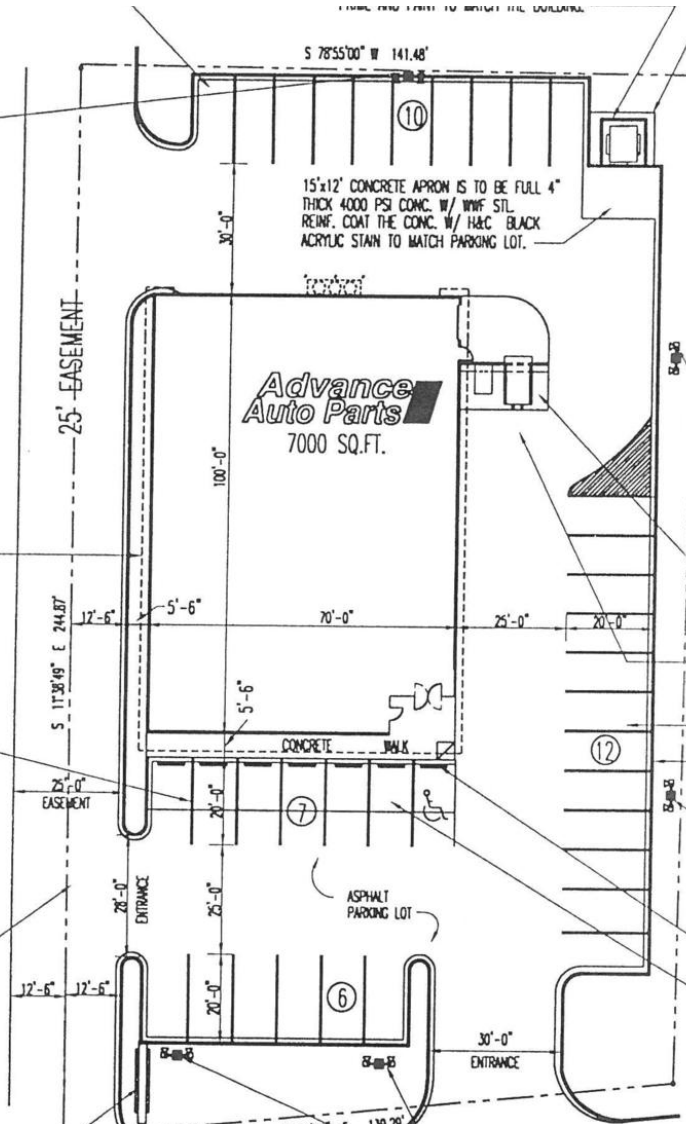
PARKING LINES 4" WIDTH, PAINTED YELLOW. (2 COATS OF SHERWIN WILLIAMS B2972 YELLOW TRAFFIC MARKING PAINT).

NOTE:
PARKING SPACES ARE TO BE 10' X 20'

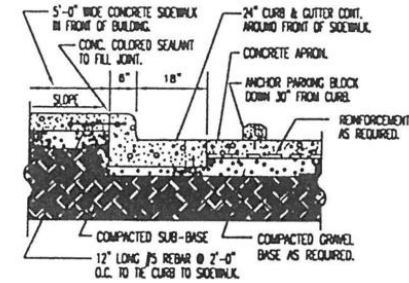
NOTE:
CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND INSTALLING A MAILBOX ON SITE. MAILBOX MUST MEET ALL U.S. POST OFFICE REQUIREMENTS.

DRIVEWAY TO BE PAVED SIMULTANEOUSLY WITH PARKING LOT

ROAD SIGN FURN & INSTALLED BY ADVANCE. CONTRACTOR'S ELECTRICIAN IS TO PROVIDE UNDERGROUND CIRCUIT & WIRE THRU



CONCRETE APRON IS TO BE FULL 4" THICK 4000 PSI CONC. W/ W/WF STEEL REINF.



TYPICAL CURB AND GUTTER DETAIL

INSTALL 25' HIGH STEEL LIGHT POLE ON CONC. BASE. W/(2) 1000 WATT METAL HALIDE FIXTURES. FIXTURES ARE TO BE HI-TEX BY LITHONIA TF SERIES - TF 1000M RAS BEAM SPREAD. WIRE ALL LIGHTS THRU THE SAME TIME CLOCK W/ (1) SET OF TRIPPERS. (TYP OF 5)

CONCRETE APRON IS TO BE FULL 4" THICK 4000 PSI CONC. W/ W/WF STEEL REINF. COAT THE CONC. W/ H&C BLACK ACRYLIC STAIN TO MATCH PARKING LOT.

ASPHALT UNDER TRAILER IS TO BE LEVEL SO THAT THE TRAILER BED WILL LINE UP WITH THE LIFT.

PARKING SPACES ARE 9'-0" X 20'-0".

6" HIGH CONCRETE CURB AND GUTTER CONT. AROUND THE SITE AS SHOWN BACKFILL TO TOP OF CURB

INSTALL 25' HIGH STEEL LIGHT POLE ON CONC. BASE. W/(2) 1000 WATT METAL HALIDE FIXTURES. FIXTURES ARE TO BE HI-TEX BY LITHONIA TF SERIES - TF 1000M RAS BEAM SPREAD. WIRE ALL LIGHTS THRU THE SAME TIME CLOCK W/ (1) SET OF TRIPPERS. (TYP OF 5)

CONCRETE PARKING BLOCKS 30" FROM FACE OF CURB

CONCRETE APRON IS TO BE FULL 4" THICK 4000 PSI CONC. W/ W/WF STEEL REINF. COAT THE CONC. W/ H&C BLACK ACRYLIC STAIN TO MATCH PARKING LOT.

TAX PLAT



SECTION 3

DEMOGRAPHICS

DEMOGRAPHICS MAP & REPORT

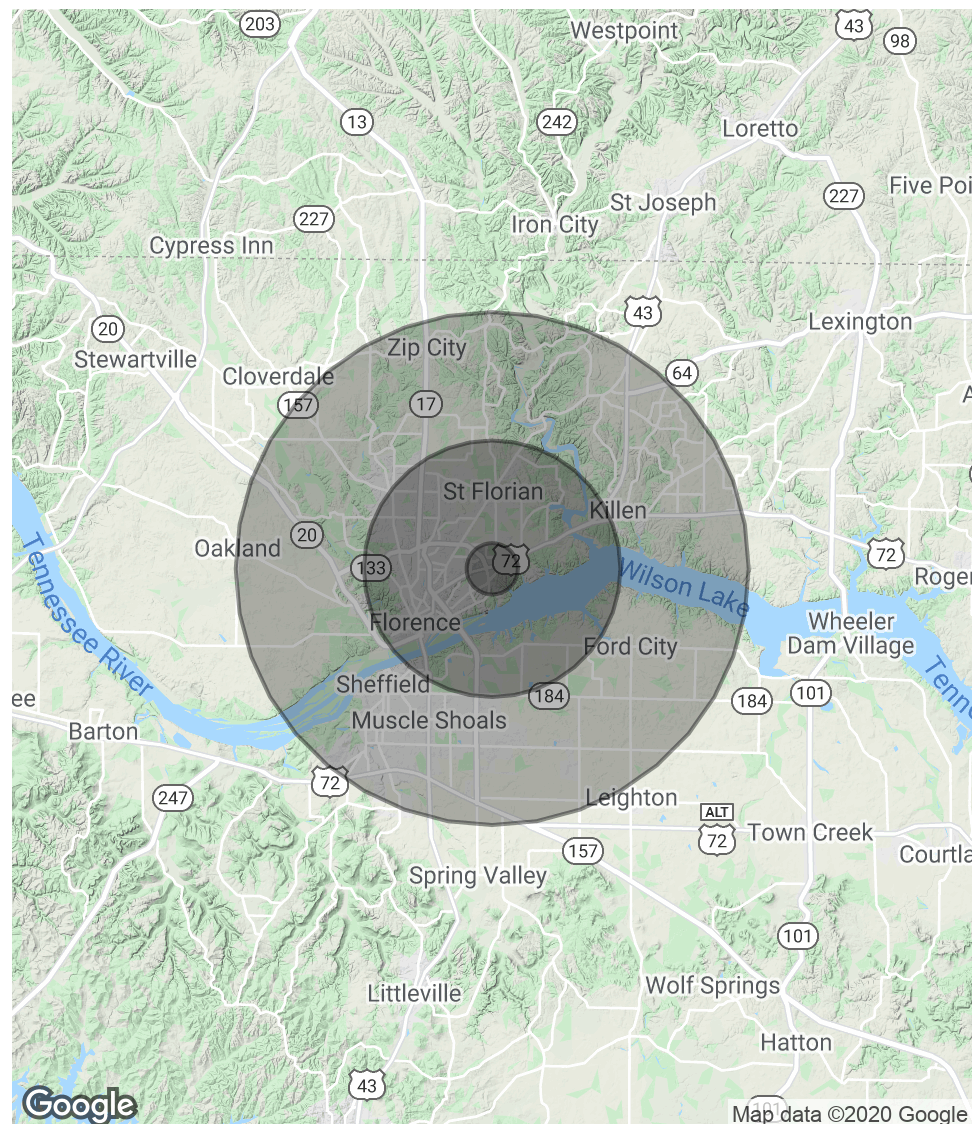
POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	3,244	47,371	106,706
Average age	43.3	39.7	39.9
Average age (Male)	39.4	37.8	38.4
Average age (Female)	47.4	42.0	41.8

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	1,481	20,257	44,911
# of persons per HH	2.2	2.3	2.4
Average HH income	\$48,376	\$51,217	\$51,929
Average house value	\$71,702	\$103,428	\$129,409

* Demographic data derived from 2010 US Census



SECTION 4

ADVISOR BIOS

ADVISOR BIO & CONTACT 1**JUSTIN BISHOP**

President



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PROFESSIONAL BACKGROUND

Justin Bishop is the President and owner of Pounders & Associates, Inc., the Shoals area's leading commercial real estate firm.

In 2003, while pursuing a business degree from the University of North Alabama, Justin Bishop started a small business to provide graphic design and web development services to a wide-ranging clientele that included non-profit organizations, churches, and companies across North Alabama. After graduating in 2006, Justin began his real estate career and affiliated with Coldwell Banker®, a global and local leader in residential real estate. It was during these early years of selling homes and learning the real estate business that he began to realize a passion for commercial and investment real estate.

In 2011, Justin Bishop joined Pounders & Associates to pursue commercial real estate on a full-time basis. In 2014, Bishop became a Certified Commercial Investment Member (CCIM), a professional designation that is awarded to the most highly skilled and competent commercial and investment real estate practitioners in the industry. After successfully completing 200 hours of extensive graduate-level coursework, Justin assembled a qualifying portfolio of commercial real estate transactions, demonstrating proficiency not only in theory, but also in practice. CCIMs are recognized experts in commercial real estate brokerage, leasing, asset management, valuation, and investment analysis. He is also a member of the International Council of Shopping Centers (ICSC).

EDUCATION

University of North Alabama - Bachelor of Business Administration

MEMBERSHIPS & AFFILIATIONS

CCIM - Certified Commercial Investment Member
ICSC - International Council of Shopping Centers