

Advance Auto Parts

Long-Term History at Location | Low Rent & Price Point | Strategically Located Close to I-20



Subject Property



Purchase Price:
\$966,400



Cap Rate:
6.75%



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Stan Johnson Company is pleased to offer for sale the single-tenant, net leased Advance Auto Parts property in Anniston, AL, which is strategically located between Atlanta, GA and Birmingham, AL. Originally a CarQuest location (purchased by Advanced Auto Parts in 2014 for \$2 Billion), Advance Auto Parts/CarQuest has a track record of success at this site, having been here for almost 10 years. Advance Auto Parts is due for a 10% rent increase in July of this year. The property is being offered at the low price point of only \$966,400, or approximately \$129 PSF. Along with this low price point, the property also offers minimal risk from the current in-place operating income and benefits from being the clear-cut, dominant auto parts brand in this market.

Investment Highlights

- **Tenant has been at this location for almost 10 Years**
- **Low Rent Under \$10 PSF / Low Price Point Under \$1M**
- **Advance Auto Parts is the dominant Auto Parts Brand in this market, almost 5 times as many visits as competition***
- **Advance Auto Parts is strategically located close to I-20 and has massive trade area pulling customers from Atlanta, GA to Birmingham, AL**
- **Originally a CarQuest location (purchased by Advanced Auto Parts in 2014 for \$2 Billion)**

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