



Not subject property

Advance Auto Parts

1230 Roosevelt Blvd, Monroe, NC 28110

Price: \$1,768,000 | Rent: \$84,000 | Cap: 4.75%

- Corporate Advance Auto Parts (AAP)
- AAP has been open and operating at this location since 1997
- Recent lease extension
- Located on heavily trafficked Roosevelt Blvd (US 74), traffic counts of 55,000+ vpd
- Tenants in immediate area include McDonald's, Wendy's, Sonic, Captain D's & Aldi among others
- Charlotte is approximately 25 miles north west of the property
- Below market rent



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This information has been obtained from sources deemed reliable, however HMX Realty Advisors does not guarantee, warranty or represent its accuracy. It is the Purchaser's responsibility to independently confirm the accuracy and completeness of the information contained herein.

Advance Auto Parts – Monroe, NC

Investment Overview



PROPERTY OVERVIEW:

HMX Realty Advisors exclusively presents for sale this Advance Auto Parts located in Monroe, NC. Monroe is located approximately 25 miles south east of Charlotte. The property sits in front of a grocery anchored shopping center and AAP has been open and operating out of this location for nearly 25 years (since 1997).

The center is occupied by a mix of mainly national tenants including Office Max and Tractor Supply Co (TSC).

The property sits at a signalized intersection on the heavily trafficked Roosevelt Blvd (US 74), which is the main thoroughfare and receives over 55,000 vehicles per day. US 74 directly connects Monroe to Charlotte. The property is located less than 7 miles from the Charlotte-Monroe Executive Airport.

Other tenants in the immediate area include Sonic, Wendy's, Captain D's, McDonald's, Dollar General and Waffle House among others. The property is located on a Corridor which includes major restaurant and economy hotel chains, as well as shopping malls.

LOCATION OVERVIEW:

Monroe is a fast-growing city and the county seat in Union County, NC. Charlotte is approximately 23 miles north west of the property. Charlotte is the largest city in the state of North Carolina and the second largest banking center in the United States, after NYC. The Charlotte metropolitan area ranks 23rd largest in the U.S. and had a 2013 population of 2,335,358. The city is a major U.S. financial center, with both Bank of America and Wells Fargo's East Coast operations headquartered in the city. Charlotte's central location between the population centers of the northeast and southeast has made it a transportation focal point and primary distribution center.

LEASE SUMMARY:

Original Rent Commencement: January 28th, 1997
Lease Expiration Date: December 31st, 2027 (lease extended in April 2021)
Current Rent: \$84,000 (\$12.00 psf)
Options: Two (5) year renewals
Options Escalations: 8% per option
Lease Type: NN - Landlord responsible for roof & structure

ADVANCE AUTO PARTS: NYSE: AAP S&P 500 component

Advance Auto Parts, Inc. is an American automotive aftermarket parts provider. Headquartered in Raleigh, North Carolina, it serves both professional installer and do-it-yourself (DIY) customers. As of January 2, 2021, it operated 4,806 stores and 170 branches in the U.S., Puerto Rico, the U.S. Virgin Islands, and Canada; and served 1,277 independently owned Carquest branded stores in Mexico, Grand Cayman, the Bahamas, Turks and Caicos, and the British Virgin Islands. AAP has over 68,000 employees and generated in excess of \$10.1 billion in revenue in 2020.

INVESTMENT SUMMARY

Price: \$1,768,000

Cap Rate: 4.75%

NOI: \$84,000

Bld. Sq Ft: 7,000 Sq Ft

Land Size: .649 acres



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INVESTMENT OVERVIEW

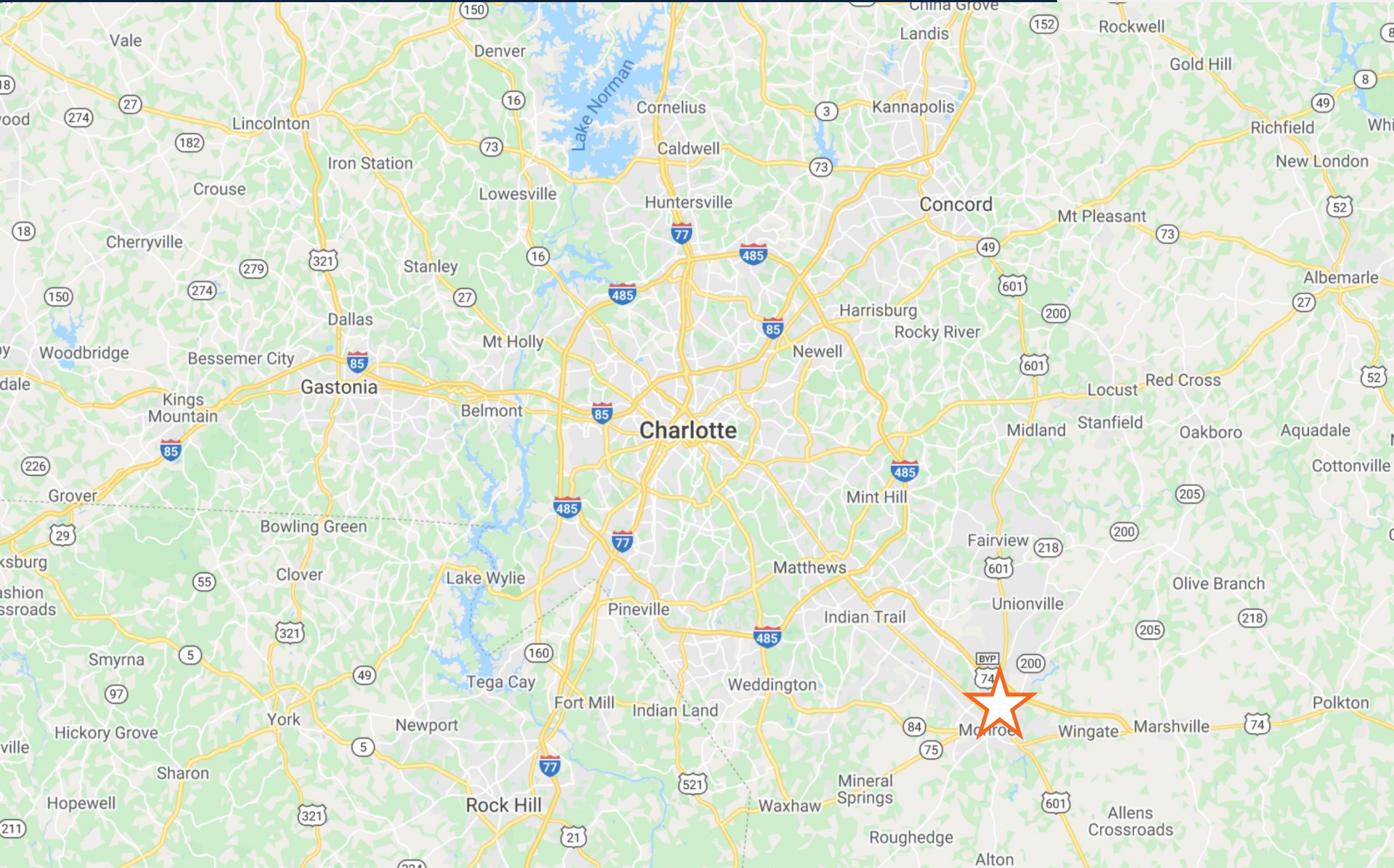




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Advance Auto Parts – Monroe, NC Location Map



| 2020 Summary | 3 Miles | 5 Miles | 10 Miles |
|-------------------------------|----------|----------|----------|
| Population | 27,197 | 45,608 | 141,335 |
| Households | 9,046 | 15,672 | 47,737 |
| Families | 6,247 | 11,011 | 36,468 |
| Average Household Size | 2.96 | 2.87 | 2.91 |
| Owner Occupied Housing Units | 4,271 | 9,017 | 35,650 |
| Renter Occupied Housing Units | 4,774 | 6,655 | 12,087 |
| Median Age | 33.3 | 34.8 | 36.0 |
| Median Household Income | \$46,710 | \$54,230 | \$71,050 |
| Average Household Income | \$67,354 | \$74,137 | \$89,294 |
| | | | |
| 2025 Summary | 3 Miles | 5 Miles | 10 Miles |
| Population | 28,724 | 48,517 | 154,210 |
| Households | 9,562 | 16,681 | 52,080 |
| Families | 6,557 | 11,647 | 39,658 |
| Average Household Size | 2.96 | 2.87 | 2.91 |
| Owner Occupied Housing Units | 4,489 | 9,573 | 39,002 |
| Renter Occupied Housing Units | 5,073 | 7,108 | 13,078 |
| Median Age | 33.6 | 34.6 | 35.9 |
| Median Household Income | \$48,889 | \$57,596 | \$76,679 |
| Average Household Income | \$70,223 | \$78,508 | \$97,158 |

Contact Us

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