



TRINITY

REAL ESTATE INVESTMENT SERVICES



ADVANCE AUTO PARTS - RELOCATION HUB STORE - NEW DEVELOPMENT

4300 S UNIVERSITY AVE, LITTLE ROCK, AR 72204

**\$3,379,055**

**5.5% CAP**

TRINITYREIS.COM

Representative Photo





LITTLE ROCK, AR

**\$3,379,055 | 5.5% CAP**

- Brand New Development Advance Auto Parts With a Full 10 Years Remaining on Current Term
- Relocation HUB Store, Built to Accommodate Higher Projected Sales Volume
- Limited Landlord Responsibilities – Structure Only
- Hard Corner Site on S University Ave Which Generates Traffic Counts Exceeding 40,590+ VPD
- Dense Demographics of 61,035+ Residents in 3 Miles & 143,840+ Residents in 5 Miles
- 5 Miles From Downtown Little Rock, the Capital of Arkansas
- Nearby Local Traffic Generators Include The University of Arkansas Little Rock (3,786 Students), Several Apartment Complexes & Residential Neighborhoods
- Corporate Guaranteed Lease backed by Investment Grade Credit - Advance Auto Parts (S&P: BBB-)

## EXCLUSIVELY MARKETING BY:

**BRAD MOTLEY**

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**STEELMAN JUAREZ**

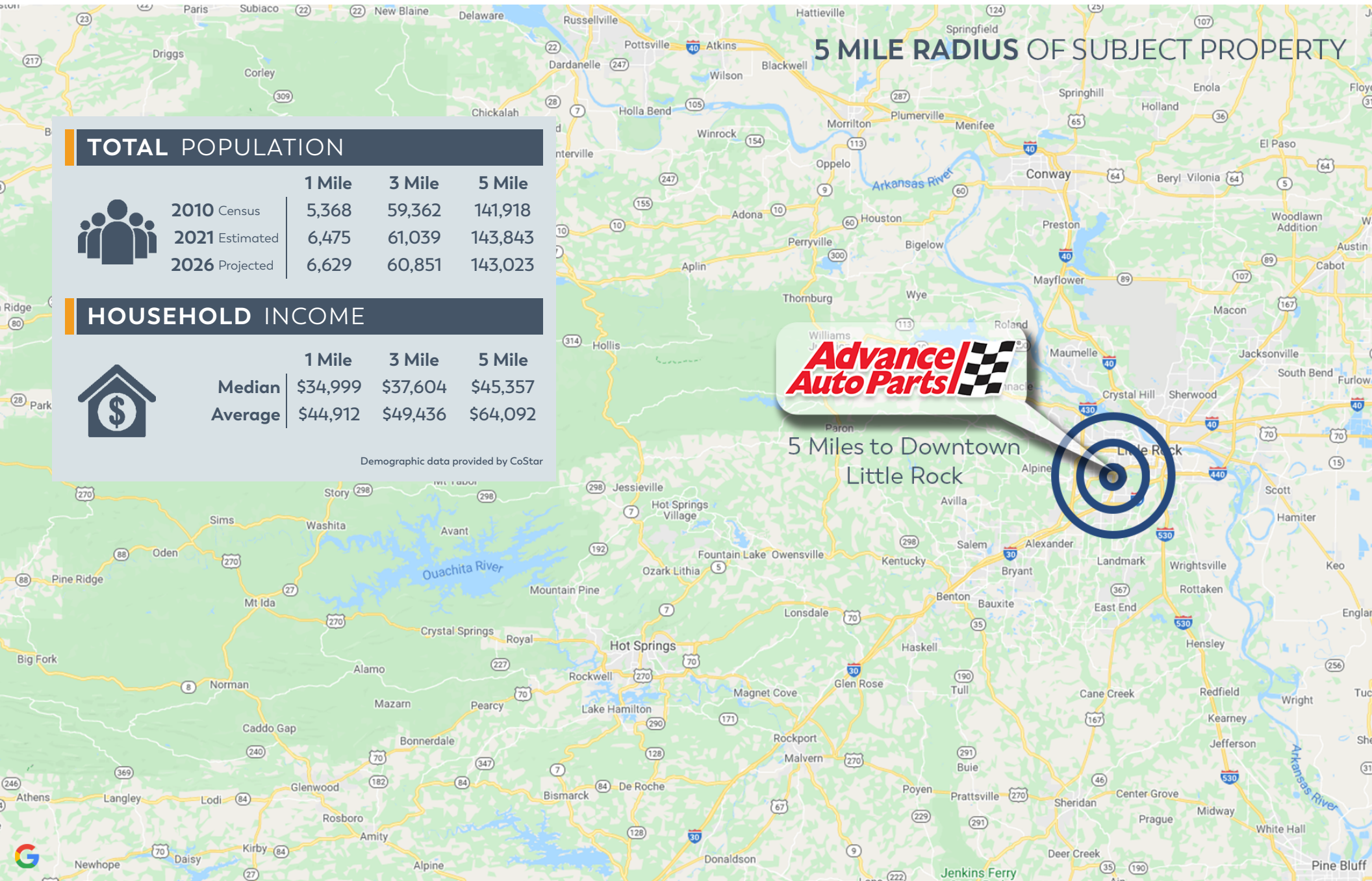
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## PROPERTY DETAILS:

Building Area:	<b>11,000 SF</b>
Land Area:	<b>1.4 AC</b>
Year Built:	<b>2021</b>
Guarantor:	<b>Advance Auto Parts, Inc. (NYSE: AAP)</b>
Price (Psf):	<b>\$307.19</b>

## LEASE OVERVIEW:

Remaining Lease Term:	<b>10 Years</b>
Projected Rent Commencement:	<b>11/1/2021</b>
Lease Expiration:	<b>10/31/2031</b>
Base Annual Rent:	<b>\$185,848</b>
Lease Type:	<b>NNN</b>
Scheduled Rent Increases:	<b>In Option Periods</b>
Options & Increases:	<b>Three (3), 5-Year; 5%</b>
Insurance:	<b>PAID BY Tenant</b>
Parking Lot Maintenance:	<b>PAID BY Tenant</b>
Property Taxes:	<b>PAID BY Tenant</b>
Structure:	<b>PAID BY Landlord</b>
HVAC & Roof:	<b>PAID BY Tenant</b>





# LITTLE ROCK

Little Rock is the capital of Arkansas and most populous city in the state. Little Rock is the cultural, economic, government and transportation center of Arkansas. The city is the headquarters of many large companies and organizations such as Dillards, Simmons Bank, The Natural Conservancy and More. For the past 10 years Little Rock has seen positive annual population increase, resulting in consistent growth and future expansion opportunities.

0.31% Annually  
2021 Area Growth Rate



196,965+  
2021 Total Population



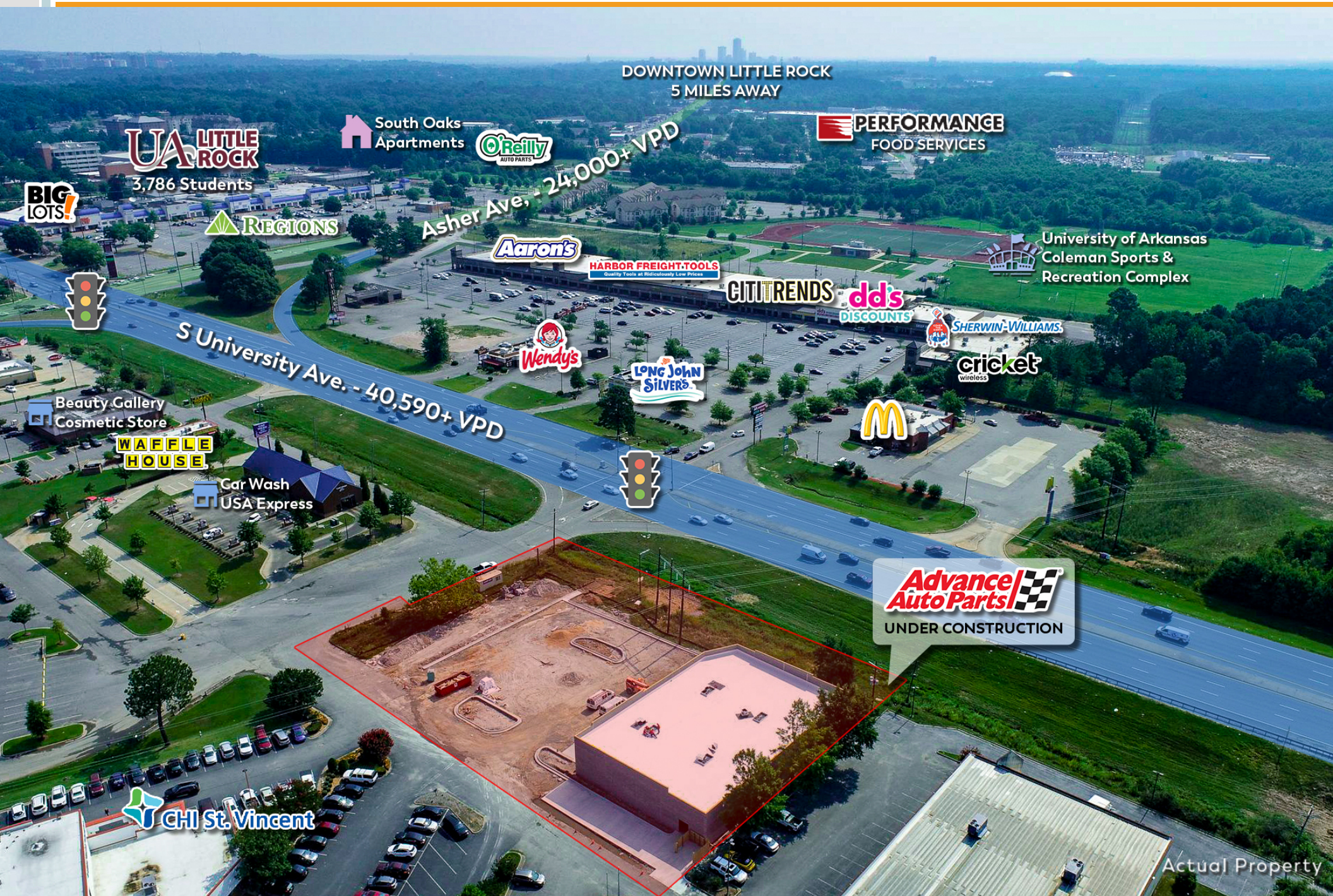
\$48,463  
2021 Median Household Income





# RETAIL MAP

4300 S UNIVERSITY AVE | LITTLE ROCK, AR



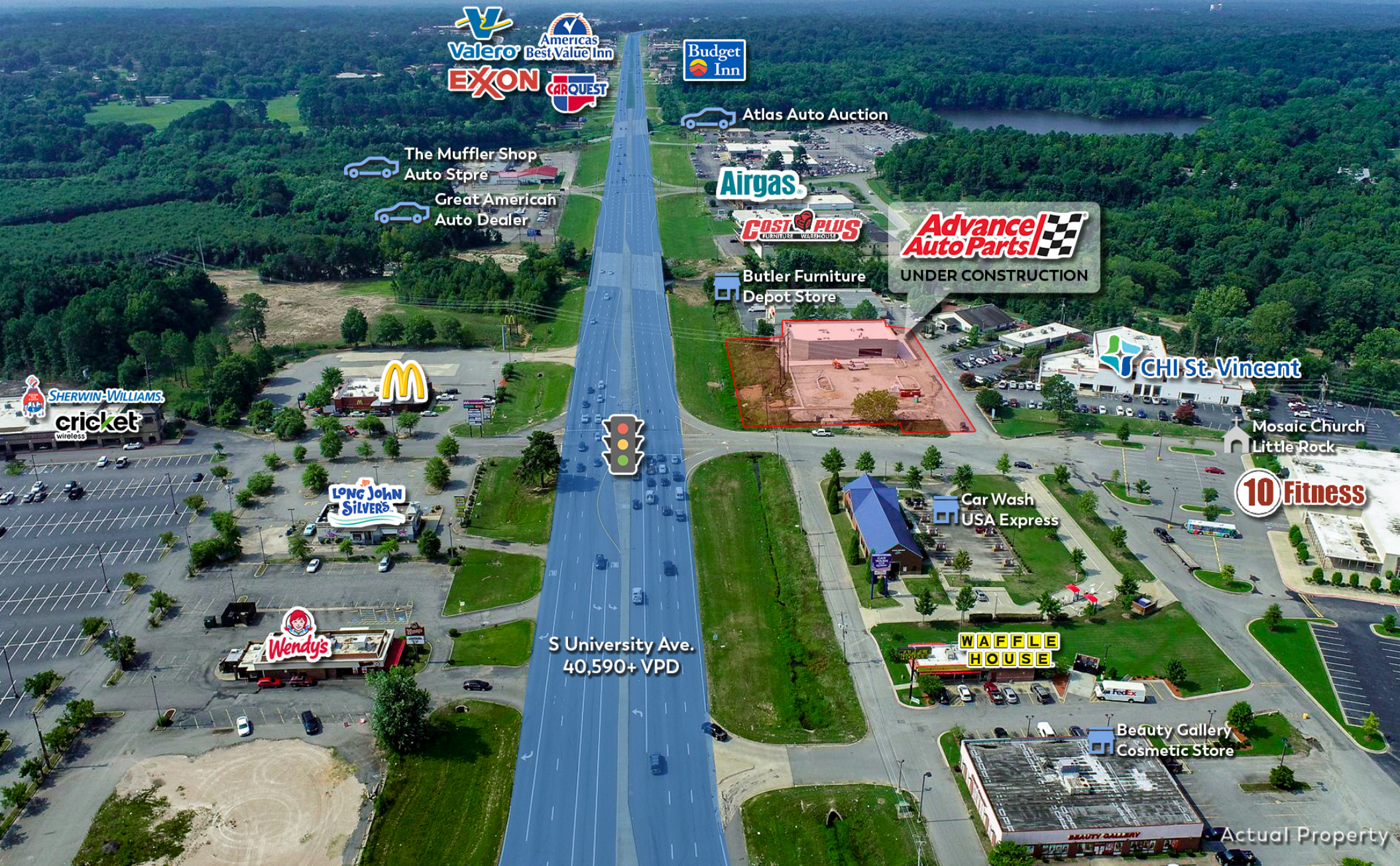






# RETAIL MAP

4300 S UNIVERSITY AVE | LITTLE ROCK, AR





**Advance/  
Auto Parts**

UNDER CONSTRUCTION



Actual Property



# TENANT OVERVIEW

4300 S UNIVERSITY AVE | LITTLE ROCK, AR



**Advance/  
Auto Parts**



**92 Years**  
of Success



**Publicly  
Traded Co.**  
NYSE: AAP



**BBB-  
S&P Rated**



**\$13.03B**  
Market Cap



**5,200+**  
Locations



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**BROKER OF RECORD**

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