



SANDS INVESTMENT GROUP
NET INVESTMENTS...NET RESULTS



NAPA Auto Parts

3298 Stone Mountain Highway
Snellville, GA 30078

EXCLUSIVELY MARKETED BY:



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INVESTMENT SUMMARY

Sands Investment Group is Pleased to Present Exclusively For Sale the 5,000 SF NAPA Auto Parts Located at 3298 Stone Mountain Highway in Snellville, GA. This Deal Includes an Essential Business That Has Been Open and Paying Full Rent Throughout the Pandemic, Providing For a Secure Investment.

OFFERING SUMMARY

PRICE	\$1,114,285
CAP	7.00%
NOI	\$78,000
PRICE PER SF	\$222.86
GUARANTOR	Corporate (Genuine Parts Company)

PROPERTY SUMMARY

ADDRESS	3298 Stone Mountain Highway Snellville, GA 30078
COUNTY	Gwinnett
BUILDING AREA	5,000 SF
LAND AREA	0.62 AC
YEAR BUILT	1985



HIGHLIGHTS

- Double Net (NN) Lease Allows For a Passive Investment With Minimal Landlord Responsibilities
- Essential Business - Open and Paying Full Rent Throughout the Pandemic
- Corporate Guarantee From Genuine Parts Company Which is the Largest Global Auto Parts Network
- NAPA Auto Parts Historically Performs Very Well in Recessionary Environments Due to Increase in Age of Vehicles and DIY Repairs
- Excellent Access and Visibility Along U.S. Highway 78 With Over 76,131 Vehicles Per Day
- Well-Located Store in a Strong Retail Corridor
- Strong Demographics With Over 164,901 Residents and an Average Household Income of \$101,034 Within a 5-Mile Radius of the Property
- Nearby Tenants Include: Dollar General, Walgreens, Walmart Neighborhood Market, McDonald's, Planet Fitness, Chick-fil-A, Target and More



LEASE SUMMARY

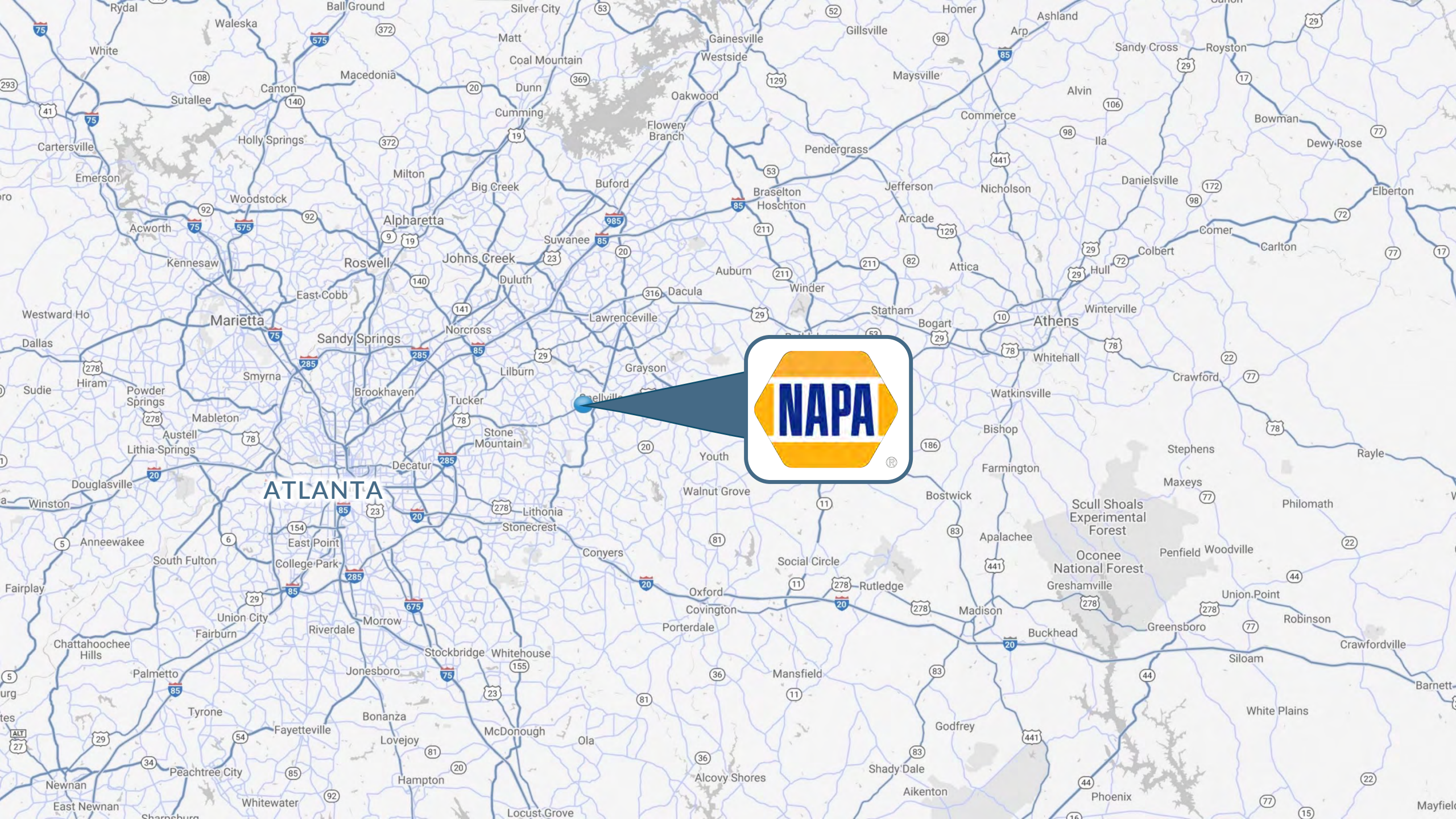
TENANT	NAPA Auto Parts
PREMISES	A Building of Approximately 5,000 SF
LEASE COMMENCEMENT	January 14, 2020
LEASE EXPIRATION	January 31, 2025
LEASE TERM	3+ Years Remaining
RENEWAL OPTIONS	2 x 5 Years
RENT INCREASES	3% at Options
LEASE TYPE	Double Net (NN)
PERMITTED USE	Auto Parts
PROPERTY TAXES	Tenant's Responsibility
INSURANCE	Tenant's Responsibility
COMMON AREA	Tenant's Responsibility
ROOF & STRUCTURE	Landlord's Responsibility
REPAIRS & MAINTENANCE	Tenant's Responsibility
HVAC	Landlord's Responsibility
UTILITIES	Tenant's Responsibility
RIGHT OF FIRST REFUSAL	None

SQUARE FOOTAGE	ANNUAL BASE RENT	RENT PER SF
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5,000 SF	\$78,000	\$15.60
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ACTUAL PROPERTY IMAGES



STONE
MOUNTAIN

DOWNTOWN ATLANTA



Walgreens



Unique Treasures
Flea Market

Aaron's
Easy. Beautiful. Affordable.

Hertz

Jl Parts
Express

U-HAUL



TITLEMAX



Mr. Transmission

Auto
Zone

Browns Cabinetry
& Fixtures LLC

Epicity Auto
Finance

Mechanic shop/ used
parts/dealer/ body shop

Pawn Mart Inc



LUXURY
RENTALS AND APPLIANCES

GUUBUU
HOBBY

SUMMITT
TAVERN

Custom Care
Muffler & Brake

N.E.N. Auto Service
and Repair

Stone Mountain Hwy

CUBESMART
self storage

State Farm



Gwinnett Picture
Frames



ALL POINTS
REALTY.COM, INC



Eastside
Medical Center



SGAA Dual Deck Hockey
Arena & Pro Shop

Eastside
Station



FAMILY DOLLAR



Gwinnett Picture
Frames



Larry H. Tatum, P.C.

ERA All Points
Realty.com Inc



N.E.N. Auto
Service and Repair

Custom Care
Muffler & Brake

Stone Mountain Hwy



Scenic Hwy S

Walgreens

78

NAPA

DOLLAR GENERAL

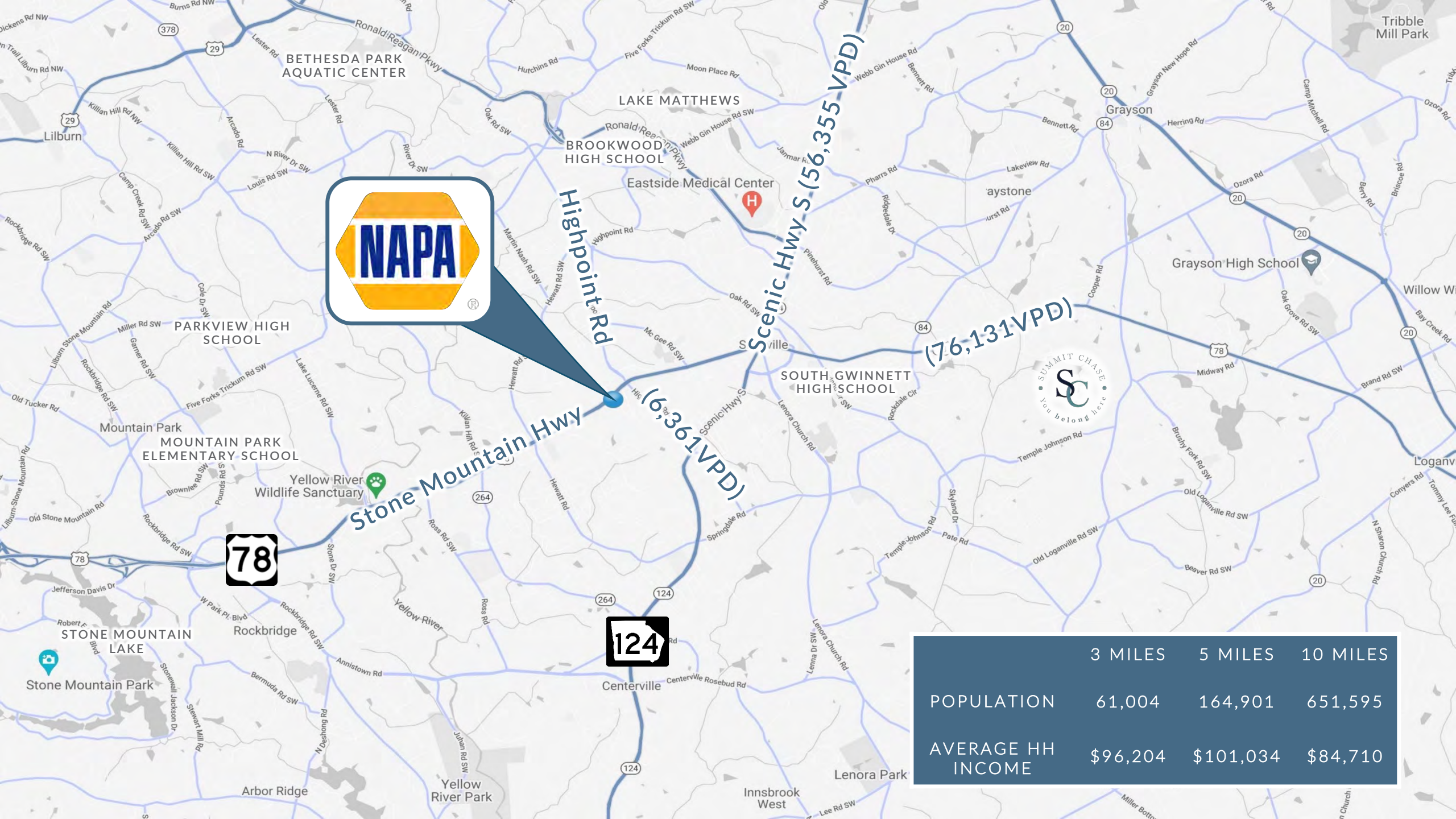


The City of Snellville is located 25 miles northeast of Atlanta at the crossroads of US 78 (Main Street) and SR 124 (Scenic Highway). It has evolved from a rural outpost and later a bedroom community to become a suburban city with a growing economy. Snellville, Georgia, in Gwinnett county, is 21 miles E of Sandy Springs, Georgia. The city is conveniently located inside the Atlanta metropolitan area. The 10.48-square-mile city continues to be oriented around the intersection of these two regional routes and is made up primarily of shopping plazas along major roads and quiet residential neighbourhoods with single-family homes. The City of Snellville had a population of 19,053 as of July 1, 2021.

As a non-interstate transportation hub, the City has attracted a large amount of retail and commercial interest over the years with the I-24 Scenic Highway corridor. The Scenic Highway North character area is the city's economic engine. Scenic Highway (SR 124) has one of the highest concentrations of retailers in the metro area, with shopping plazas leased primarily by national chain and big box retailers providing convenience goods for local shoppers. Specialty goods retailers, like furniture and beauty supply stores, attract regional shoppers from outside the Snellville area. More than 34 percent of people who work in Snellville work in the retail industry, and another 28 percent work in accommodation and food services. Healthcare and social assistance is the largest industry in Snellville, employing 37 percent of people who work in the city. Eastside Medical Center along SR 124 (Scenic Highway) are hallmarks of the Snellville economy.

Thousands of visitors are attracted daily to the shopping area and the city has also made great strides in other tourism and visitor related activities. The June - September Farmers' Market has been voted the best in the nation and operates every Saturday during the growing season. Snellville also have six major concerts/festivals throughout the year on the Towne Green which brings thousands of visitors to town. Snellville offers a wide variety of opportunities for recreation. Local parks include facilities like lighted tennis courts, soccer fields, sand volleyball court, playgrounds, picnic areas and swimming pools. The local Lenora Park and Disc Golf Course is a large disc golf course spread over 112 acres of land. It is also home to a water park complete with a lazy river, a children's area and slides. It also has playgrounds, baseball and softball fields, as well as a fishing lake.





Stone Mountain Hwy

Highpoint Rd

Scenic Hwy S (56,355 VPD)

(76,131 VPD)

78

124

	3 MILES	5 MILES	10 MILES
POPULATION	61,004	164,901	651,595
AVERAGE HH INCOME	\$96,204	\$101,034	\$84,710

TENANT PROFILE

The National Automotive Parts Association (NAPA), also known as NAPA Auto Parts, founded in 1925, is an American retailers' cooperative distributing automotive replacement parts, accessories and service items in North America. NAPA stores and warehouses, which were owned by a variety of member companies at the time, quickly became the go-to sources for parts. Carlyle Fraser, founder of Genuine Parts Company, served as a key NAPA contributor in its early years. Over the years, Genuine Parts began to acquire the other NAPA member companies, and in 2012 became the last remaining member of NAPA, a brand with a reputation for quality parts, rapid availability, and knowledgeable people.

Today, NAPA-branded stores and AutoCare Centers continue to serve auto service professionals, do-it-yourselfers and everyday drivers with quality parts and supplies to keep cars, trucks, and equipment performing safely and efficiently. The NAPA distribution system has more than 500,000 part numbers which are distributed across 57 distribution centers, 6,000 NAPA Auto Parts stores, and more than 16,000 NAPA AutoCare and AutoCare Collision Centers throughout the United States.



COMPANY TYPE
Subsidiary



FOUNDED
1925



LOCATED IN
16,000+



HEADQUARTERS
Atlanta, GA



WEBSITE
napaonline.com

CONFIDENTIALITY AGREEMENT

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Sands Investment Group and should not be made available to any other person or entity without the written consent of Sands Investment Group.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Sands Investment Group has not verified, and will not verify, any of the information contained herein, nor has Sands Investment Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release Sands Investment Group and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.



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