



OFFERING MEMORANDUM

Actual Property

ADVANCE AUTO PARTS - NN LEASE - SIGNALIZED CORNER - 5.75% CAP
100 PEPPERS FERRY RD, WYTHEVILLE, VA 24382

FORD KILBORN
405.706.6904
ford@trinityreis.com





WYTHEVILLE, VA

\$1,193,690 | 5.75% CAP

- NN Advance Auto Parts With 9+ Years Remaining
- Subject Property has Occupied Current Location Since 1994, Showing Continual Commitment to Site
- Located on Signalized Corner Generating 12K+ VPD
- Multiple Points of Entry With Large Parking Lot
- Near Numerous National Tenants Including Walgreens, Shell, Sonic Drive-In, Wendy's, Dollar General, CVS, Walmart, Tractor Supply Co., and More
- Corporately Guaranteed Lease by Advance Auto Parts, Inc. (NYSE: AAP)
- Part of 2-Unit Advance Auto Parts Portfolio - Available Individually or Together - Contact Agent for Further Details

EXCLUSIVELY MARKETING BY:

FORD KILBORN

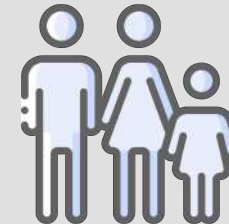
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INVESTMENT OVERVIEW:

Base Annual Rent:	\$68,637
Rent Per SF:	\$8.50
Rent Commencement Date:	10/17/1994
Lease Expiration Date:	12/31/2030
Lease Term Remaining:	9+ Years
Lease Type:	NN
Type of Ownership:	Fee Simple



Advance Auto Parts, Inc. (NYSE: AAP) Reports an Average Annual Revenue of \$9.6B+



Headquartered in North Carolina, AAP Serves Both Professional Installers & DIY Customers



As a Fortune 500 Company, Advance Auto Parts has a Market Value of \$6.5M+

PROPERTY DETAILS:

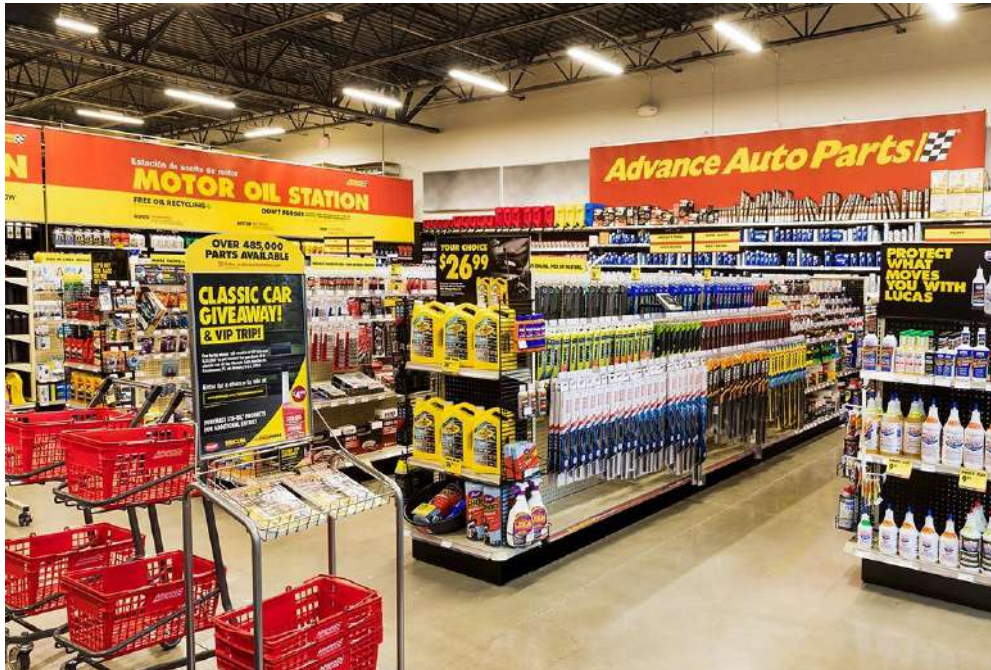
Building Area:	8,075 SF
Land Area:	1.11 AC
Year Built:	1996
Guarantor:	Advance Auto Parts, Inc. (NYSE: AAP)
Price Per SF:	\$147.83

LEASE ABSTRACT

100 PEPPERS FERRY RD | WYTHEVILLE, VA

ANNUALIZED OPERATING DATA

	Term	Annual Rent	Rent Per SF	Cap Rate
Primary Term	10/17/1994 - 12/31/2030	\$68,637	\$8.50	5.75%
One (1), 5-Year Option 14.11% Increase	1/1/2031 - 12/31/2035	\$78,327	\$9.69	6.56%



RESPONSIBILITIES BREAKDOWN

TAXES & INSURANCE

PAID BY **TENANT**

Taxes: Tenant shall reimburse Landlord for all real estate taxes, assessments or other governmental charges

Insurance: Landlord shall keep the leased premises insured by loss or damage by fire, with extended coverage, to the full replacement value thereof.

PARKING LOT

PAID BY **LANDLORD**

Landlord shall maintain and repair the access easement and parking lot, sidewalks and all other areas of the leased premises that are not structurally a part of the building.

ROOF & STRUCTURE

PAID BY **LANDLORD**

Landlord shall maintain and keep in good order and repair the roof, guttering and downspouts, the structural walls and foundation.

HVAC

PAID BY **LANDLORD/TENANT**

Tenant shall maintain and repair the heating/air; however, if, as and to the extent that there are major breakdowns over \$250 the Tenant and Landlord will split evenly.

5 MILE RADIUS OF SUBJECT PROPERTY

TOTAL POPULATION



	1 Mile	3 Mile	5 Mile
2010 Census	4,252	8,885	10,999
2021 Estimated	4,128	8,657	10,729
2026 Projected	4,090	8,586	10,643

HOUSEHOLD INCOME



	1 Mile	3 Mile	5 Mile
Median	\$48,578	\$50,071	\$50,363
Average	\$67,673	\$68,007	\$67,825

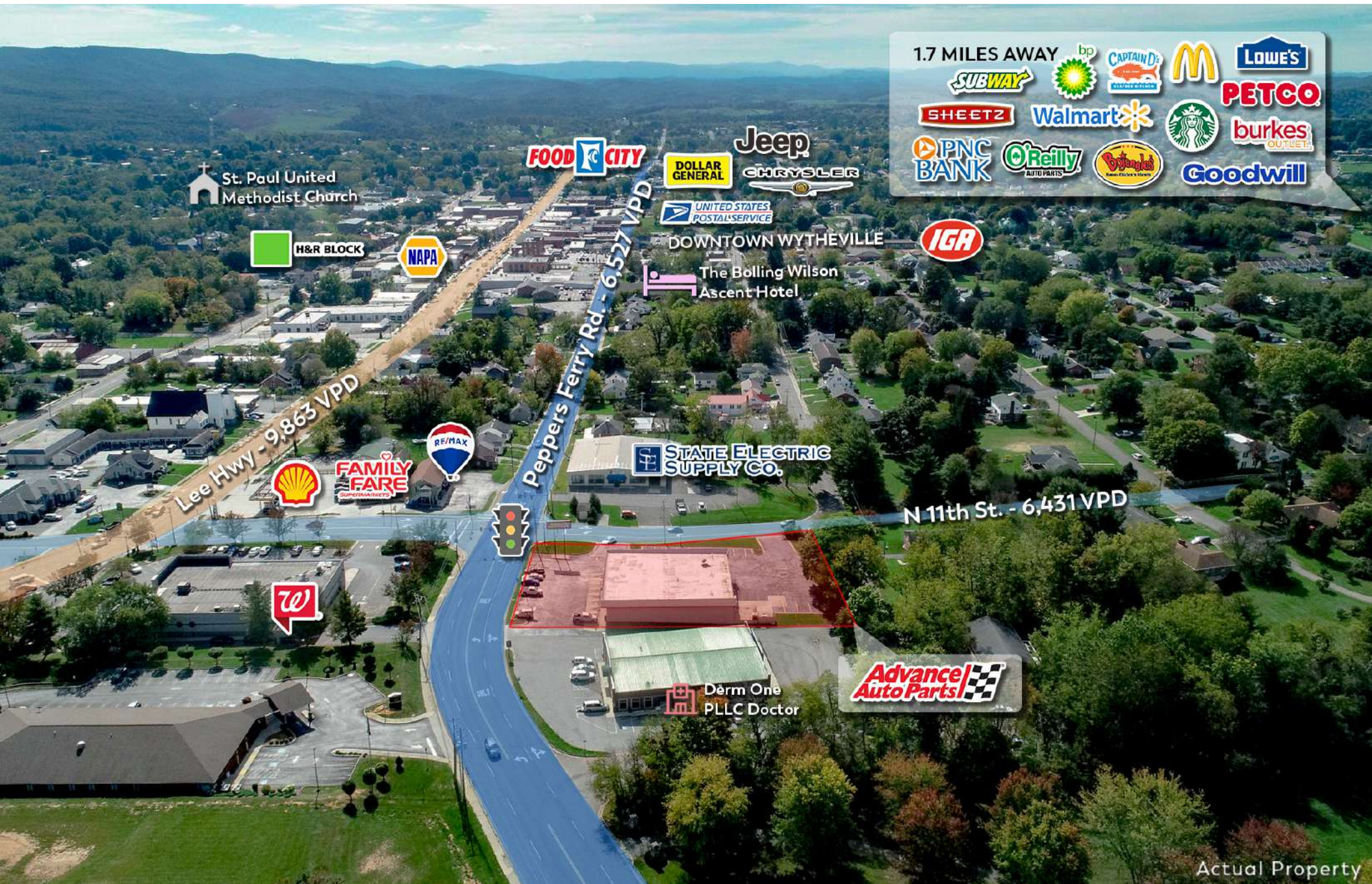
Demographic data provided by CoStar

78 Miles to
Roanoke



RETAIL MAP

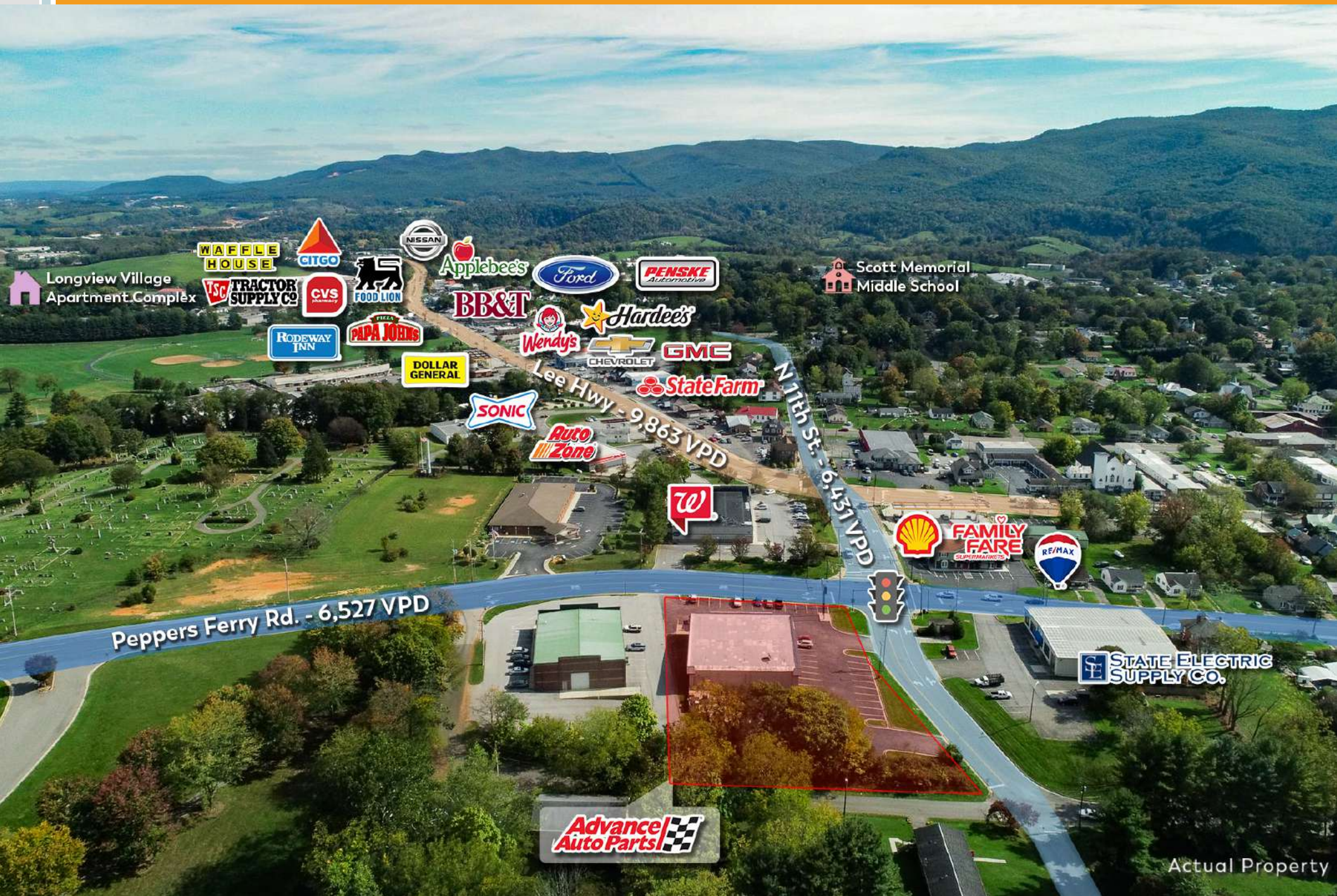
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Actual Property

RETAIL MAP

100 PEPPERS FERRY RD | WYTHEVILLE, VA



Actual Property





Actual Property



Actual Property

TENANT OVERVIEW

100 PEPPERS FERRY RD | WYTHEVILLE, VA



**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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REAL ESTATE INVESTMENT SERVICES

EXCLUSIVELY MARKETING BY

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BROKER OF RECORD

BRIAN BROCKMAN

Bang Realty, Inc

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