

# SINGLE TENANT NN

Investment Opportunity

**Advance  
Auto Parts**   
(NYSE: AAP | S&P: BBB-)



3975 Northside Drive

**MACON** GEORGIA

ACTUAL SITE

 **SRS** | NATIONAL  
NET LEASE  
GROUP



## EXCLUSIVELY MARKETING BY



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## PROPERTY PHOTO





PROPERTY PHOTOS





# OFFERING SUMMARY



## OFFERING

Asking Price	\$2,776,000
Cap Rate	6.00%
Net Operating Income	\$166,561

## PROPERTY SPECIFICATIONS

Property Address	3975 Northside Dr, Macon, GA 31210
Rentable Area	7,140 SF
Land Area	0.97 AC
Year Built	2006
Tenant	Advance Stores Company, Inc.
Guaranty	Lease Signature is Corporate (S&P: BBB-)
Lease Type	NN
Landlord Responsibilities	Roof, Structure, Parking Lot, and HVAC
Lease Term Remaining	4+ Years
Increases	5% Beg. of Each Option to Extend
Options	2 (5-Year)
Rent Commencement	August 10 <sup>th</sup> , 2006
Lease Expiration	August 31 <sup>st</sup> , 2026

# RENT ROLL & INVESTMENT HIGHLIGHTS



TENANT NAME	SQUARE FEET	Lease Term		Rental Rates				
		LEASE START	LEASE END	BEGIN	INCREASE	MONTHLY	ANNUALLY	OPTIONS
Advance Auto Parts	7,140	August 2006	August 2026	Current	-	\$13,880	\$166,561	2 (5-Year)
				Option 1	5%	\$14,574	\$174,888	
				Option 2	5%	\$15,303	\$183,634	

## Executed First Option Period | Investment Grade (S&P: BBB-) | Scheduled Rental Increases

- The tenant recently exercised their first option to extend (August 2021), demonstrating their success and commitment to the site
- Advance Stores Company, Inc. is an investment grade (S&P: BBB-), nationally recognized, and established auto parts store with over 4,700+ locations
- The lease features 5% rental increases at the beginning of each option to extend, growing NOI and hedging against inflation

## NN Lease | Fee Simple Ownership | Limited Landlord Responsibilities

- Tenant pays for CAM, taxes, and insurance
- Investor benefits from fee-simple ownership of the building and land
- Landlord responsibilities limited to the repair & maintenance of the roof, structure, parking lot, and HVAC
- Ideal, low-management investment for a passive investor

## Near Signalized, Hard Corner Intersection | Interstate 75 | Excellent Visibility & Access

- Advance Auto Parts is located near the signalized, hard corner intersection of Forest Hill Road and Northside Drive, combined 30,000+ VPD
- Approximately 1 mile West of Interstate 75 (66,100 VPD), a dominant Interstate Highway along the east coast
- The asset is equipped with a large monument sign, creating excellent visibility and ease of access along Northside Drive

## Demographics in 5-mile Trade Area

- More than 63,000 residents and 28,000 employees support the trade area
- \$82,196 average household income
- Population is expected to increase by more than 2% annually within a 1-mile radius

# PROPERTY OVERVIEW



## Location



Macon, Georgia  
Bibb County  
Atlanta MSA

## Parking



There are approximately 35 parking spaces on the owned parcel.  
The parking ratio is approximately 4.9 stalls per 1,000 SF of leasable area.

## Access



Northside Drive: 1 Access Point

## Parcel



Parcel Number: M044-0203  
Acres: 0.97  
Square Feet: 42,253

## Traffic Counts



Northside Drive: 20,500 Vehicles Per Day  
Forest Hill Road: 10,200 Vehicles Per Day  
Interstate 75: 66,100 Vehicles Per Day

## Construction



Year Built: 2006

## Improvements



There is approximately 7,140 SF of existing building area

## Zoning



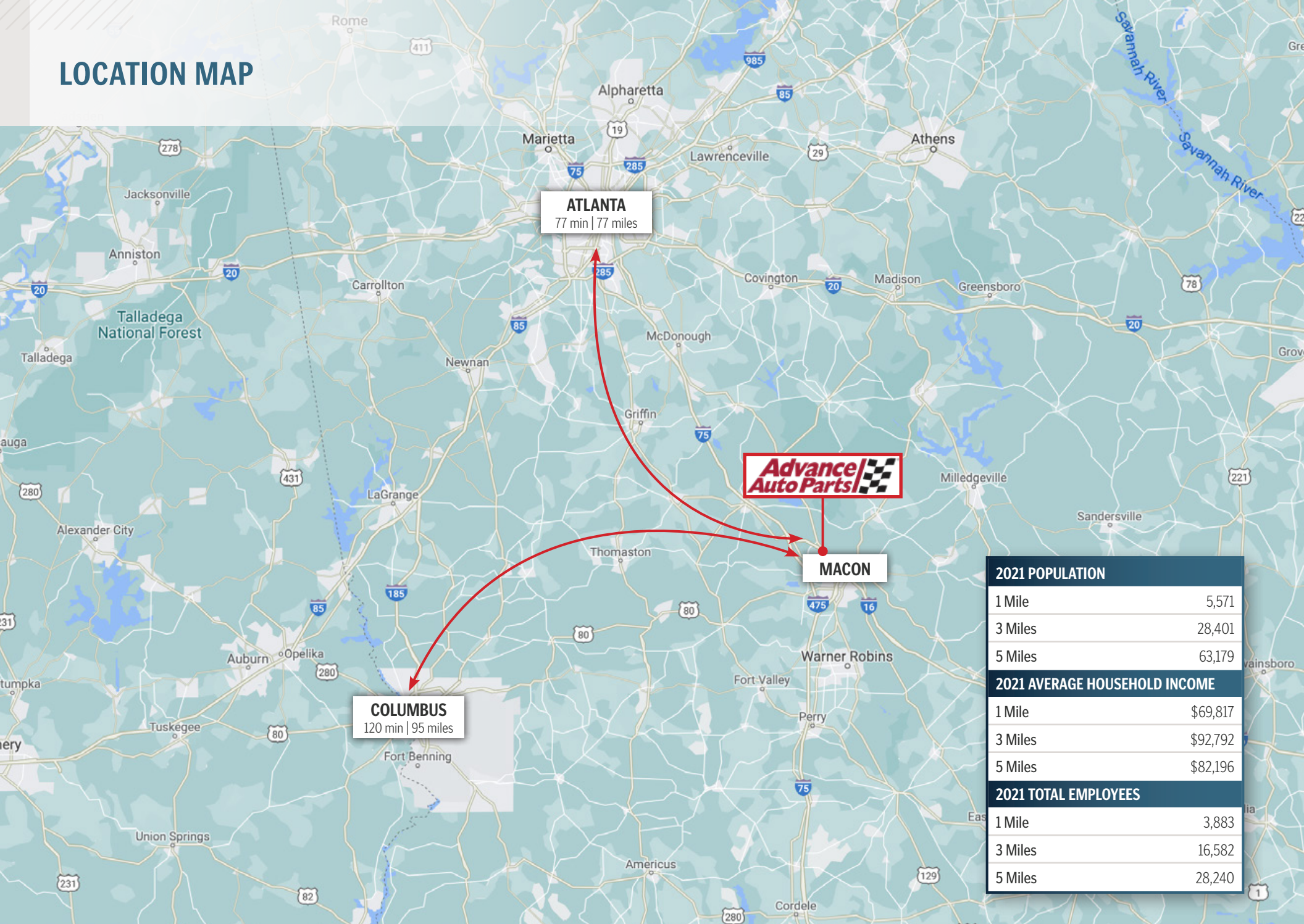
Commercial





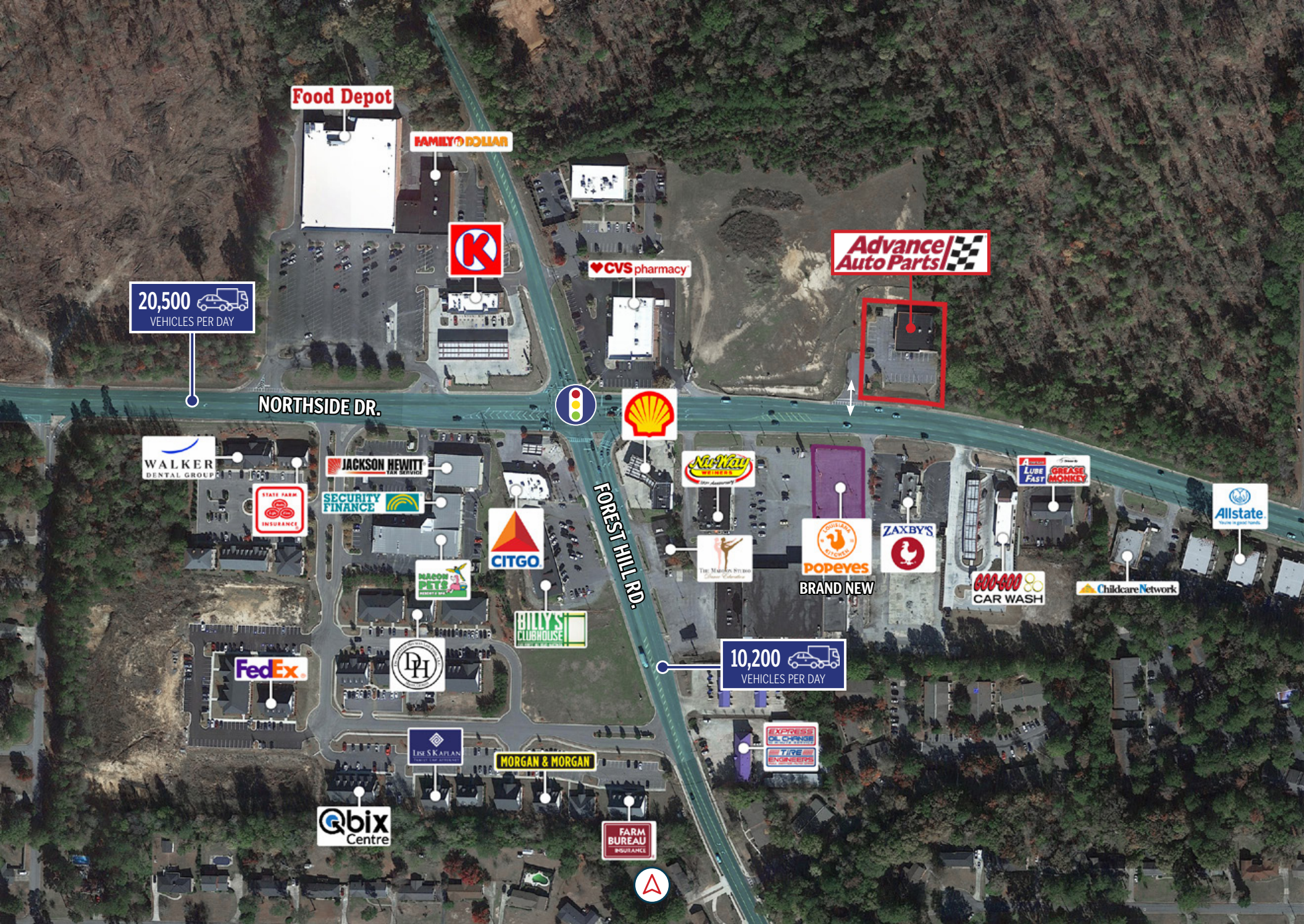


# LOCATION MAP



2021 POPULATION	
1 Mile	5,571
3 Miles	28,401
5 Miles	63,179
2021 AVERAGE HOUSEHOLD INCOME	
1 Mile	\$69,817
3 Miles	\$92,792
5 Miles	\$82,196
2021 TOTAL EMPLOYEES	
1 Mile	3,883
3 Miles	16,582
5 Miles	28,240

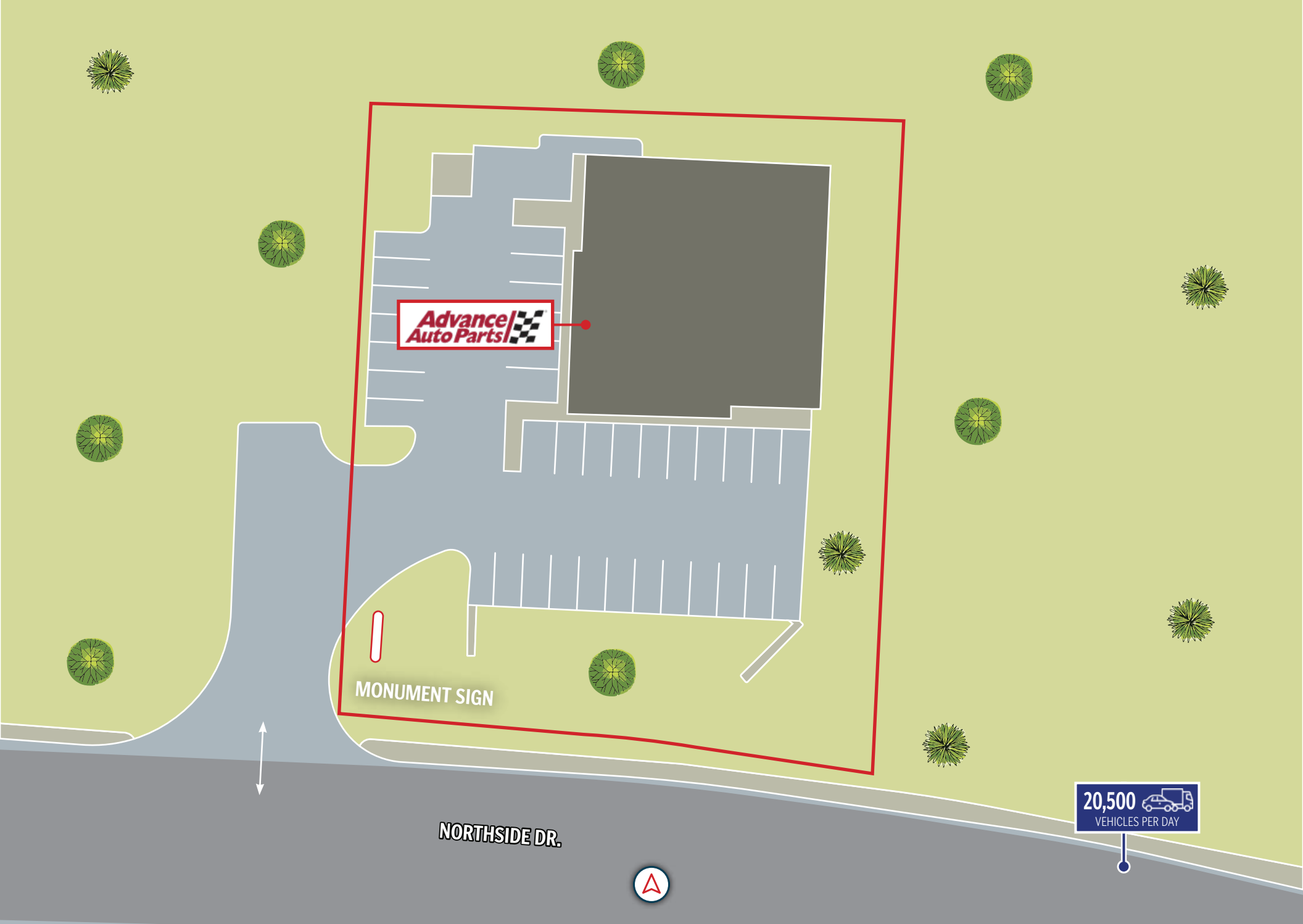














# AREA DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>			
2021 Estimated Population	5,571	28,401	63,179
2026 Projected Population	5,635	28,520	63,209
Projected Annual Growth 2021 to 2026	0.23%	0.08%	0.01%
<b>HOUSEHOLDS &amp; GROWTH</b>			
2021 Estimated Households	2,502	12,292	26,578
2026 Projected Households	2,537	12,367	26,634
Projected Annual Growth 2021 to 2026	0.28%	0.12%	0.04%
<b>RACE &amp; ETHNICITY</b>			
2021 Estimated White	47.22%	63.19%	51.07%
2021 Estimated Black or African American	43.94%	28.29%	41.57%
2021 Estimated Asian or Pacific Islander	3.43%	5.05%	3.85%
2021 Estimated American Indian or Native Alaskan	0.18%	0.24%	0.22%
2021 Estimated Other Races	2.67%	1.36%	1.21%
2021 Estimated Hispanic	5.28%	3.45%	3.18%
<b>INCOME</b>			
2021 Estimated Average Household Income	\$69,817	\$92,792	\$82,196
2021 Estimated Median Household Income	\$50,782	\$65,860	\$55,463
2021 Estimated Per Capita Income	\$29,897	\$39,219	\$34,537
<b>BUSINESSES &amp; EMPLOYEES</b>			
2021 Estimated Total Businesses	353	1,362	2,533
2021 Estimated Total Employees	3,883	16,582	28,240







### MACON, GEORGIA

Macon-Bibb County is located in the central part of the state, approximately 80 miles south of Atlanta on Interstate 75. As a consolidated entity, the government is considered both a city and county. The Macon has a population of 153,671 as of 2021. Macon, Georgia, is cut by the Ocmulgee River that once led to the city's industrial boom.

Situated in the center of Georgia, whose economy is forecasted for steady growth well into the foreseeable future, and at the physical crossroads of two major interstates and excellent highway networks, Macon is a great place for businesses; local employers draw from a civilian labor force that includes at least five surrounding counties. In addition to low business costs, abundant water, two rail roads, and a Certified Georgia Work Ready status with Bibb County holding the distinction of being the largest county in Georgia by population to achieve Georgia Work Ready certification, Macon is also just a seventy-five minute drive away from Atlanta's Hartsfield International Airport, adding value and convenience for employers and employees alike.

While Robins Air Force Base in neighbouring Warner Robins is the single largest employer in the midstate, greater Macon looms large as the financial, retail, medical, educational, and cultural center of Middle Georgia. Top employers in Macon GA are impressively diverse among industries, as well, with education, health care, aerospace, manufacturing, government, insurance, retail, and financial services strongly represented in workforce numbers.

Downtown Macon is a vibrant hub of activity. The Georgia Sports Hall of Fame, historic Douglass Theatre, Tubman African-American Museum, Cox Capital Theater, Grand Opera House and City Auditorium and Centreplex anchor the downtown entertainment district. The Museum of Arts and Sciences, located centrally in Macon-Bibb County, is Georgia's largest museum devoted to the arts and sciences.





### ADVANCE AUTO PARTS

#### **AdvanceAutoParts.com**

**Company Type:** Public (NYSE:AAP)

**2020 Employees:** 40,000

**2020 Revenue:** \$10.11 Billion

**2020 Net Income:** \$493.02 Million

**2020 Assets:** \$11.84 Billion

**2020 Equity:** \$3.56 Billion

**Credit Rating:** S&P: BBB-

Advance Auto Parts, Inc. is a leading automotive aftermarket parts provider that serves both professional installer and do-it-yourself customers. As of April 24, 2021, Advance operated 4,793 stores and 178 Worldpac branches in the United States, Canada, Puerto Rico and the U.S. Virgin Islands. The company also serves 1,285 independently owned Carquest branded stores across these locations in addition to Mexico, Grand Cayman, the Bahamas, Turks and Caicos and the British Virgin Islands. It was founded in 1932 and headquartered in Raleigh, North Carolina.





SRS

NATIONAL  
NET LEASE  
GROUP

## THE EXCLUSIVE NET LEASE CAPITAL MARKETS TEAM OF SRS REAL ESTATE PARTNERS

275+

RETAIL  
PROFESSIONALS

25+

OFFICES

#1

LARGEST REAL ESTATE  
SERVICES FIRM  
in North America  
exclusively dedicated  
to retail

1.7K+

RETAIL  
TRANSACTIONS  
company-wide  
in 2020

500+

NET LEASE  
PROPERTIES SOLD  
in 2020

\$1.9B

NET LEASE  
TRANSACTION VALUE  
in 2020

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