



AUTOZONE AUTO PARTS

NNN Ground Lease with Corporate Guaranty

4800 NJ-42, Blackwood, NJ 08012 (Philadelphia MSA)





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CBRE

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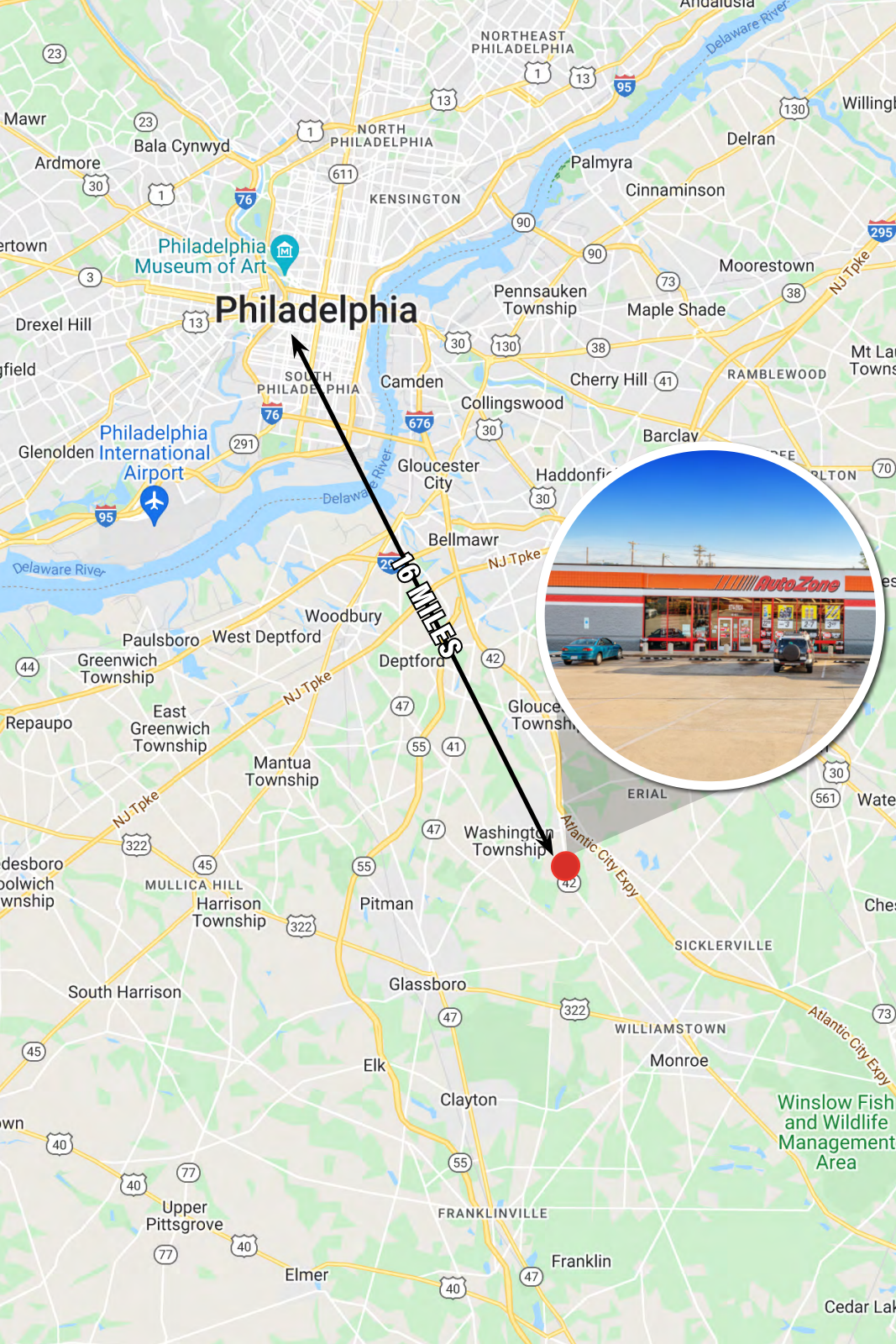


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PROPERTY DESCRIPTION



NOI
\$78,000



CAP RATE
4.50%



PRICE
\$1,733,333

PROPERTY SUMMARY

ADDRESS:	4800 NJ-42, Blackwood, New Jersey 08012
TENANT:	AutoZone Northeast, Inc.
GUARANTOR:	AutoZone, Inc.
BUILDING SIZE:	6,798 Square Feet
PARCEL SIZE:	1.18 Acres
PARKING:	24 Spaces
YEAR BUILT:	2016

DEMOGRAPHICS

	1 mile radius	3 mile radius	5 mile radius
POPULATION:	7,490	64,643	172,132
AVERAGE HOUSEHOLD INCOME:	\$110,178	\$119,853	\$102,982



INVESTMENT HIGHLIGHTS



INVESTMENT-GRADE TENANT

AutoZone, Inc. (NYSE: AZO, S&P: BBB) is the nation's leading retailer and distributor of automotive replacement parts. AutoZone opened its first store in Forrest City, Arkansas on July 4, 1979. The company reported TTM net sales of \$15.6B, TTM net income of \$2.41B and total assets of \$14.1B (as of 2/12/2022). As of February 2022, the company had 6,091 stores in the U.S., 669 in Mexico and 55 in Brazil with a total store count of 6,815.



NNN GROUND LEASE WITH CORPORATE GUARANTY

AutoZone's corporately-guaranteed NNN lease was recently extended for an additional 7 years through 2037 and features ±15 years of term remaining with 75% rent increases in each of the six 5-year renewal options.



EXCELLENT ACCESS & VISIBILITY

Located roughly 16 miles from downtown Philadelphia, the property is positioned with excellent access and visibility at the signalized intersection of NJ-42/East Black Horse Pike (51,387 VPD) and Fries Mill Road and is just feet from the on-ramp to the Atlantic City Expressway (50,326 VPD). AutoZone is immediately adjacent to Dairy Queen, Richardson Imports Used Car Dealership, and Township Deli. Other retailers in the surrounding area include CVS, At Home, Harbor Freight Tools, Verizon Wireless, Chick-fil-A, Starbucks, Dunkin' Donuts, Popeyes Louisiana Kitchen, and Domino's Pizza, among others.



IDEAL LOCATION | PROXIMATE TO 370,000 SF GLOUCESTER PREMIUM OUTLETS

AutoZone is located 2.6 miles south of the 370,000-square-foot Gloucester Premium Outlets, which features 90 stores and dining options including Adidas, Nike, Calvin Klein, Guess, J. Crew, Michael Kors, Under Armour, Kate Spade New York, Steve Madden, Tommy Hilfiger, Aerie, Brooks Brothers, Ugg, Eddie Bauer, Starbucks, Friendly's, and Ginny's Cookies & Cream, to name a few. According to Placer.ai, Gloucester Premium Outlets hosted 1.4M visitors within the last 12 months.



PROXIMATE TO TRAFFIC DRIVERS

AutoZone is located within one of Blackwood's primary retail and commercial corridors with 1.1 MSF of retail, 2.8 MSF of office, 3.6 MSF of industrial, and 11,323 multifamily units within a 3-mile radius. Additional traffic drivers in the surrounding area include Birches Elementary School (1.0 mile west; 397 students), Township Golf Course (1.4 miles southwest), Birches Apartments (1.4 miles southwest; 296 units), Whitman Elementary School (1.7 miles east; 494 students), Plaza 42 shopping mall (1.8 miles northwest; Kohl's, PetSmart, Five Below, Dollar Tree, Ashley Furniture, etc.), Turners AutoMall (2.1 miles southeast; Acura, BMW, Honda, Hyundai, Nissan, Toyota, etc.), and Cross Keys Commons (2.3 miles southwest; Walmart Supercenter, Ross Dress for Less, Marshalls, Ulta Beauty, Hibbett Sports, Famous Footwear, etc.), Barclay Glen Apartments (2.8 miles southeast; 276 units), among others.



AFFLUENT DEMOGRAPHICS & BUILT-IN CUSTOMER BASE

AutoZone benefits from affluent demographics with a population of 64,643 and an average household income of \$119,853 within a 3-mile radius of the site. Additionally, there are 2,757 households within 1 mile of the site, placing a substantial built-in customer base within walking distance.



PHILADELPHIA MSA ADVANTAGE

Philadelphia is the core of the seventh-largest metropolitan area in the country with a population of 6.2 million. It is at the center of economic activity in Pennsylvania, and is home to thirteen Fortune 500 companies, and the Philadelphia stock exchange. The city, known for its arts and sculptures, has more outdoor sculptures and murals than any other American city. Philadelphia's Fairmount Park is also the largest landscaped urban park in the world.



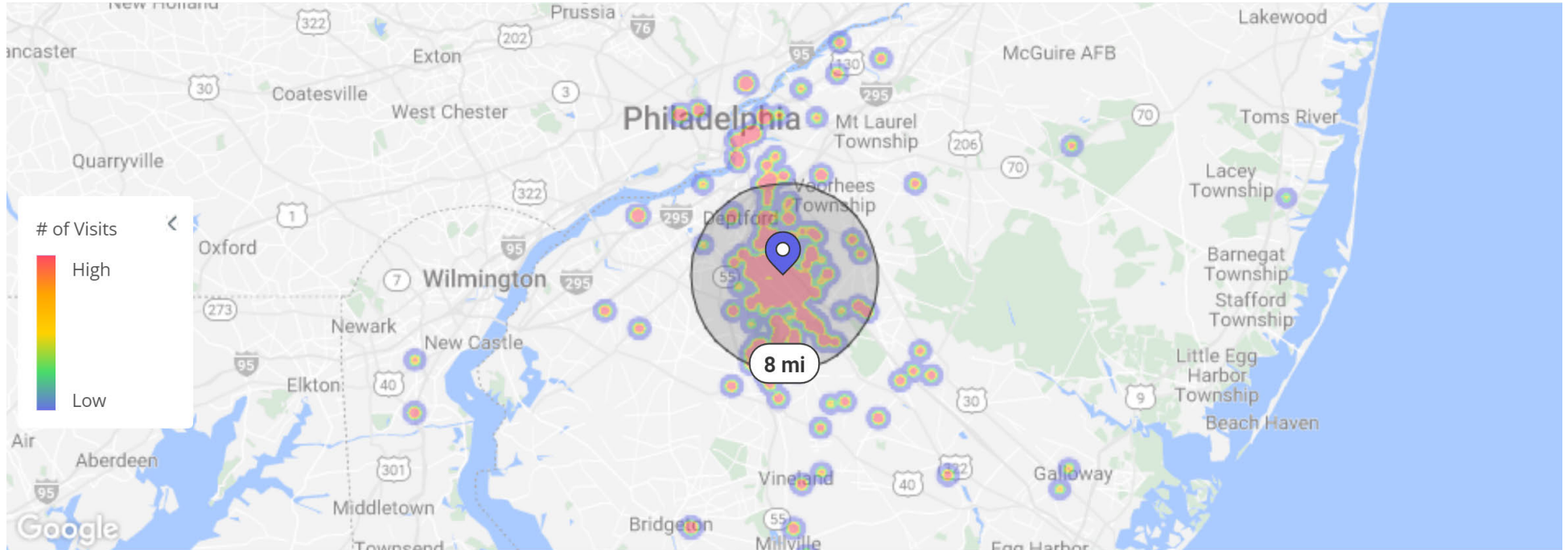
PART OF A LARGER PORTFOLIO

This asset is part of the broader AutoZone Portfolio. Please click the following link to access portfolio offerings: [Net Lease Portfolio](#).

AERIAL



EXPANSIVE TRADE AREA



Apr 1st, 2021 - Mar 31st, 2022

Data provided by Placer Labs Inc. (www.placer.ai)



LEASE SUMMARY

GUARANTOR:	AutoZone, Inc.
TENANT:	AutoZone Northeast, Inc.
ORIGINAL TERM:	15 Years
RENT COMMENCEMENT:	June 1, 2015
LEASE EXPIRATION:	April 30, 2037
TERM REMAINING:	±15.0 Years
LEASE TYPE:	NNN Ground Lease
RENT SCHEDULE:	Current - April 30th, 2037: \$78,000
RENT INCREASES:	Flat for Remainder of Term
RENEWAL OPTIONS:	Six 5-Year Options
OPTION RENT:	Option 1 (May 1, 2037 - April 30, 2042): \$83,850 Option 2 (May 1, 2042 - April 30, 2047): \$90,139 Option 3 (May 1, 2052 - April 30, 2057): \$96,899 Option 4 (May 1, 2057 - April 30, 2062): \$104,167 Option 5 (May 1, 2062 - April 30, 2067): \$111,972 Option 6 (May 1, 2067 - April 30, 2072): \$120,370
OPTION RENT INCREASES:	7.5% Increase in Each Option
TAXES:	Tenant shall pay when due (1) all real estate and personal property taxes assessed solely against the Demised Premises which accrue during the Term or any Extension Period prior to delinquency; and (2) all government impositions which arise out of or in connection with the rental, operation, possession, occupancy or use of the Demised Premises.
REPAIRS & MAINTENANCE:	During the Term of this Lease, Tenant shall, at its sole cost and expense, maintain the Demised Premises and all improvements at Tenant's sole expense, in good condition. Tenant shall also maintain the Parking Area, lighting, cleaning, repairing, replacing, and administering the Demised Premises and shall bear the cost of utility expenses; the cost of snow, trash, rubbish, garbage, and other refuse and debris removal; the cost of licenses, permits, and other governmental fees and charges; the cost of all Tenant's maintenance and service contracts; signage costs; the cost of gardening and landscaping services and supplies; subsidies, surcharges, and other payments, which the Demised Premises is required to pay to or by public or quasi-governmental bodies; and the cost of complying with all laws, rules, regulations, and ordinances. Landlord shall have no obligation to make any repairs, replacements, alterations or other improvements to the Demised Premises.
INSURANCE:	Tenant shall, at Tenant's sole cost and expense at all times, maintain commercial general liability insurance, written on an occurrence basis, against claims occurring upon the Demised Premises or within any building on the Demised Premises, such insurance to afford single limit protection of not less than \$2,000,000 in respect to bodily injury, death or property damage. Said insurance may be in the form of a general coverage or floater policy covering these and other premises. Landlord and its Mortgagee shall be named additional insureds in said policy.



TENANT OVERVIEW

AutoZone, Inc. (NYSE: AZO, S&P: BBB) is the nation's leading retailer and distributor of automotive replacement parts. AutoZone opened its first store in Forrest City, Arkansas on July 4, 1979. As of February 2022, the company had 6,091 stores in the U.S., 669 in Mexico and 55 in Brazil with a total store count of 6,815.

After twelve years in operation, the company joined the New York Stock Exchange and earned a spot in the Fortune 500. The company offers various products including new and remanufactured automotive hard parts, maintenance items, accessories, and nonautomotive products. AutoZone also provides a commercial sales program which offers credit and the delivery of parts and other products to local, regional, and national repair garages, dealers, service stations, and public sector accounts. In addition, it sells automotive diagnostic and repair software under the ALLDATA brand name through the alldata.com website; and automotive hard parts, maintenance items, accessories, and nonautomotive products through the AutoZone.com website. AutoZone also offers a Loan-A-Tool program which gives customers the ability to rent common and unique tools for their do-it-yourself projects. In order to build brand loyalty, AutoZone provides a variety of free services including check engine light readings, battery charging, and other services to help customers maintain their vehicles.

Net sales for the quarter ended February 12, 2022 increased \$458.9 million to \$3.4 billion, or 15.8% over net sales of \$2.9 billion for the comparable prior year period. Domestic commercial sales increased \$204.9 million to \$843.9 million, or 13.8%, over the comparable prior year period. The company reported TTM net sales of \$15.6B, TTM net income of \$2.41B and total assets of \$14.1B (as of 2/12/2022).

NUMBER OF STORES:	6,815 stores in U.S., Canada & Brazil
NUMBER OF EMPLOYEES:	±100,000
TTM NET SALES:	\$15.6B (as of February 2, 2022)
TTM NET INCOME:	\$2.41B (as of February 2, 2022)
TOTAL ASSETS:	\$14.1B (as of February 2, 2022)
2021 FORTUNE RANKING:	#238
CREDIT RATING:	S&P: BBB
HEADQUARTERS:	Memphis, TN



AREA OVERVIEW

BLACKWOOD & GLOUCESTER TOWNSHIP, NEW JERSEY

Blackwood (Population: 4,929) is an unincorporated community located in Gloucester Township in Camden County, New Jersey. Gloucester Township (Population: 63,760) covers an area of 24-square miles and is comprised of cluster neighborhoods that make it one of the fastest-growing municipalities in New Jersey. In 2019, Gloucester Township was awarded Niche's "Best Places to Live" in New Jersey.

Economy

Gloucester Township's economy is primarily driven by Health Care & Social Assistance, Retail Trade, and Educational Services. According to the Delaware Valley Regional Planning Commission, the population in Gloucester Township is set to increase 23% by the year 2025.

Education

The Gloucester Township school district is an above average school district, with 6,483 students in grades Pre-K through 8th grade, with a student-teacher ratio of 12:1. Additionally, the township is home to Camden County Technical School (Enrollment: 9,675)—one of the largest and most comprehensive community colleges in New Jersey. Additionally, the workforce in the township is highly educated, with 55.6% of the population earning a high school diploma or higher, and 19% earning a Bachelor's degree or higher.

Transportation

Gloucester Township is located just 8 miles east of Philadelphia and 50 miles west of Atlantic City, which makes it the perfect place to live, work and play.

Arts & Culture

Gloucester Township has access to world-class entertainment, from one of the world's greatest symphony orchestras to the Philadelphia Museum of Art to four major league sports franchises—the Eagles, Flyers, Sixers, and Phillies. Additionally, the township is proximate to Atlantic City, one of the country's most visited tourist destination; 127 miles of beautiful New Jersey Beaches; the lakes, mountains, and winters sports resorts of the Poconos; and some of the region's most complete and fashionable shopping malls.



MSA OVERVIEW

PHILADELPHIA MSA

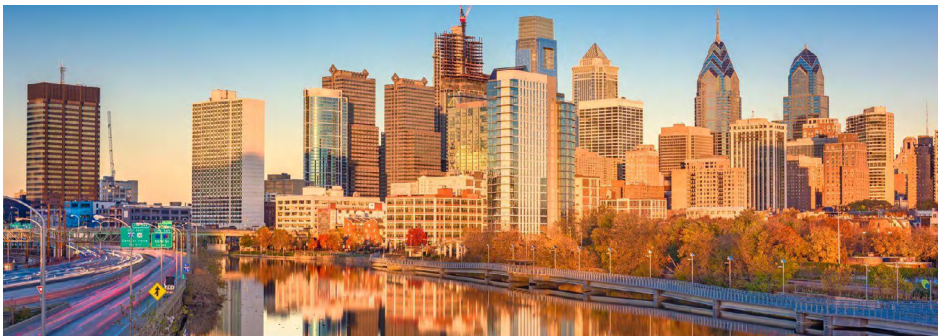
Philadelphia is the core of the seventh-largest metropolitan area in the country with a population of 6.2 million. It is at the center of economic activity in Pennsylvania, and is home to thirteen Fortune 500 companies, and the Philadelphia stock exchange. The city, known for its arts and sculptures, has more outdoor sculptures and murals than any other American city. Philadelphia's Fairmount Park is also the largest landscaped urban park in the world.

Economy

Fueled by higher education, financial services, and healthcare, the Philadelphia region boasts an expanding economy that is currently experiencing unemployment of 4.7%. Philadelphia's economy is driven by higher education, manufacturing, oil refining, food processing, healthcare and biotechnology, telecommunications, tourism, and financial services. Philadelphia's employment sectors that have experienced the most growth from February 2021 to 2022 include leisure/hospitality (23%), construction/mining (6%), and professional/business services (6%). The Greater Philadelphia region has evolved into a major corporate center as companies are attracted to its location, access to transportation, a talented workforce, and higher education to produce talent.

History

Philadelphia was founded on October 27, 1682 by William Penn in the English Crown Providence of Pennsylvania between the Delaware and Schuylkill rivers. In 1681, King Charles II gave Penn a large piece of his newly acquired American land holdings to repay the debt he owed to Admiral Sir William Penn, Penn's father. This land included present-day Pennsylvania and Delaware.



PHILADELPHIA QUICK FACTS

Population
6.2 MILLION

MSA Ranking
7TH LARGEST

Home to **13**
Fortune 500 Companies





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