

REPRESENTATIVE PHOTO

MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES

Advance Auto Parts 



Advance 
Auto Parts

201 FREEDOM WAY | JACKSONVILLE, NC 28544



INTERACTIVE OFFERING MEMORANDUM

OFFERING MEMORANDUM

ADVANCE AUTO PARTS

201 Freedom Way | Jacksonville, NC 28544

EXCLUSIVELY LISTED BY



DYLAN SCHROEDER

ASSOCIATE

DIRECT (954) 357-0614

MOBILE (954) 288-3678

dylan.schroeder@matthews.com

License No. SL3579995 (FL)



CONNOR KNAUER

ASSOCIATE VICE PRESIDENT

DIRECT (404) 400-2794

MOBILE (813) 335-5893

connor.knauer@matthews.com

License No. 413436 (GA)

BROKER OF RECORD

KYLE MATTHEWS

License No. C38369 (NC)

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6,000 SF
GLA



\$10.84
Rent/SF



±32,000
Vehicles Per Day



NN
Minimal Landlord
Responsibilities

PROPERTY OVERVIEW

INVESTMENT HIGHLIGHTS

- Long Operating History- Advance Auto Parts has been at this location since 1988 (Over 36 Years)
- Roof & Parking Lot Replaced within the last 5 Years
- Strong Rent to Sales Ratio of about 4%
- 80th Percentile Store Nationally Per Alpha Maps
- Below Market Rents

LOCATION HIGHLIGHTS

- Outparceled to a 96% Leased, ±150,000 SF, Food Lion anchored shopping center
- North Carolina is a landlord-friendly state
- Less than 10 Miles from Camp Lejeune, a large military base
- Less than 20 Miles from Onslow Beach

TENANT HIGHLIGHTS

- Advance Auto Parts is a publicly traded company | NYSE: AAP
- Credit rated tenant | S&P Global: BB+ | Moody's: Baa3
- Long Operating History | (91 Years) with over ±5,000 locations



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FINANCIAL SUMMARY



\$842,000

LIST PRICE



7.50%

CAP RATE



NN

LEASE STRUCTURE



±4.1 Years

LEASE TERM REMAINING



\$63,204

CURRENT NOI

TENANT SUMMARY

Tenant Trade Name	Advance Auto Parts
Type of Ownership	Fee Simple
Lease Guarantor	Corporate
Lease Type	NN
Landlords Responsibilities	Roof / Structure / Parking Lot / 50% HVAC
Lease Expiration Date	12/31/2028
Term Remaining on Lease	±4.1 Years
Option Rent	*FMV - Must be Greater than or Equal to \$65,040
Options	Two, 5-Year
Square Footage	6,000
Price Per SF	\$140.33
Rent Per SF	\$10.84
CoStar Estimated Rent Per SF	\$18-\$22

*FMV: Fair Market Rental Value

*FMV Must be Greater than or Equal to \$65,040

ANNUALIZED OPERATING DATA

	NOI	CAP RATE
Current-12/31/28	\$63,204.45	7.50%
01/01/29-12/31/33 (Option)	N/A	N/A
01/01/34-12/31/38 (Option)	N/A	N/A



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HEADQUARTERS
Raleigh, NC

YEAR FOUNDED
1932

OF EMPLOYEES
±4,935



TENANT PROFILE

Advance Auto Parts, Inc. is a leading retailer of automotive parts and accessories in North America. Founded in 1932 and headquartered in Raleigh, North Carolina, the company operates over 5,000 stores across the United States, Canada, Puerto Rico, and the U.S. Virgin Islands. The company's extensive inventory includes everything from automotive replacement parts, accessories, and maintenance items to diagnostic tools and equipment, catering to both professional installers and do-it-yourself customers.

One of Advance Auto Parts' key strengths lies in its robust supply chain and distribution network. The company boasts numerous distribution centers strategically located to ensure timely delivery of parts and products to its vast network of retail stores and customers. This infrastructure enables Advance Auto Parts to offer a wide range of in-stock parts and rapid order fulfillment, providing customers with the reliability and efficiency they need to maintain and repair their vehicles.

In addition to its extensive product offerings, Advance Auto Parts places a strong emphasis on customer service and support. The company provides a variety of services, including free battery testing and installation, check engine light scanning, and loaner tool programs. Furthermore, through its online platform, customers can easily access product information, order parts, and arrange for in-store pickup or home delivery. This commitment to service, combined with a knowledgeable and helpful staff, ensures that Advance Auto Parts remains a trusted partner for automotive needs.



CAMP LEJUNENE
MARINE CORP BASE

FREEDOM WAY ± 32,000 VPD

MIDWAY PARK HOMES



PINEY GREEN RD ± 23,000 VPD

LIBERTY POINT
192 UNITS

MCLNTYRE-PARKS RECREATIONAL
SHOOTING COMPLEX



SUBJECT
PROPERTY



HOLCOMB BLVD ± 11,000 VPD

PMO TRAINING OFFICE



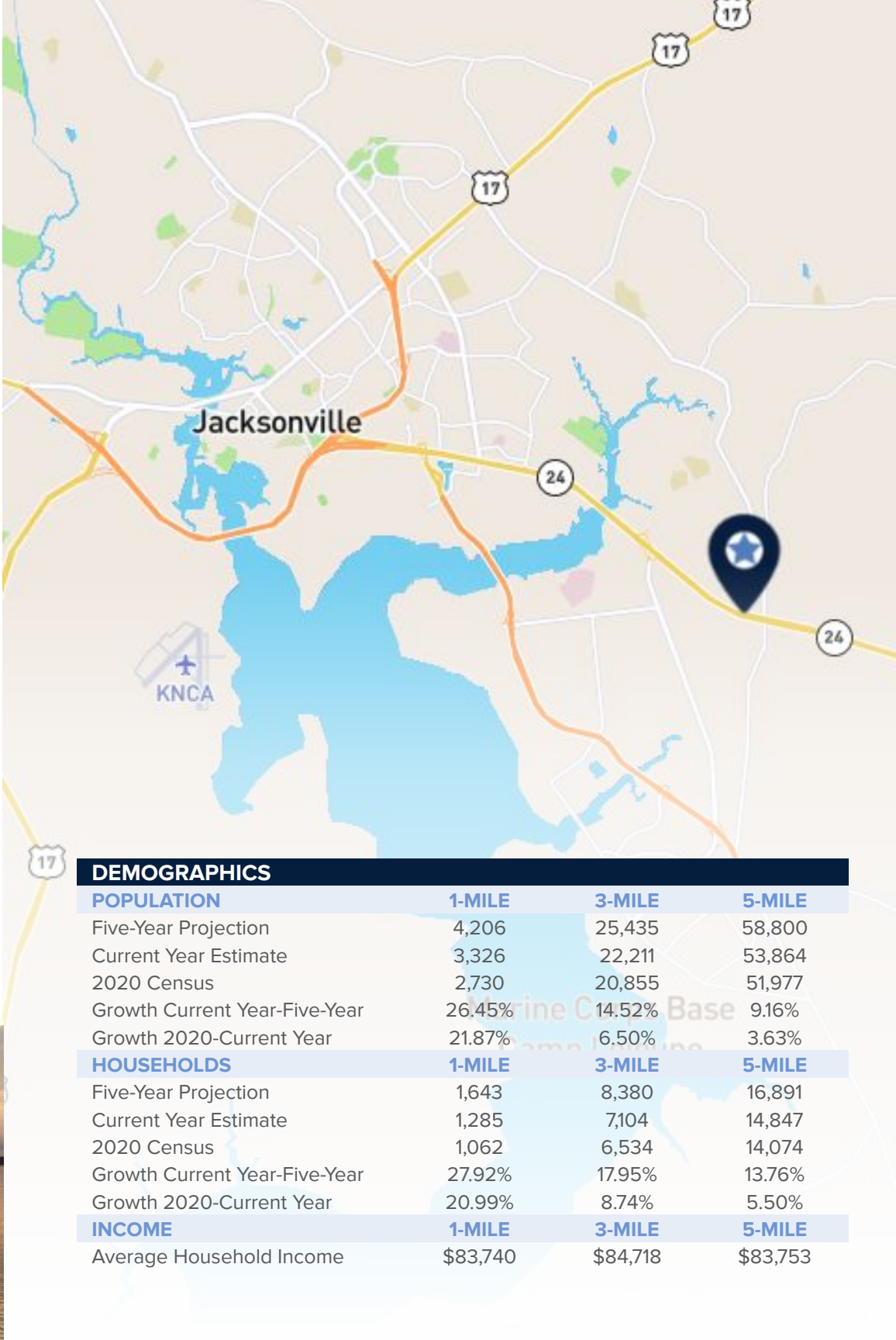
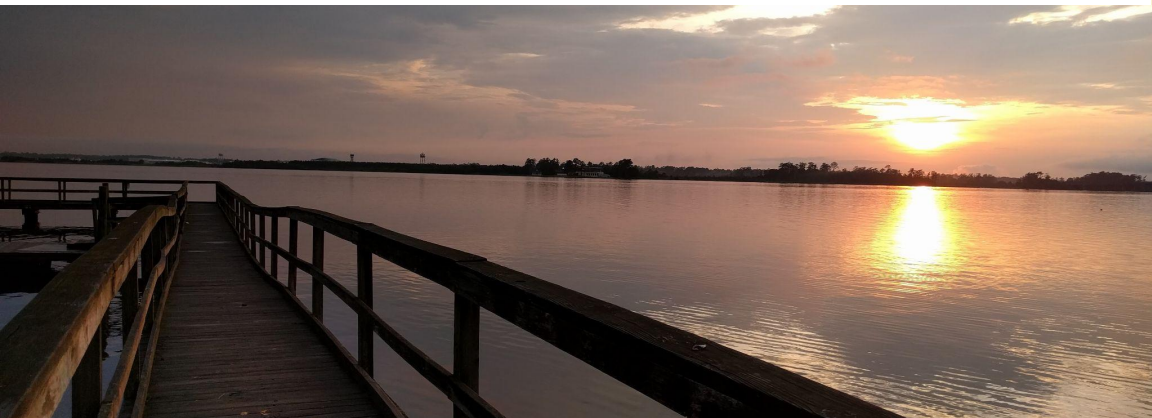
AREA OVERVIEW

Jacksonville, North Carolina, located in Onslow County, is best known for being home to Marine Corps Base Camp Lejeune and Marine Corps Air Station New River. Founded in the early 18th century, Jacksonville has grown from a small settlement along the New River to a bustling hub that supports the U.S. military. The presence of the military base has significantly influenced Jacksonville's growth and culture, making it a city deeply connected to national defense and rich in history. Today, it holds a unique blend of small-town charm and an energetic, supportive community where active service members, veterans, and their families live and work together.

The city has much to offer in terms of recreational activities, natural beauty, and community engagement. Jacksonville is known for its parks, waterways, and trails, including the Lejeune Memorial Gardens, which honor fallen service members, and Riverwalk Crossing Park along the New River. The city also offers access to coastal activities, with the Atlantic beaches only a short drive away. In addition to outdoor attractions, Jacksonville has a growing arts and cultural scene, with local museums, galleries, and annual festivals such as the Jacksonville Jamboree. These amenities make Jacksonville a welcoming and dynamic place for residents and visitors alike.

ECONOMY

Jacksonville thrives thanks to the support of the military, a stable housing market, and the development of local businesses. Retail, hospitality, and healthcare also play important roles in the city's economy, with the military bringing a steady demand for goods and services. The city's commitment to fostering growth is reflected in its well-maintained infrastructure, quality education system, and ongoing development projects. Jacksonville is a city that proudly balances its patriotic roots with progressive growth, offering a sense of community and connection for residents while embracing an ever-evolving future.



CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **201 Freedom Way, Midway Park, NC, 28544** (“Property”). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants’ plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews Real Estate Investment Services is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity’s name or logo, including any commercial tenant’s name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews Real Estate Investment Services, the property, or the seller by such entity.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser’s sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net (“N”), double net (“NN”), and triple net (“NNN”) leases. The distinctions between different types of leases or within the same type of leases, such as “Bondable NNN,” “Absolute NNN,” “True NNN,” or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant’s respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers’ particular needs.

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