



3912 CLEMSON BLVD
ANDERSON, SC 29621

EXCLUSIVELY LISTED BY

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TABLE OF CONTENTS

04

06

09

11





PROPERTY OVERVIEW

O'REILLY AUTO PARTS | ANDERSON, SC

INVESTMENT HIGHLIGHTS

- **SIGNIFICANT LEASE EXTENSION:** O'Reilly Auto Parts recently committed to a new 10-year lease extension effective April 1, 2025, which includes an extraordinary 70% rent increase. This long-term commitment underscores the store's exceptional performance and its highly desirable location, where O'Reilly has operated successfully for over 20 years.
- **OUTSTANDING STORE PERFORMANCE:** According to AlphaMap, this O'Reilly location ranks in the top 21% nationally, the top 10% in South Carolina, and holds the #1 store in the city, showcasing its strong market position.
- **HIGH TRAFFIC COUNTS:** Strategically situated along Clemson Boulevard, one of Anderson's busiest thoroughfares. The subject property benefits from robust traffic counts exceeding 26,000 vehicles passing daily.
- **EXCEPTIONAL RETAIL SYNERGY:** O'Reilly Auto Parts is surrounded by a strong mix of nationally recognized retailers, including Publix Super Market, Walmart Supercenter, Sam's Club, Chick-fil-A, Chipotle, Tractor Supply, Target, CVS, Lowe's, and a planned Buc-ee's just 1.5 miles away.
- **MINIMAL LANDLORD OBLIGATIONS:** This investment offers minimal landlord responsibilities limited to roof, structure, and foundation. The roof was replaced in 2019 with durable TPO material, includes a 20-year manufacturer's warranty and a 10-year workmanship warranty.
- **THRIVING MARKET:** Anderson, SC is a rapidly growing market located approximately 25 miles southeast of Greenville and less than 20 miles from Clemson University. The area has experienced consistent population growth, averaging 1% annually over the past decade.
- **STRONG DEMOGRAPHICS:** The Anderson market provides an ideal customer base for O'Reilly Auto Parts with over 65,000 residents within a 5-mile radius and an average household income of approximately \$75,000.
- **BEST-IN-CLASS TENANT:** O'Reilly Auto Parts operates over 6,000 stores nationwide and holds an investment-grade credit rating of BBB (S&P 500). With a market cap of ±\$80 Billion, O'Reilly's stock (\$ORLY) has seen a remarkable ±275% increase over the past five years and is up approximately 36% the past year.

PERCENTILE RANKINGS

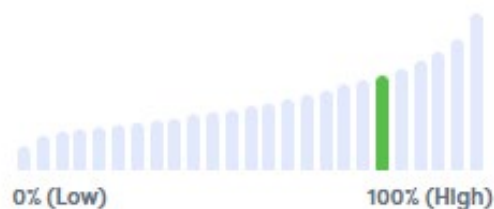
NATIONAL



3912 Clemson Blvd
Anderson, SC

79th %

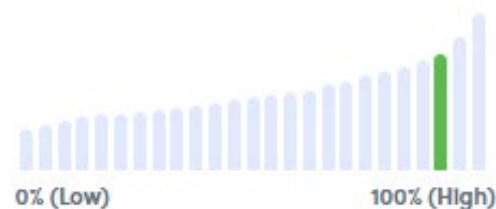
Percentile Rank
(1,260/6,101 Locations)



STATE

90th %

Percentile Rank
(13/128 Locations)



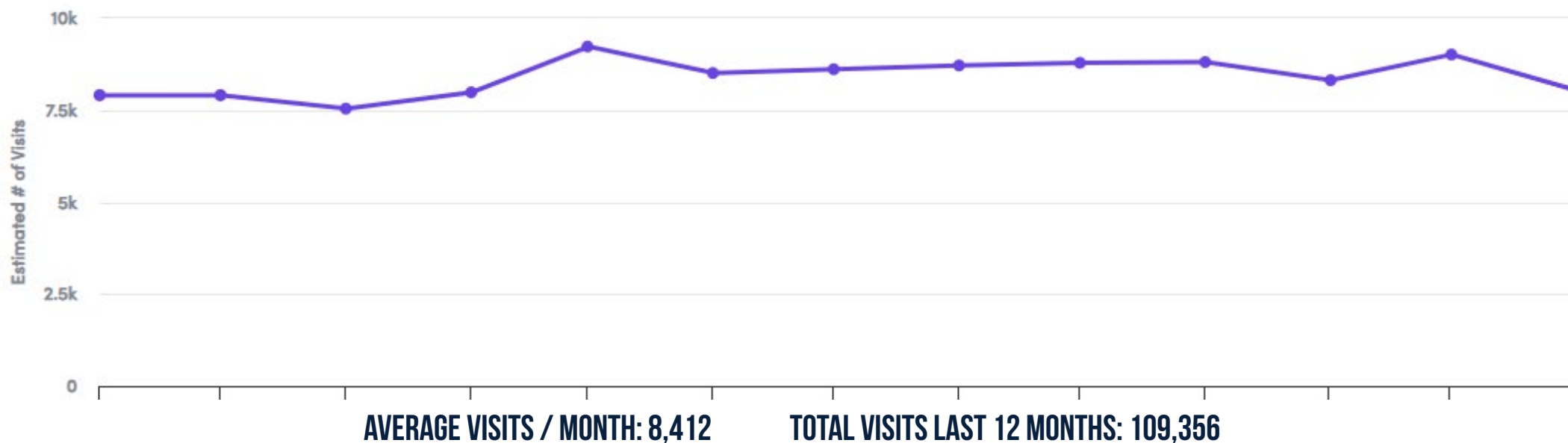
CITY

100th %

Percentile Rank
(1/3 Locations)



LOCATION VISITS



* Source: AlphaMap



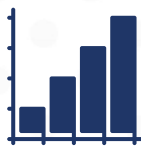
FINANCIAL OVERVIEW

O'REILLY AUTO PARTS | ANDERSON, SC



\$2,587,118

SALE PRICE



5.90%

CAP RATE



±8,537 SF

GLA



±1.04 AC

LOT SIZE

TENANT SUMMARY

Tenant Trade Name	O'Reilly Auto Parts
Type of Ownership	Fee Simple
Lease Guarantor	Corporate
Lease Type	NN
Roof/Structure	Landlord Responsible
Original Lease Term	15 Years
Rent Commencement Date	2/28/2005
Lease Expiration Date	3/31/2035
Term Remaining on Lease	±10 Years
Increase	10% in Options
Options	Three, 5-Year Options

ANNUALIZED OPERATING DATA

DATE	MONTHLY RENT	ANNUAL RENT	INCREASES	CAP RATE
4/1/2025 - 3/31/2035	\$12,720.00	\$152,640.00	-	5.90%
Option 1	\$13,992.00	\$167,904.00	10.00%	6.49%
Option 2	\$15,391.20	\$184,694.40	10.00%	7.13%
Option 3	\$16,930.32	\$203,163.84	10.00%	7.85%

AREA MAP



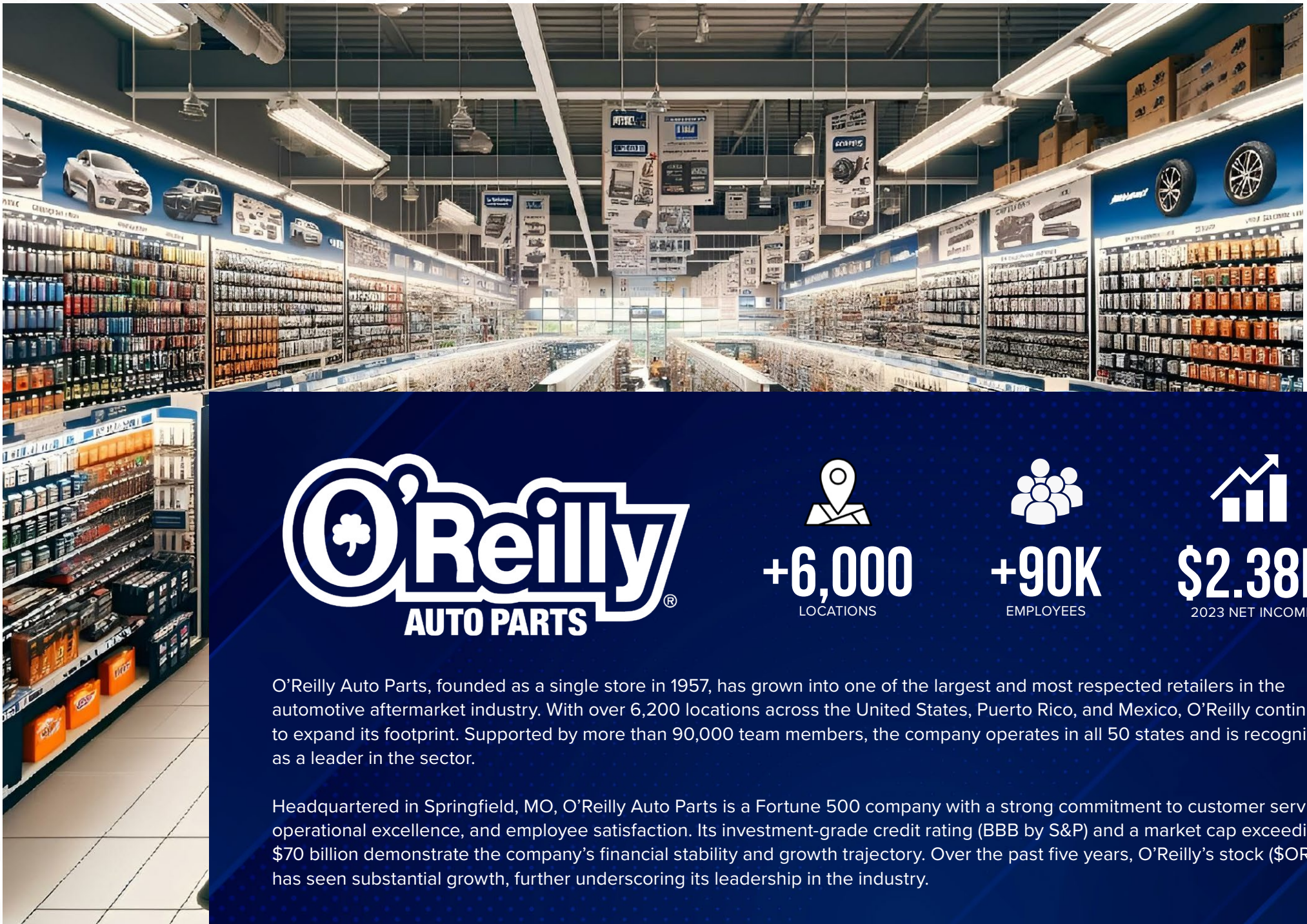
AREA MAP






TENANT OVERVIEW

O'REILLY AUTO PARTS | ANDERSON, SC




+6,000
LOCATIONS


+90K
EMPLOYEES


\$2.38B
2023 NET INCOME

O'Reilly Auto Parts, founded as a single store in 1957, has grown into one of the largest and most respected retailers in the automotive aftermarket industry. With over 6,200 locations across the United States, Puerto Rico, and Mexico, O'Reilly continues to expand its footprint. Supported by more than 90,000 team members, the company operates in all 50 states and is recognized as a leader in the sector.

Headquartered in Springfield, MO, O'Reilly Auto Parts is a Fortune 500 company with a strong commitment to customer service, operational excellence, and employee satisfaction. Its investment-grade credit rating (BBB by S&P) and a market cap exceeding \$70 billion demonstrate the company's financial stability and growth trajectory. Over the past five years, O'Reilly's stock (\$ORLY) has seen substantial growth, further underscoring its leadership in the industry.

ANDERSON, SC

DEMOGRAPHIC HIGHLIGHTS WITHIN 5 MILES OF THE PRIMARY TRADE AREA



\$74,562

AVG HH INCOME



\$915M

2024 CONSUMER SPEND



26,712

HOUSEHOLDS



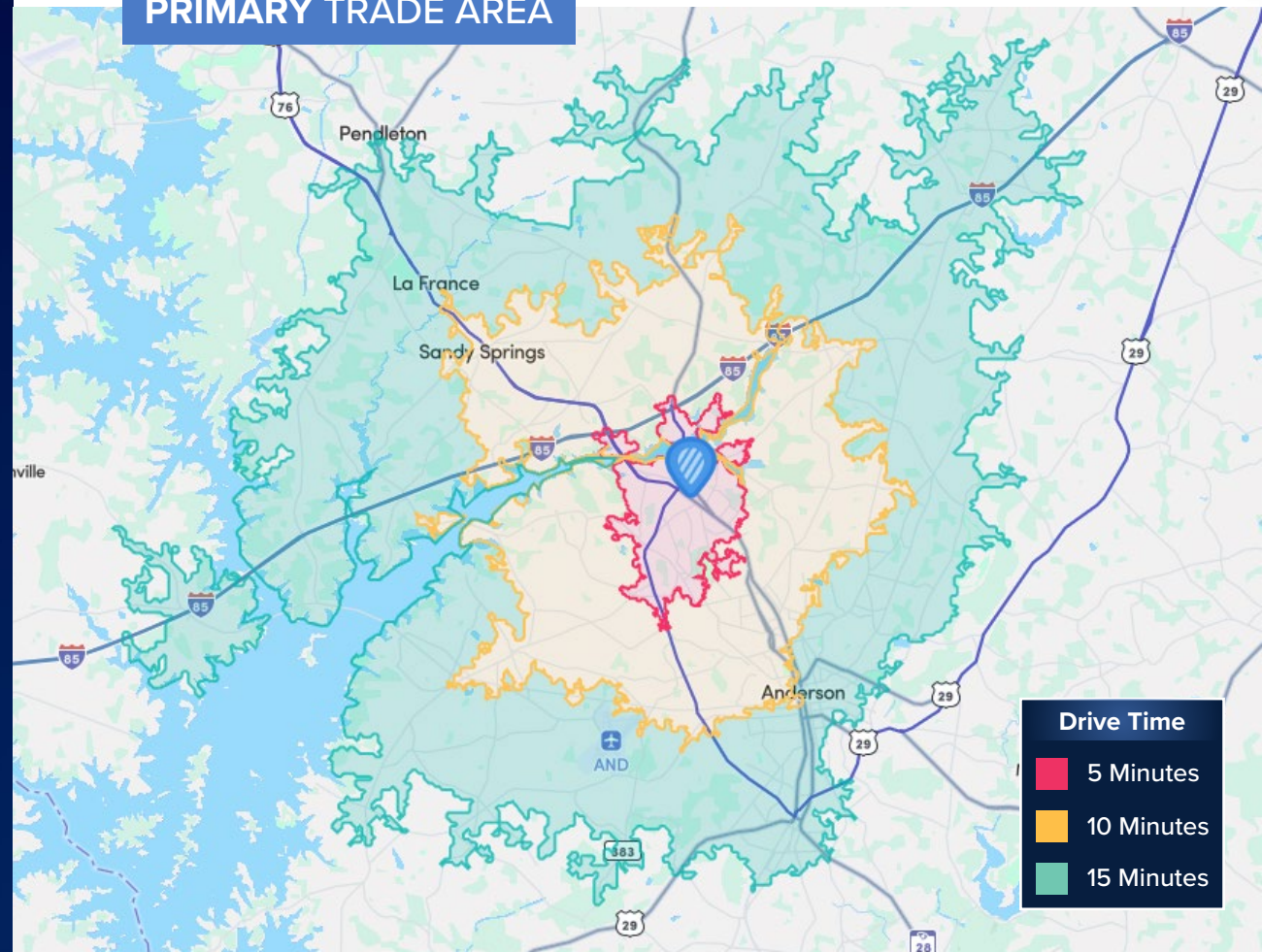
65,786

POPULATION

DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2025 Population	3,384	25,677	65,786
2030 Population Estimate	3,605	27,368	70,344
Annual Growth 2025-2030	1.3%	1.3%	1.4%
HOUSEHOLD	1-MILE	3-MILE	5-MILE
2025 Households	1,585	10,914	26,712
2030 Household Estimate	1,689	11,644	28,593
Annual Growth 2025-2030	1.3%	1.3%	1.4%
INCOME	1-MILE	3-MILE	5-MILE
Avg Household Income	\$63,979	\$80,517	\$74,562

PRIMARY TRADE AREA



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 **3912 Clemson Blvd Anderson, SC 29621** (“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 Broker. The material and information in the Offering Memorandum is unverified. Broker 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.

Broker 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 Broker, the property, or the seller by such entity.

Owner and Broker 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 Broker 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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