

ADVANCE AUTO PARTS

404 N 5TH AVE., MANCHESTER, GA 31816





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CONFIDENTIALITY AGREEMENT

This Offering Memorandum is confidential and is intended solely for your limited use in assessing your interest in acquiring the Subject Property. It includes selected information about the Property but does not represent the complete state of affairs of Tri-Oak Consulting Group ("the Owner") or the Property. This document is not comprehensive and may not contain all the details prospective investors require to evaluate a real estate purchase. All financial projections and information provided are for general reference only, based on assumptions about the economy, market conditions, competition, and other factors outside the Owner's or Tri-Oak Consulting Group's control. As such, these projections and assumptions are subject to significant changes. Measurements, such as acreages and square footages, are approximations. Further information and the opportunity to inspect the Property will be available to qualified interested buyers. Neither the Owner nor Tri-Oak Consulting Group, nor their directors, officers, affiliates, or representatives, make any express or implied representations or warranties regarding the accuracy or completeness of this Offering Memorandum or its contents. No legal obligations arise from your receipt of this document or its use; you should rely solely on your own investigations and inspections when considering a potential purchase. The Owner reserves the right to reject any or all expressions of interest or purchase offers and may terminate discussions with any party at any time, with or without notice, following the review of this Offering Memorandum. No legal commitment exists until a written purchase agreement has been fully executed, delivered, and approved by the Owner, with all conditions met or waived. By receiving this Offering Memorandum, you agree to treat its contents as confidential and not disclose it to any third party without prior written consent from the Owner or Tri-Oak Consulting Group. You also agree not to use this document in any way that could harm the interests of the Owner or Tri-Oak Consulting Group. Certain documents, such as leases, are summarized within this Offering Memorandum. These summaries do not claim to be complete or necessarily accurate representations of the full agreements. Interested parties are encouraged to independently review all summaries and related documents without relying solely on this Offering Memorandum.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONTACT YOUR TRI-OAK CONSULTING GROUP AGENT FOR MORE INFORMATION.

Disclaimer: The information in this Offering Memorandum is obtained from sources we believe to be reliable; however, Tri-Oak Consulting Group has not verified and will not verify any of this information. Potential buyers are advised to take necessary steps to verify all details during the due diligence period.



4 | INVESTMENT HIGHLIGHTS



- No Competition In Immediate Area Nearest Auto Parts competitor is located 18.5 miles away.
- 7+ Years Remaining On the primary term including four, 5-year options.
- Low Rent-to-Sales Ratio Sub 4% Rent-to-Sales ratio at this location providing further confidence in Advance Auto Parts' commitment to the site.
- Previous Early Lease Extensions Advance Auto Parts have consistently extended their lease demonstrating their commitment to this site.
- NN Lease Minimal Landlord responsibilities.
- Corporate Guarantee From An Investment Grade Tenant Baa3 Moody's Credit Rating.
- Excellent visibility along N 5th Ave 12,500+ VPD along N 5th Ave.
- Low Rent Per Square Foot Advance Auto Parts is paying \$9.29 Per SF at this location.
- Below Replacement Cost Could not purchase land and build this building for less money.
- Columbus, GA MSA Population exceeded 323,700 within Columbus, GA MSA in 2023.
- Surrounded by Ideal Auto Parts Consumer Base Average Household Income is \$64,898 within 5 miles of the property.

5 | OFFERING SUMMARY

LIST PRICE:	\$963,000
CAP RATE:	6.75%

ANNUAL RENT:	\$65,000		
LEASE START:	7/29/2003		
LEASE END:	12/31/2031		
TERM REMAINING:	7+ Years		
OPTIONS:	Two, 5-Year Options		
INCREASES:	In Options		
BUILDING SIZE:	7,000 Square Feet		
LOT SIZE:	0.89 Acres		
YEAR BUILT:	2003		
LEASE TYPE:	NN		
GUARANTOR:	Corporate		
TENANCY:	Single-Tenant		
OWNERSHIP:	Fee Simple		



LEASE YEAR	ANNUAL RENT	RENT INCREASES	CAP RATE	
Current Term	\$65,000		6.75%	
OPTION 1	\$74,970	15.34%	7.79%	
OPTION 2	\$78,470	4.67%	8.15%	

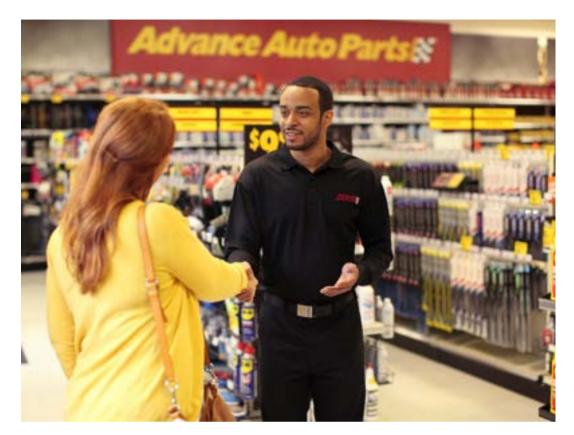














Advance Auto Parts, Inc.
1932
4,777+
\$11.3 Billion
www.advanceautoparts.com
Raleigh, NC
Corporate

Based in Raleigh, NC, Advance Auto Parts, Inc. is the largest provider of automotive aftermarket parts in North America, catering to both professional installers and do-it-yourself customers. The company operates 4,770 stores, along with Worldpac branches, and supports many independently owned CARQUEST branded stores across the United States, Puerto Rico, the U.S. Virgin Islands, and Canada.

With a workforce of around 68,000 team members, Advance Auto Parts is committed to fostering an environment built on honesty, integrity, mutual trust, and dedication—values that have remained unchanged since the company was founded. Their stores primarily offer a wide range of auto parts, including alternators, batteries, belts and hoses, chassis parts, clutches, engines, and engine components.

Rainbow City Marietta Norcross (278) Dallas LOCATION INFORMATION Smyrna 85 Jacksonville Atlanta Douglasville | Villa.Rica (431) [78] Bremen 20 East Point Anniston Heflin. 285 (27) Oxford-Lincoln 75 City Carrollton (21) (5) Stockbridge Bowdon Talladega National Forest (5) ALT 27 (100) Fayetteville McDon Talladega (431) Peachtree City Hampton Newnan Locus Lineville Wedowee Senoia (54) Franklin Ashland Griffin (100) Grantville Hogansville lacauga Roanoke Wadley Milner ALT 27 (431) Zebulon Goodwater Barnes New Site LaGrange Greenville (280) (22) Woodbury Alexander City La Fayette (22) Thomaston Jacksons' Gap West Point Pine Mounta nchester (50) Dadeville [19] Valley (9) (431) (231) (280) (80) (80) tton Opelika Eclectic (96) Aubum Salem (14) Butler Re Notasulga Wetumpka Beauregard Smiths Station Tallassee Columbus Tuskegee 80 Shorter (80) omery Mt Meigs (431 Fort Moore (280) (51) Buena Vista Cuccata.



DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
POPULATION			
2024 Population	2,643	5,201	6,894
2029 Projection	2,631	5,134	Sp 6,785
Annual Growth 2020-2024	-0.15%	-0.32%	-0.39%
Annual Growth 2024-2029	-0.09%	-0.26%	-0.32%
HOUSEHOLDS			
2024 Households	1,139	2,261	2,963
2029 Projection	1,154	2,270	2,963
INCOME			
AVG. Household Income	\$57,768	\$64,104	\$64,898

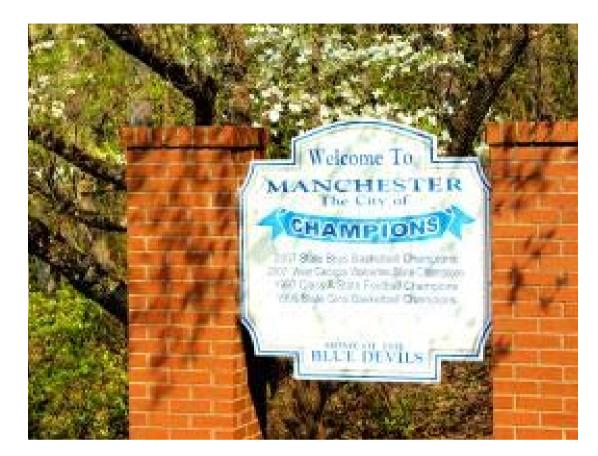


12,500+ VPD

along N 5th Ave



10 | LOCATION OVERVIEW - Manchester, GA







Manchester, Georgia, is a small town located in Meriwether County with a rich history rooted in the railroad industry. Founded in the early 1900s as a major railway hub for the Atlanta, Birmingham, and Atlantic Railroad, Manchester's development was closely tied to its strategic location. While the prominence of the railroad has diminished over time, the town continues to preserve its industrial heritage while gradually diversifying its economy.

Today, Manchester's economy is driven by agriculture, manufacturing, and outdoor recreation. Agriculture remains a key economic driver, with the cultivation of crops like cotton and peanuts, alongside livestock farming. Additionally, the town has a strong manufacturing presence, with factories producing goods such as textiles and metal products, providing employment to local residents. Tourism also plays an important role, as visitors are drawn to nearby attractions like Roosevelt State Park and the Pine Mountain range, supporting businesses in hospitality and recreation.

In recent years, Manchester has seen growth in small businesses and local entrepreneurship, further enriching its economic landscape. Local shops, restaurants, and service-oriented businesses cater to both residents and tourists, fostering a sense of community and adding to the town's charm. The nearby attractions, including Warm Springs and Callaway Gardens, continue to draw visitors, offering opportunities for future economic development. As Manchester evolves, it successfully balances its historical roots with efforts to attract new businesses and investments, ensuring steady growth for the region.

