



NN Lease

# AUTOZONE

Exclusively Listed With: Tri-Oak Consulting Group

343 2nd St,  
Belmont, MS 38827

Purchase Price: **\$789,849**

Cap Rate: **6.60%**

## HIGHLIGHTS

- ✓ NN - Minimal Landlord Responsibilities
- ✓ Parking Lot Recently Re-Striped
- ✓ Average HHI at 1-Mile: \$60K+
- ✓ 103 Miles from Huntsville, AL
- ✓ Lease Expiration: September 2032



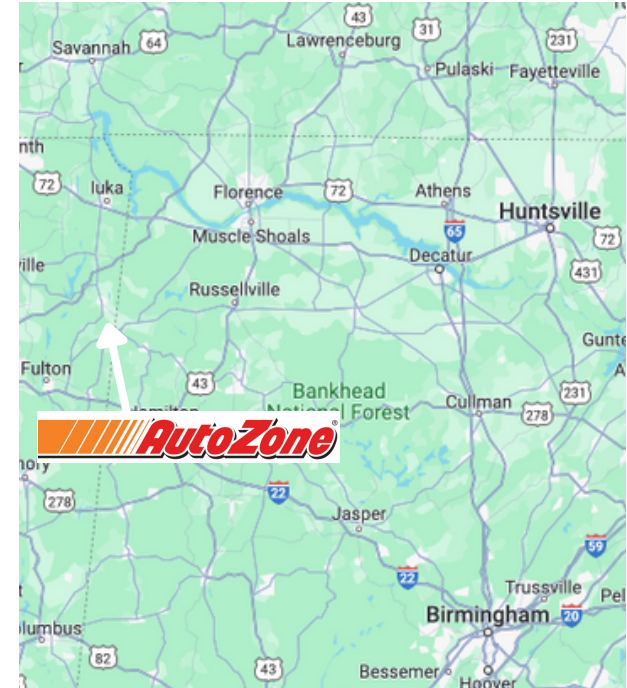
\*Actual Location Shown\*

## Property Summary

<b>Asking Price:</b>	\$789,849
<b>Cap Rate:</b>	6.60%
<b>Rent/NOI:</b>	\$52,130
<b>Lease Commencement:</b>	10/20/2009
<b>Lease Expiration:</b>	09/30/2032
<b>Renewal Options:</b>	Five / 5-Year
<b>Building Size:</b>	9,014 +/- SF
<b>Land Size:</b>	1.12 +/- Acres
<b>Parking:</b>	Adequate
<b>Area Tenants:</b>	Dollar General, Piggly Wiggly, Ace Hardware, Subway, Big Star

## Responsibility

<b>Tenant</b>	RE Taxes, Building Insurance, HVAC
<b>Lessor</b>	Roof, Structure, Parking Lot
<b>Lease</b>	AutoZone Inc
<b>Guarantor</b>	NYSE: AZO



## Demographics

	1-Mile	3-Mile	5-Mile
<b>Population:</b>	1,225	3,182	4,896
<b>Median Income:</b>	\$42,941	\$41,989	\$40,985
<b>Average Income:</b>	\$60,927	\$59,001	\$56,867

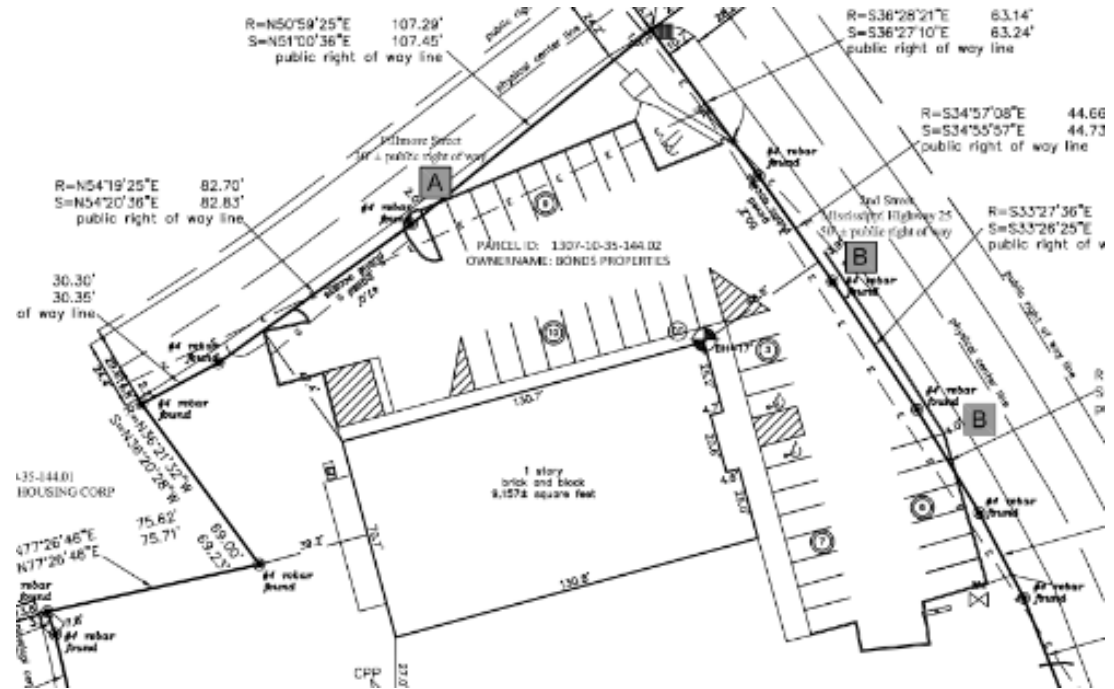
## CONTACT INFORMATION

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www.tri-oak.com

## Aerial View



## Site Plan



## Aerial View with Tenants ◆



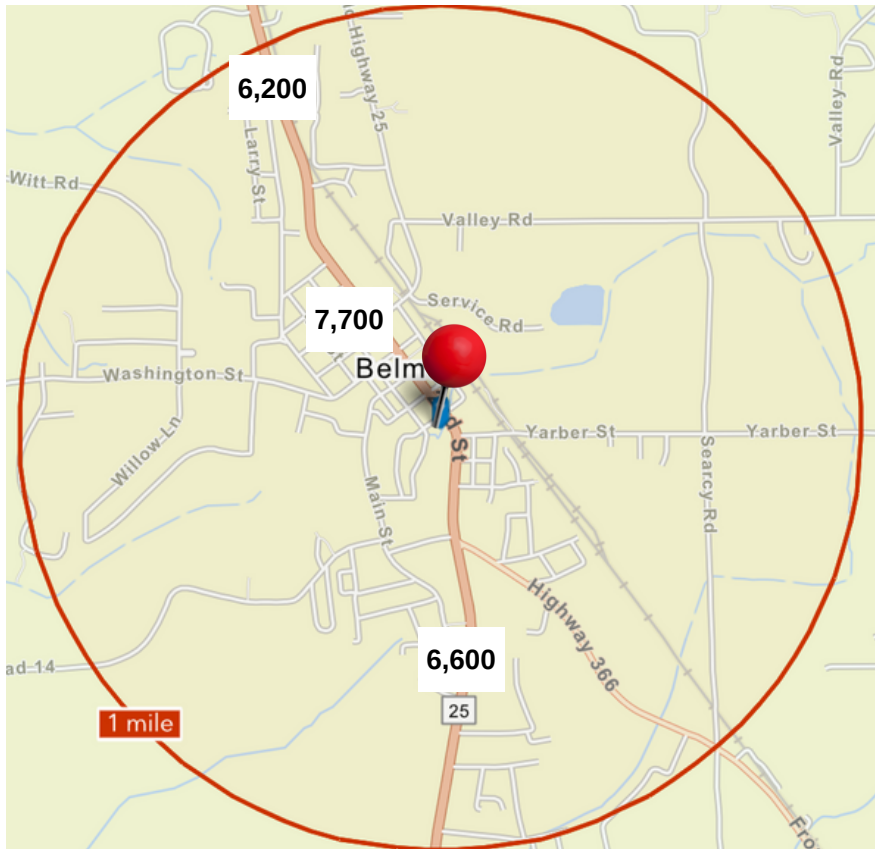
## Aerial View with Traffic Generators



# Traffic Counts ◆

Data from 2020

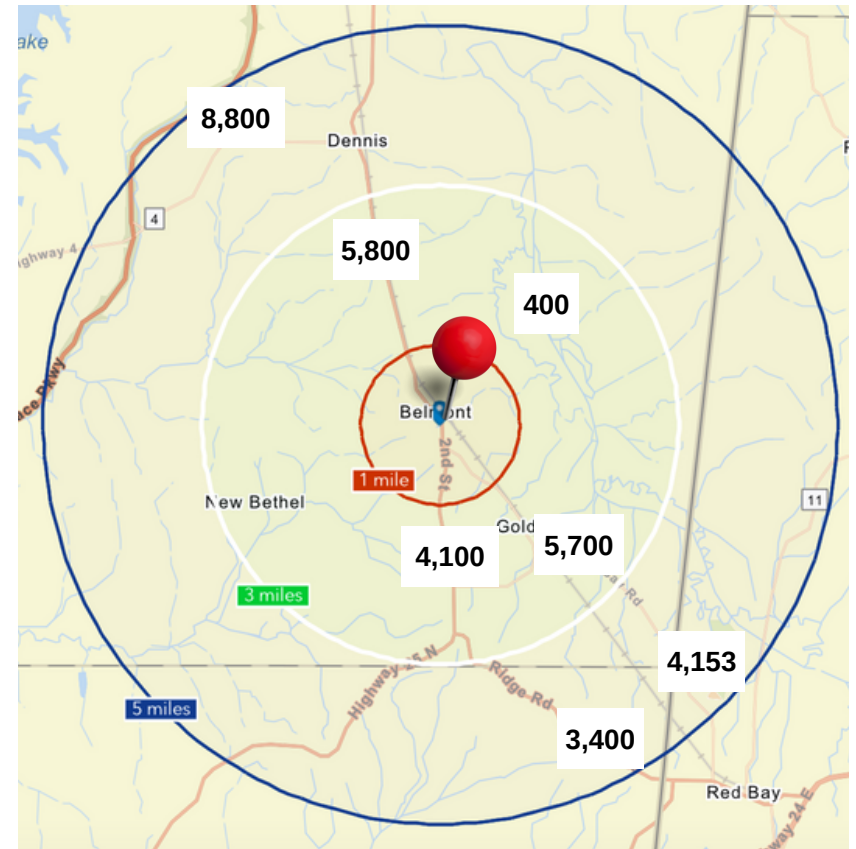
Red: 1 Mile Radius



Red: 1 Mile Radius

Green: 3 Mile Radius

Blue: 5 Mile Radius





## Company Profile

AutoZone is the leading retailer and distributor of automotive replacement parts and accessories in the Americas. Each store carries an extensive product line for cars, sport utility vehicles, vans and light duty trucks, including new and remanufactured automotive hard parts, maintenance items, accessories, and non-automotive products. The majority of stores have a commercial sales program that provides commercial credit and prompt delivery of parts and other products to local, regional and national repair garages, dealers, service stations, fleet owners and other accounts. AutoZone also sells automotive hard parts, maintenance items, accessories and non-automotive products through [www.autozone.com](http://www.autozone.com), and our commercial customers can make purchases through [www.autozonepro.com](http://www.autozonepro.com). Additionally, we sell the ALLDATA brand of automotive diagnostic, repair, collision and shop management software through [www.alldata.com](http://www.alldata.com). We also provide product information on our Duralast branded products through [www.duralastparts.com](http://www.duralastparts.com). AutoZone does not derive revenue from automotive repair or installation services.

Learn more about AutoZone at [about.autozone.com](http://about.autozone.com)

