



ADVANCE AUTO PARTS

404 N 5TH AVE., MANCHESTER, GA 31816





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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:	\$900,000
CAP RATE:	7.22%

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	--	7.22%
OPTION 1	\$74,970	15.34%	8.33%
OPTION 2	\$78,470	4.67%	8.72%





Company:	Advance Auto Parts, Inc.
Year Founded:	1932
Locations:	4,777+
Annual Sales (2023):	\$11.3 Billion
Website:	www.advanceautoparts.com
Headquarters:	Raleigh, NC
Guarantor:	Corporate

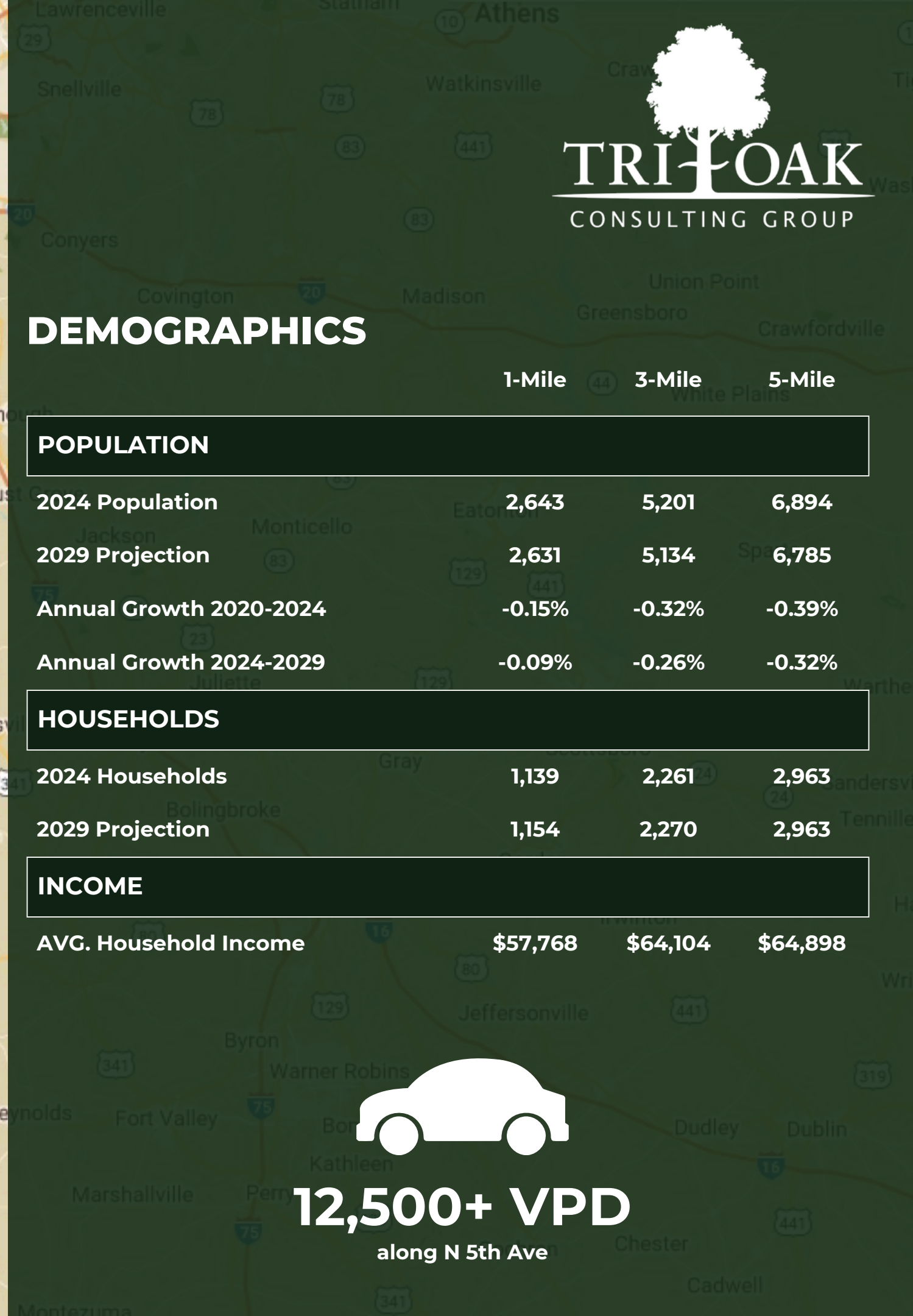
Based in Raleigh, NC, Advance Auto Parts, Inc. is the largest provider of automotive aftermarket parts in North America, catering to both professional installers and do-it-yourself customers. The company operates 4,770 stores, along with Worldpac branches, and supports many independently owned CARQUEST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

LOCATION INFORMATION



The map displays the state of Georgia with major cities and highways. A red arrow points from the Advance Auto Parts logo to a location in Peachtree City, near the intersection of I-75 and I-85. The logo is a red rectangle with the text "Advance Auto Parts" in yellow and a checkered flag icon.



POPULATION

HOUSEHOLDS

INCOME

12,500+ VPD
along N 5th Ave

Manchester High School



N Broadway Ave - 12,500+ VPD

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.



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