



**6.50% Cap**  
**\$1,578,973**



## CONTACT

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COMMERCIAL REAL ESTATE SALES, LEASING, & INVESTMENTS

380 S. Pine Street, Spartanburg, SC 29302

864.583.1001

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## Key Facts

- +/- 8,075 SF Advance Auto Parts
- Long-Term NNN Lease with 11 Years Remaining
- Tenant Signed New 10 Year Lease Agreement Beginning Jan. 1, 2025
- Net Operating Income- \$102,633.24
- 2 – Five Year options to renew with escalations
- Same Tenant since 1996
- New Roof Installed in March 2021
- Located on a Corner at Traffic Light
- Traffic Count: 44,180
- Clayton County Tax Map: 05242B D011



## Investment Overview

### Advance Auto Parts

**Address** 8725 Tara Boulevard, Jonesboro, GA

**Price** \$1,578,972.92

**CAP Rate** 6.50%

**Year Built** 1995

**Building Size** +/- 8,075 SF

**Lot Size** +/- 0.805 acres

**Ownership** Fee Simple

**Current Rent** \$102,633.24

### Rent Schedule

Rent Term	NOI
January 1, 2025- December 31, 2034	\$102,633.24
<u>Extension 1</u> January 1, 2035 – December 31, 2039	\$114,342.00
<u>Extension 2</u> January 1, 2040- December 31, 2044	\$122,336.28

### Tenant Summary

**Tenant Trade Name** Advance Auto Parts

**Tenant** Advance Stores Company, Inc.

**Guarantor** Advance Stores Company, Inc.

**Years Leasing This Property** 1996 - Present

**Lease Type** NNN

**Roof and Structure** Landlord

**CAM, Taxes and Insurance** Tenant

**Current Lease Term** January 1, 2020- December 31, 2024

**New Lease Term** 10 Years

**Lease Commencement Date** January 1, 2025

**Lease Expiration Date** December 31, 2034

**Renewal Options** 2, 5-Year With Increases

**Headquartered** Raleigh, NC

**Number of Locations** 4,452 Stores in 47 States

**S&P Credit Rating** BB+

**Web Site** Shop.advanceautoparts.com

**First Right of Refusal** No

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## GIS Aerial



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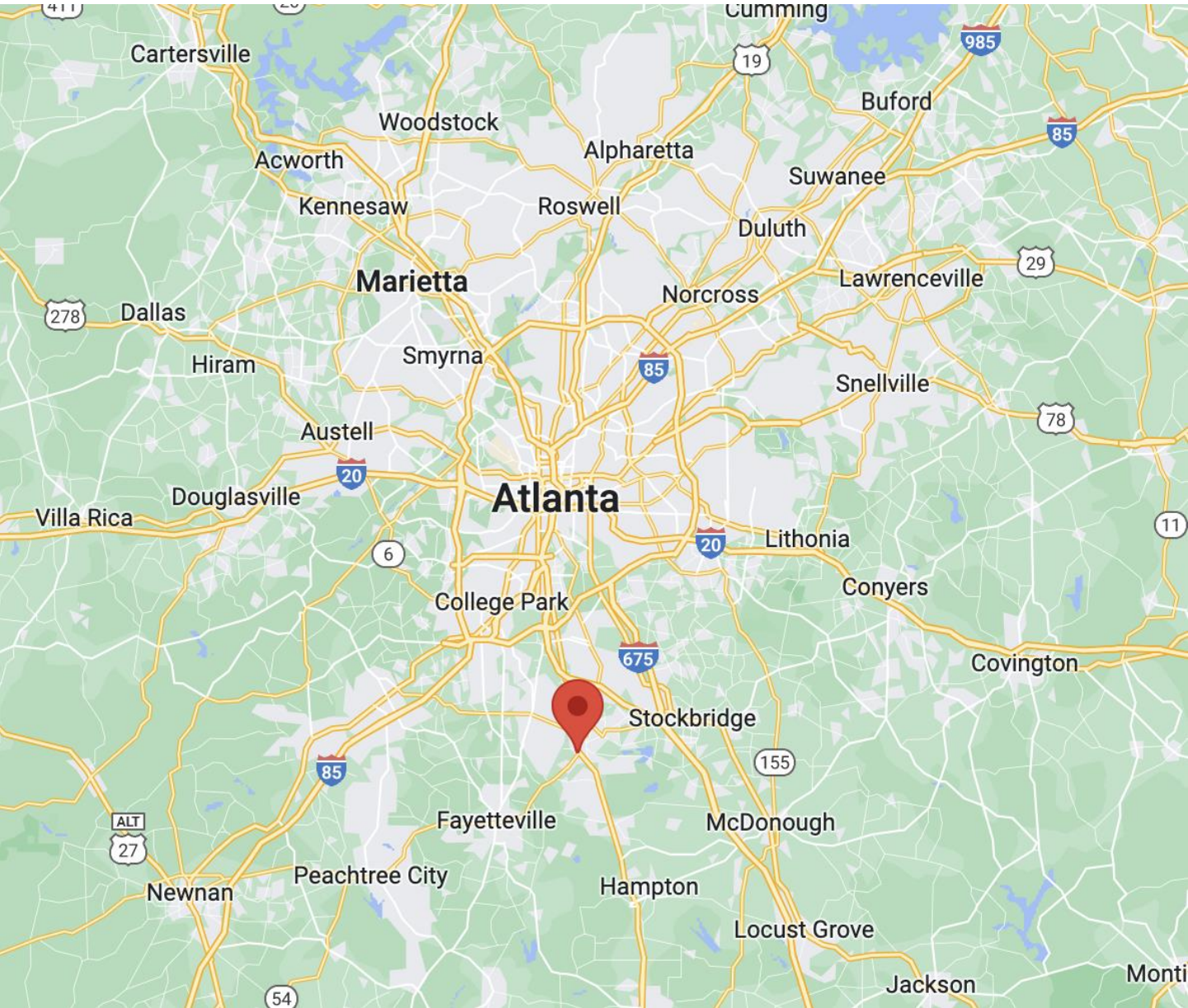


**SPENCER/HINES**  
PROPERTIES

# NNN Investment Opportunity!

8725 Tara Boulevard, Jonesboro, GA 30236

## Area Location Map



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## Surrounding Area



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## Demographics

### Key Facts

**157,039**  
Population

**34.6**  
Median Age

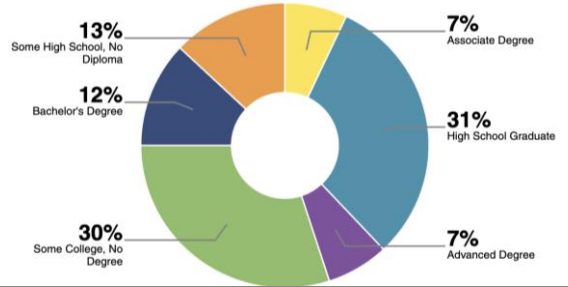


Average Household Size



Median Household Income

### Education



### Business

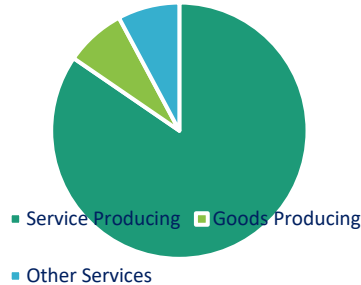


**5,312**  
Total Businesses



**46,017**  
Total Employees

### Employment



**6.8%**

Unemployment Rate

### Income



**\$54,774**  
Median Household Income



**\$1.438 Billion**  
Total Consumer Spending

### Households By Income

< \$25,000	11,890
\$25,000 - 50,000	12,574
\$50,000 - 75,000	13,380
\$75,000 - 100,000	6,314
\$100,000 - 125,000	5,431
\$125,000 - 150,000	1,995
\$150,000 - 200,000	2,263
\$200,000+	827

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