

Income Producing Investment Opportunity

7% Average CAP Rate
South Main Street, King, NC



Confidential and Exclusive Listing Summary

Income Producing Investment Opportunity

FREEMAN
COMMERCIAL REAL ESTATE

1255 Creekshire Way, Suite 200
Winston-Salem, NC 27103
336.768.4410

Ladd Freeman
336.768.4410
ladd@freemancommercial.com
Freemancommercial.com

Advance Auto Parts

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Advance Auto Parts Property Overview



Name	Advance Auto Parts
Address	576 South Main Street King, NC
Office Building Size	7,000 Square Feet
Constructed	1995
New Roof	2016
Concrete Parking Lot	.73 Acre
Sales Price	\$825,000.00
CAP	7%

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Advance Auto Parts Rent Schedule

Five Year Renewal Terms

Monthly Rent

Annual Rent

Existing Term:
January 1, 2015–December
31,2019

\$4,812.50

\$57,750.00

Optional Renewal Term:
January 1, 2020–December
31,2024

\$5,360.83

\$64,329.96

Optional Renewal Term:
January 1,2025-December
31,2029

\$5,681.67

\$68,180.04

Sales Price:

\$825,000

CAP Rate:

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Advance Auto Parts Tenant Information



Headquartered in Roanoke, Va., Advance Auto Parts, Inc., the largest automotive aftermarket parts provider in North America, serves both the professional installer and do-it-yourself customers.

Advance operates over 5,200 stores, over 100 Worldpac branches and serves approximately 1,300 independently owned Carquest branded stores in the United States, Puerto Rico, the U.S. Virgin Islands and Canada. Advance employs approximately 74,000 Team Members.

Advance Auto Parts works hard to create an environment of honesty, integrity, mutual trust and dedication. Since our founding by Arthur Taubman in 1932, these values haven't changed.

- Inspire and build the self-confidence and success of every Team Member.
 - Serve our customers better than anyone else – help them succeed.
 - Grow the business and profitability with integrity.

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Advance Auto Parts Subject Property



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Advance Auto Parts Development Aerial



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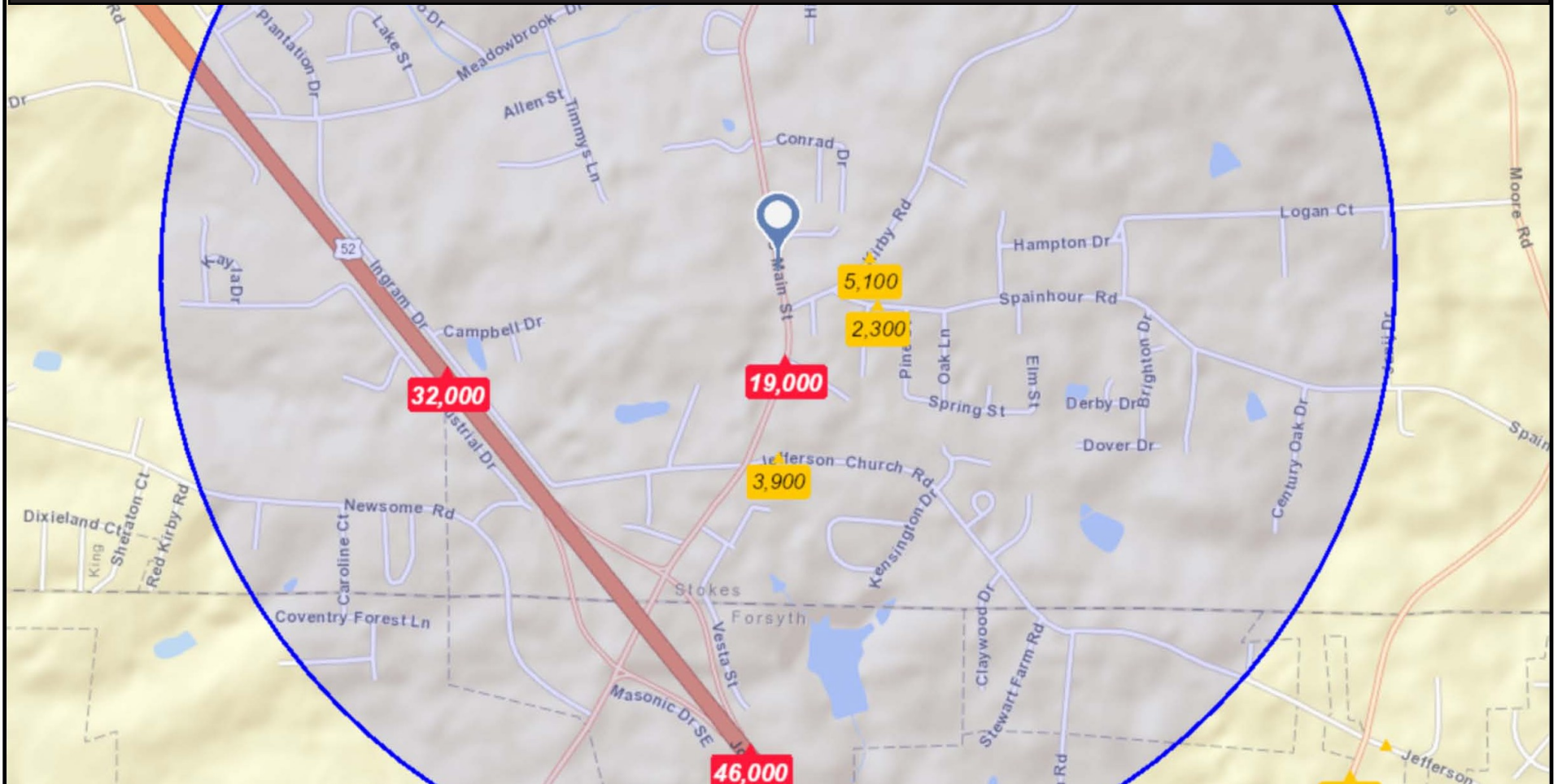
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Advance Auto Parts Traffic Map



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Advance Auto Parts Confidentiality Agreement & Disclosure



To receive the complete investor portfolio, please contact:
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