

OFFERING
MEMORANDUM



ADVANCE AUTO PARTS
LURAY, VIRGINIA



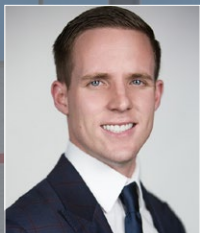
SCHUCHERT
RETAIL GROUP



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RETAIL GROUP

Advance
Auto Parts

EXCLUSIVELY LISTED BY:



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INVESTMENT SUMMARY



LIST PRICE
\$2,222,222



LOCATION
**1033 US HWY 211
LURAY, VA 22835**



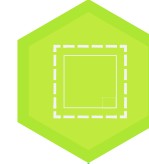
CAP RATE
5.85%



ANNUAL RENT
\$130,000.00



BUILDING SIZE
6,840 SQ. FT.



LAND AREA
1.00 ACRES



OWNERSHIP
FEE SIMPLE



LEASE TYPE
NNN



TERM REMAINING
10 YEARS



LEASE EXPIRATION
12/31/2030



RENEWAL OPTIONS
3 - 5 YEAR



RENT INCREASES
5% AT OPTIONS



PARKING
30 SPACES



YEAR BUILT
2015



APN
41 A 86



TRAFFIC COUNTS
12,406 VPD

INVESTMENT HIGHLIGHTS

ADVANCE AUTO PARTS CORPORATE LEASE:

- 10 Years Remaining in the Initial 15 Year Lease Term
- Three (3) - Five (5) Year Options
- 5% Increases at Options
- High Quality Construction - Steel Framed with Concrete Block

NNN LEASE | MINIMAL LANDLORD RESPONSIBILITIES:

- Tenant is Responsible for Roof, Parking Lot, and HVAC
- Landlord Responsibilities Limited to Slab & Structure
- Ideal, Management-Free Investment for an Out-of-State, Passive Investor

LURAY, VIRGINIA:

- Located at the Crossroads of Major Routes of Travel, Approximately 90 Miles West of Washington D.C. and 45 Miles South of Winchester
- Interstate 81 is Located Just 15 Miles to the West; and Interstate 66 is Just 25 Miles to the North
- The Town of Luray was Established by Act of General Assembly on February 6, 1812 on Ten Acres of Land Near Hawksbill Creek
- The Growth of Luray Continues to be Fueled by Its Prime Location: the Ideal Balance Between Rural Scenery and Travel Connection

PROXIMITY TO OTHER MAJOR CITIES:

- Winchester, Virginia | 49 Miles - 1 Hour: 2 Minute Drive
- Charlottesville, Virginia | 61 Miles - 1 Hour: 25 Minute Drive
- Fredericksburg, Virginia | 72 Miles - 1 Hour: 37 Minute Drive
- Washington, D.C. | 93 Miles - 1 Hour: 45 Minute Drive
- Richmond, Virginia | 124 Miles - 2 Hour: 22 Minute Drive
- Baltimore, Maryland | 131 Miles - 2 Hour: 17 Minute Drive

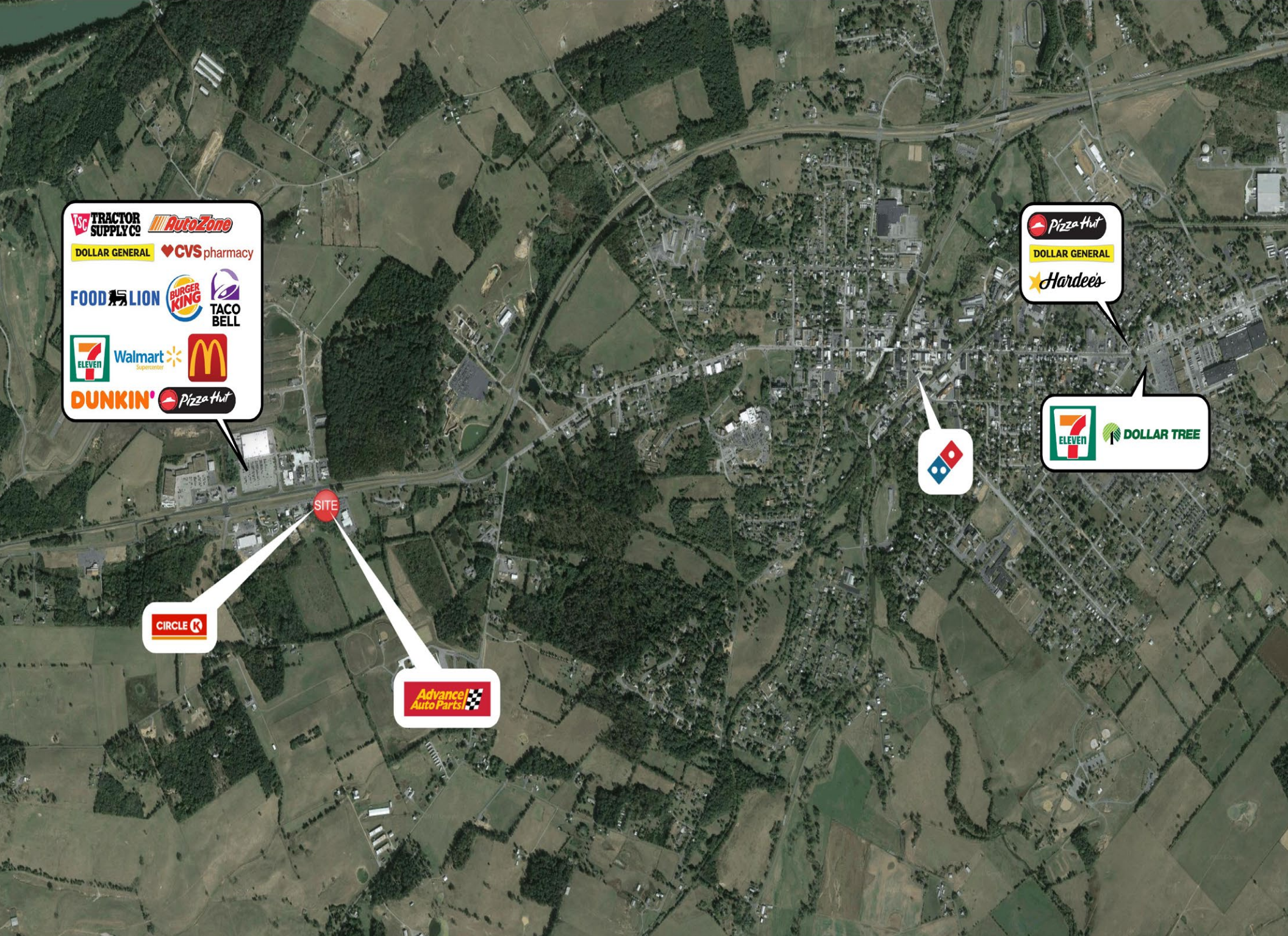
TRADE AREA DEMOGRAPHICS:

- 1-Mile Population = 794 Residents
- 1-Mile Average Household Income = \$52,948
- 3-Mile Population = 5,734 Residents
- 3-Mile Average Household Income = \$55,162
- 5-Mile Population = 9,734 Residents
- 5-Mile Average Household Income = \$60,866
- 7-Mile Population = 15,992 Residents
- 7-Mile Average Household Income = \$63,623

TENANT:

- Advance Auto Parts (NYSE: AAP)
- Investment Grade Credit Rating - S&P (BBB)
- 4,811 Stores Located in 49 States as of October 3, 2020
- Market Cap of \$10.81 Billion as of August 2020
- Ranked #330 on the Fortune 500 List





TRACTOR SUPPLY CO
 AutoZone
 DOLLAR GENERAL CVS pharmacy
 FOOD LION BURGER KING TACO BELL
 7-ELEVEN Walmart Supercenter MCDONALD'S
 DUNKIN' Pizza Hut

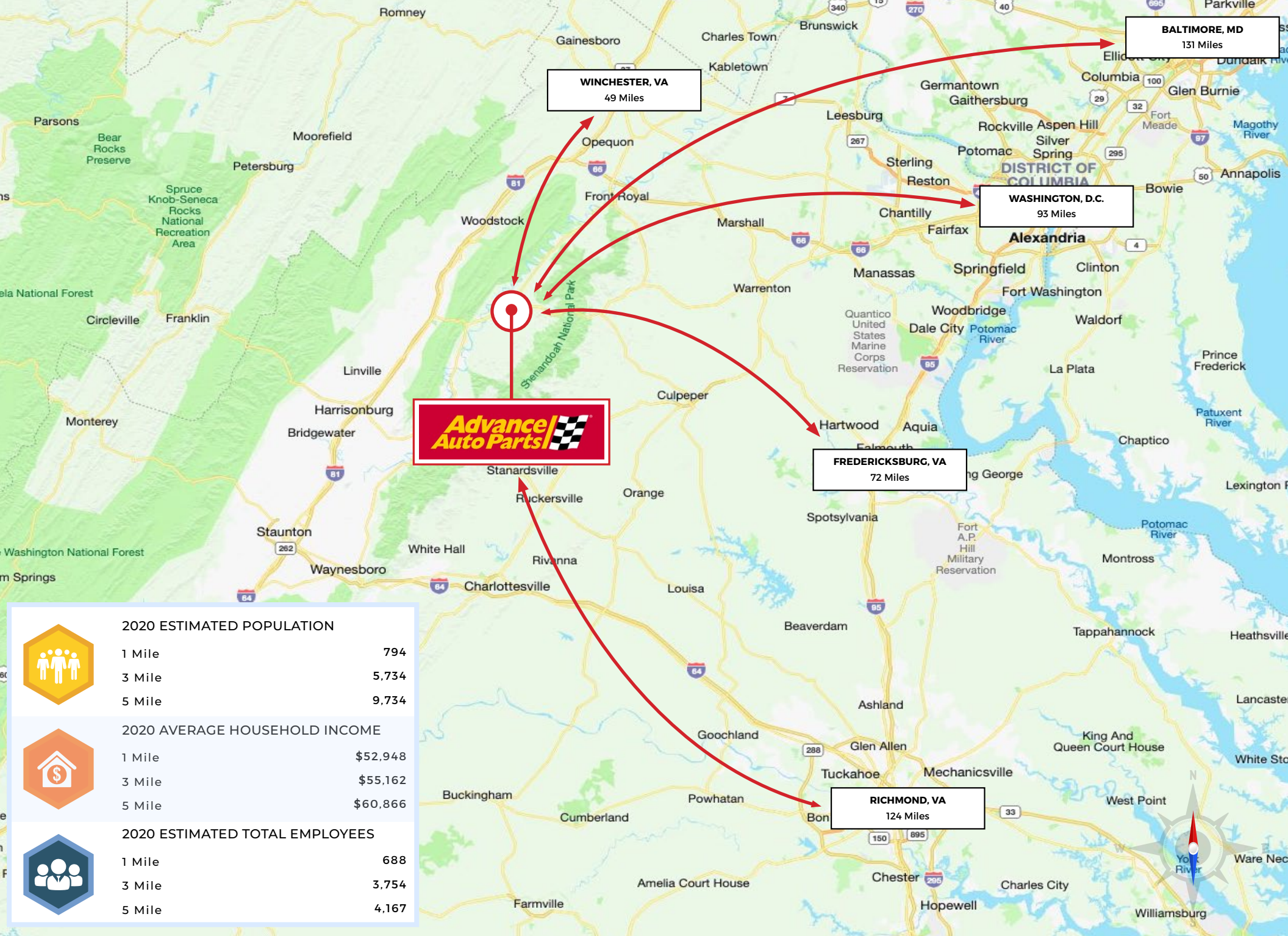
Pizza Hut
 DOLLAR GENERAL
 Hardee's

7-ELEVEN DOLLAR TREE

CIRCLE K

Advance Auto Parts

SITE

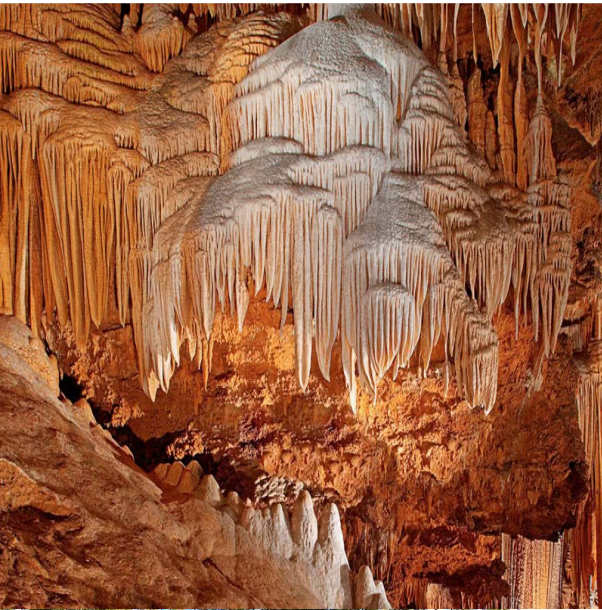


2020 ESTIMATED POPULATION	
1 Mile	794
3 Mile	5,734
5 Mile	9,734

2020 AVERAGE HOUSEHOLD INCOME	
1 Mile	\$52,948
3 Mile	\$55,162
5 Mile	\$60,866

2020 ESTIMATED TOTAL EMPLOYEES	
1 Mile	688
3 Mile	3,754
5 Mile	4,167

AREA OVERVIEW



LURAY, VIRGINIA

The Town of Luray is located at the crossroads of major routes of travel, approximately 90 miles west of Washington D.C. and 45 miles south of Winchester. Interstate 81 is located just 15 miles to the west; and Interstate 66 is just 25 miles to the north. The Town of Luray was established by act of General Assembly on February 6, 1812 on ten acres of land near Hawksbill Creek. Today, the growth of Luray continues to be fueled by its prime location: the ideal balance between rural scenery and travel connection. Home to Luray Caverns, Old Rag Mountain, and countless historic and scenic marvels, the Town of Luray features something for everyone.

Luray is the county seat and the county's largest town. It's also nationally known as the home of Luray Caverns, a breathtaking underground cavern now on the National Register of Historic Places. Luray is also known as the gateway to Shenandoah National Park and home to the park's management offices. Stanley and Shenandoah are the other two incorporated towns within Page County, Virginia. Both have authentic small-town charm and quaint downtown districts with shops and restaurants.

Page County was formed from parts of Shenandoah and Rockingham counties by an act of the Virginia General Assembly in 1831. Luray, the county seat, was founded in 1812. Shenandoah, the southernmost town, was established in 1884 and Stanley, near the center of the county, was established in 1900. Page County, Virginia, located in the Shenandoah Valley, was formed in 1831 and named for Governor John Page.

The beauty and serenity of Page County that residents and visitors cherish will endure forever. The county's western edge is protected by the George Washington National Forest. To its east is Shenandoah National Park, Virginia's only National Park. There are no interstate highways anywhere within the county's borders. Page County's rivers, farmlands and mountain views are as unspoiled now as they were when the county was founded in 1831.



AREA DEMOGRAPHICS



POPULATION

	1 MILE	3 MILE	5 MILE
2020 Population	794	5,734	9,734
2025 Projected Population	793	5,745	9,745
2010 Population	809	5,813	9,819



HOUSEHOLDS

	1 MILE	3 MILE	5 MILE
2020 Households	314	2,476	4,160
2025 Households	322	2,543	4,270
2010 Households	312	2,441	4,083
Average Household Size	2.21	2.24	2.29



INCOME

	1 MILE	3 MILE	5 MILE
Average Household Income	\$52,948	\$55,162	\$60,866
Median Household Income	\$52,412	\$49,684	\$52,353
Per Capita Income	\$22,268	\$24,168	\$26,218



HOUSING

	1 MILE	3 MILE	5 MILE
2020 Housing Units	314	2,476	4,160
2020 Owner-Occupied Units	209	1,645	2,889
2020 Renter Occupied Housing Units	105	831	1,271



PLACE OF WORK

	1 MILE	3 MILE	5 MILE
2020 Businesses	87	448	519
2020 Employees	688	3,754	4,167

TENANT OVERVIEW



STOCK
AAP



CREDIT RATING
BBB (S&P)



MARKET CAP
\$10.81 Billion



FORTUNE 500
#330



YEAR FOUNDED
1929



HEADQUARTERS
Raleigh, North Carolina



STORES
4,811

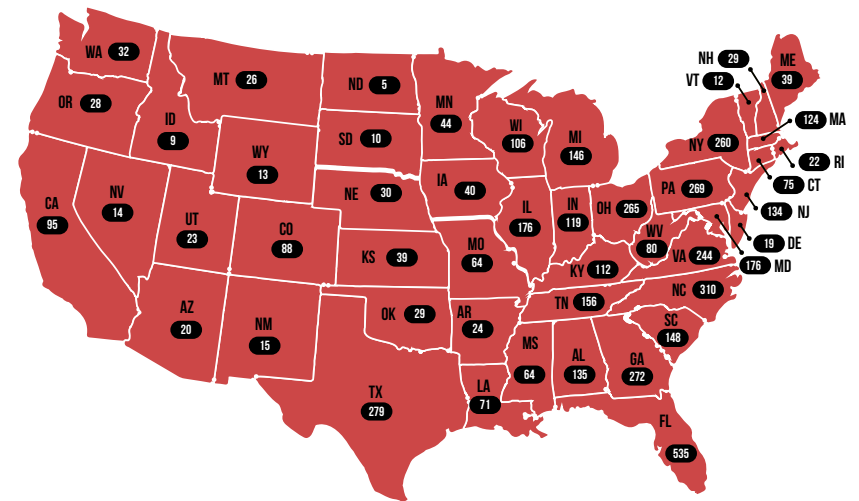


NO. EMPLOYEES
67,000

ABOUT

Advance Auto Parts, Inc. is a leading automotive aftermarket parts provider that serves both professional installer and do-it-yourself customers. As of October 3, 2020, Advance operated 4,811 total stores and 168 branches primarily under the trade names “Advance Auto Parts,” “Autopart International,” “Carquest” and “Worldpac.” The Company also serves 1,262 independently owned Carquest branded stores across these locations in addition to Mexico, the Bahamas, Turks and Caicos, and British Virgin Islands. Advance Auto Parts, Inc. was founded in 1929 and is headquartered in Roanoke, Virginia.

4,811 STORES | **IN 49 STATES** | AS OF 10/03/2020



CONFIDENTIALITY & DISCLAIMER STATEMENT

This Offering Memorandum is confidential and is furnished to prospective purchasers of the Advance Auto Parts located at 1033 US Hwy 211, Luray, VA 22835 ("Property"). This Offering Memorandum is intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property. The information and materials contained herein are selective and limited in nature, and neither Owner or Schuchert Retail Group purports this to be an all-inclusive report on the Property.

This Offering Memorandum contains select information pertaining to the Property and does not purport to be all-inclusive or contain all or part of the information which prospective purchasers may require to evaluate a purchase of the Property. The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable. However, Schuchert Retail Group has not and will not verify any of this information, nor has Schuchert Retail Group conducted any investigation regarding these matters. Schuchert Retail Group makes no guarantee, warranty or representation, express or implied, as to the truth, accuracy or completeness of any information provided and no legal commitments or obligations shall arise by reason of this Offering Memorandum or its contents. The information contained herein is not a substitute for a thorough due diligence investigation. All information is presented "as is" without representation or warranty of any kind. It is your responsibility to independently confirm its accuracy and completeness.

Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence, including engineering and environmental inspections, to determine the condition of the Property and its suitability for their needs. Prior to submitting an offer, prospective purchasers should consult with their own financial, legal, tax and construction advisors to determine the consequences of an investment in the Property and arrive at an independent evaluation of such investment.

By receipt of this Offering Memorandum for the Property, you agree that:

- This Offering Memorandum and its contents are of a confidential nature.
- You will treat it in the strictest confidence.
- You will not disclose this Offering Memorandum or any of its contents to any other person or entity without the prior written authorization of the Owner or Schuchert Retail Group.
- You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Owner or Schuchert Retail Group.
- You will be responsible for making your own decisions.

Owner and Schuchert Retail Group expressly reserve the right, in its sole discretion, to: (i) reject any or all expressions of interest or offers to purchase the Property without providing any reason or (ii) to terminate any negotiations with any party, at any time, with or without notice. The Owner shall have no legal commitment or obligations to any recipient viewing this Offering Memorandum or making an offer to purchase the property unless and until a written agreement for the purchase of the property has been fully executed on terms acceptable to Owner and any and all conditions set by Owner have been fully satisfied or waived.

By accepting this Offering Memorandum you agree to release the Seller and Schuchert Retail Group of any and all liability and hold the parties harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of the Property.



S SCHUCHERT
RETAIL GROUP

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Auto Parts**

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**EXCLUSIVELY
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