

OFFERING MEMORANDUM



AUTOZONE
CLAREMONT, NEW HAMPSHIRE



SCHUCHERT
RETAIL GROUP



EXCLUSIVELY LISTED BY:



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INVESTMENT SUMMARY



LIST PRICE

\$1,345,000



CAP RATE

4.75%



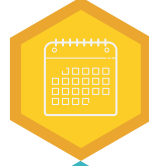
BUILDING SIZE

5,398 SQ. FT.



OWNERSHIP

GROUND LEASE



TERM REMAINING

11.5 YEARS



RENEWAL OPTIONS

4 - 5 YEAR



PARKING

15 SPACES



APN

**CLMN M:108
L:120**



LOCATION

**113 WASHINGTON STREET
CLAREMONT, NH 03743**



ANNUAL RENT

\$63,888.00



LAND AREA

0.78 ACRES



LEASE TYPE

ABSOLUTE NNN



LEASE EXPIRATION

09/30/2032



RENT INCREASES

10% AT OPTIONS



YEAR BUILT

2003



TRAFFIC COUNTS

20,352 VPD

INVESTMENT HIGHLIGHTS

AUTOZONE CORPORATE LEASE:

- 11.5+ Years Remaining in the Current Term
- Long Term Operating History in Excess of 18+ Years
- 10% Rental Increases at Renewal Options
- Four (4) - Five (5) Year Renewal Options

RECENT LONG TERM LEASE EXTENSION :

- In 2021, AutoZone Extended Their Lease for an Additional 10 Years Signifying Their Commitment to This Location

ABSOLUTE TRIPLE NET (NNN) GROUND LEASE :

- Absolute NNN Lease with ZERO Management Responsibilities
- Tenant Pays for ALL Operating Expenses, Insurance & Property Taxes
- Ideal, Management-Free Investment for an Out-of-State, Passive Investor

LOCATION:

- In September 2020, a New 4 Way Traffic Light Was Installed Directly Across From the Walmart Supercenter Driveway
- New Hampshire is One of Seven (7) Tax Free States in the Country

PROXIMITY TO OTHER MAJOR CITIES:

- Concord, New Hampshire | 51 Miles - 1 Hour: 5 Minute Drive
- Manchester, New Hampshire | 63 Miles - 1 Hour: 17 Minute Drive
- Boston, Massachusetts | 113 Miles - 2 Hour: 3 Minute Drive
- Hartford, Connecticut | 127 Miles - 2 Hour: 1 Minute Drive
- Portland, Maine | 155 Miles - 2 Hour: 40 Minute Drive
- Providence, Rhode Island | 163 Miles - 2 Hour: 53 Minute Drive

TRADE AREA DEMOGRAPHICS:

- 1-Mile Population = 6,161 Residents
- 1-Mile Average Household Income = \$57,887
- 3-Mile Population = 12,489 Residents
- 3-Mile Average Household Income = \$66,217
- 5-Mile Population = 14,736 Residents
- 5-Mile Average Household Income = \$66,946
- 7-Mile Population = 18,436 Residents
- 7-Mile Average Household Income = \$70,450

TENANT:

- AutoZone, Inc. (NYSE: AZO)
- In Fiscal Year 2020, AutoZone Grew Domestic Same Store Sales by 7.4% and Reached a Record \$12.6 Billion in Sales
- 5,951 Stores Located in 50 States as of February 13, 2021
- Ranked #268 on the Fortune 500 List

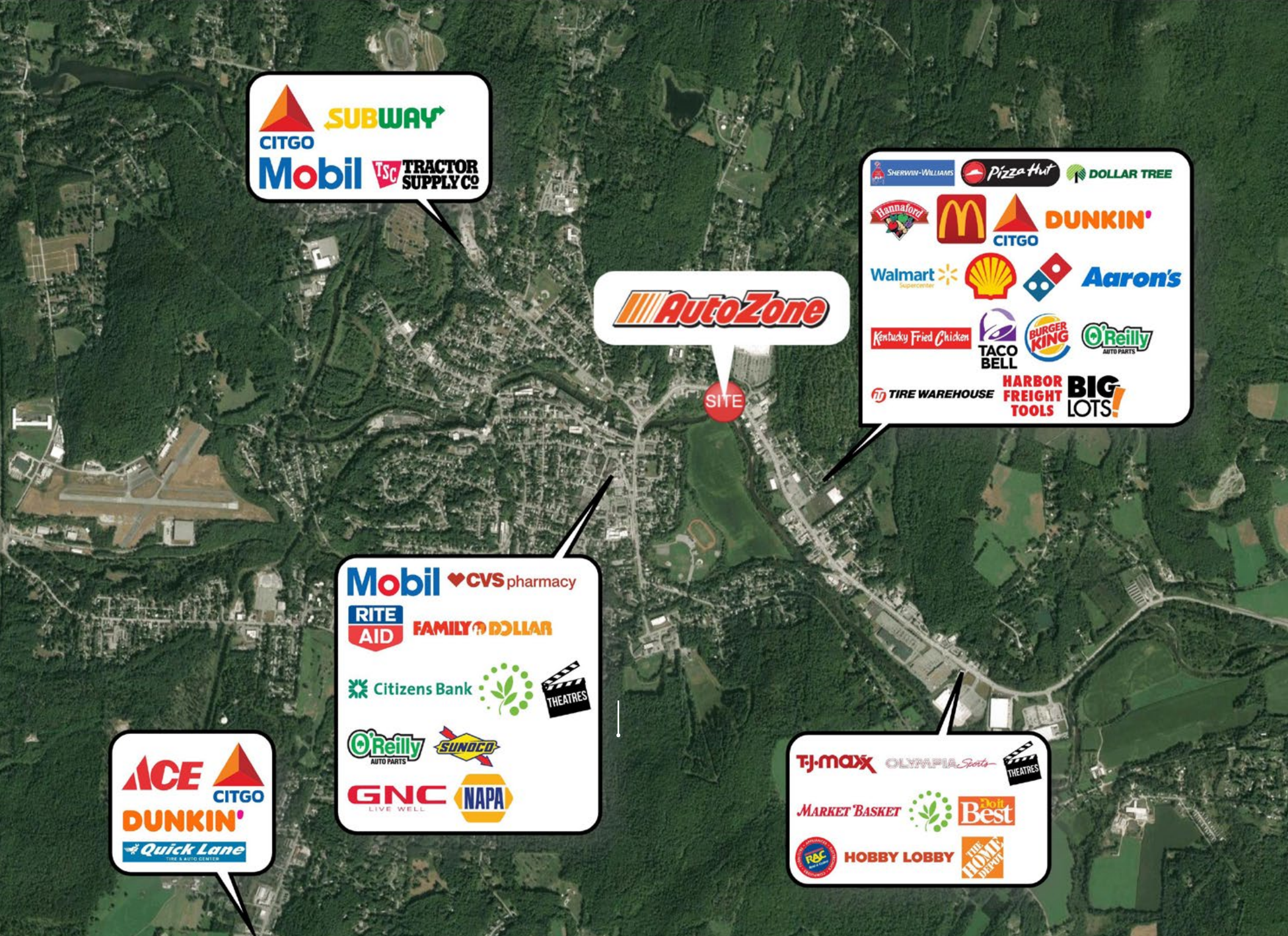












 **SUBWAY**
CITGO
Mobil  **TRACTOR SUPPLY CO.**

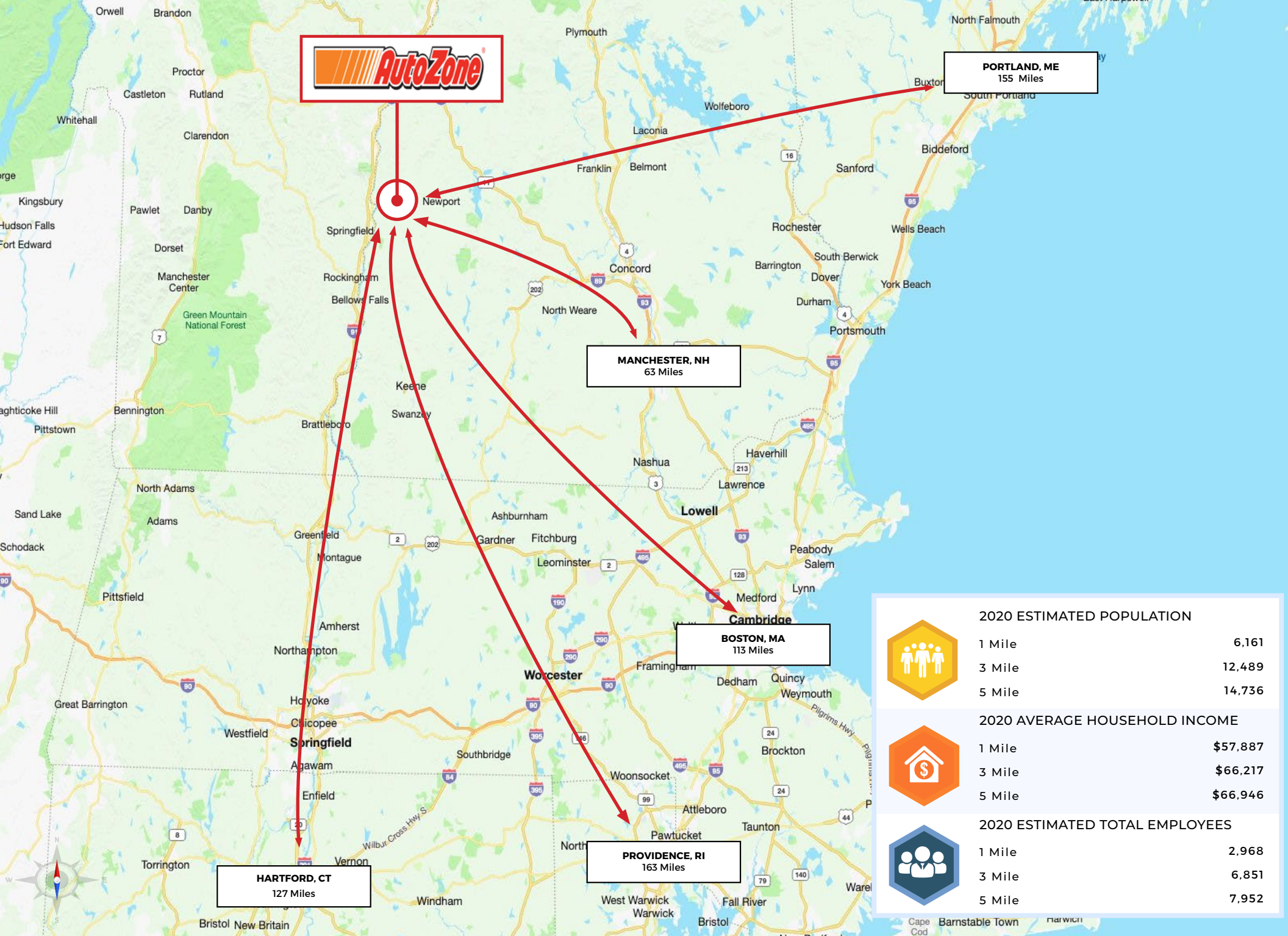





  
   **DUNKIN'**
Walmart   **Aaron's**
   
 **HARBOR FREIGHT TOOLS** **BIG LOTS!**

Mobil 
 **FAMILY DOLLAR**
 
 
GNC 

 
DUNKIN'


TJ-maxx  
MARKET BASKET  **Do it Best**
 **HOBBY LOBBY** 



2020 ESTIMATED POPULATION		
	1 Mile	6,161
	3 Mile	12,489
	5 Mile	14,736
2020 AVERAGE HOUSEHOLD INCOME		
	1 Mile	\$57,887
	3 Mile	\$66,217
	5 Mile	\$66,946
2020 ESTIMATED TOTAL EMPLOYEES		
	1 Mile	2,968
	3 Mile	6,851
	5 Mile	7,952

AREA OVERVIEW



CLAREMONT, NEW HAMPSHIRE

Claremont is emerging as an important center of commerce in New England. Building on its historic architecture, contemporary adaptive reuse is re-energizing the City Center. Claremont is home to precision technology and fine home and cabinetry manufacturing among many other businesses in the industrial lands surrounding the Connecticut River. Abundant land, a good transportation and broadband network, and much capacity in its infrastructure have made Claremont a true land of opportunity for companies looking to locate or expand in New Hampshire. The historic architecture downtown is one of the highlights of the town. It pays homage to the great history of Claremont.

Other great attractions include one of a kind hiking and camping sites that provides the best natural views of the city. The summit affords an outstanding view of the western hills and lakes of New Hampshire. Scenic Lake Sunapee offers public beaches, boat and canoe rentals, fishing and regular scheduled dinner cruises leaving from Sunapee Harbor in the summer. and great skiing in the winter. Mt. Ascutney is also nearby, located just 12 miles west of Claremont, it is one of the area's best kept secrets with a variety of trails for day hikers including one that takes you by an old granite quarry.

AREA DEMOGRAPHICS



POPULATION	1 MILE	3 MILE	5 MILE
2020 Population	6,161	12,489	14,736
2025 Projected Population	6,436	12,779	14,989
2010 Population	6,485	13,003	15,290
Annual Growth Rate: 2020 to 2025	0.89%	0.46%	0.34%



HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2020 Households	2,774	5,579	6,577
2025 Households	2,911	5,730	6,710
2010 Households	2,792	5,547	6,516
Annual Growth Rate: 2020 to 2025	0.99%	0.54%	0.40%
Average Household Size	2.16	2.21	2.20



INCOME	1 MILE	3 MILE	5 MILE
Average Household Income	\$57,887	\$66,217	\$66,946
Median Household Income	\$50,346	\$56,917	\$58,744
Per Capita Income	\$26,517	\$29,824	\$30,132



HOUSING	1 MILE	3 MILE	5 MILE
2020 Housing Units	2,774	5,579	6,577
2020 Owner-Occupied Units	1,248	3,184	4,017
2020 Renter Occupied Housing Units	1,525	2,395	2,560



PLACE OF WORK	1 MILE	3 MILE	5 MILE
2020 Businesses	402	723	810
2020 Employees	2,968	6,851	7,952

TENANT OVERVIEW



STOCK
AZO



CREDIT RATING
BBB+ (S&P)



MARKET CAP
\$27.18 Billion



FORTUNE 500
#268



YEAR FOUNDED
1979



HEADQUARTERS
Memphis, Tennessee



STORES
6,625

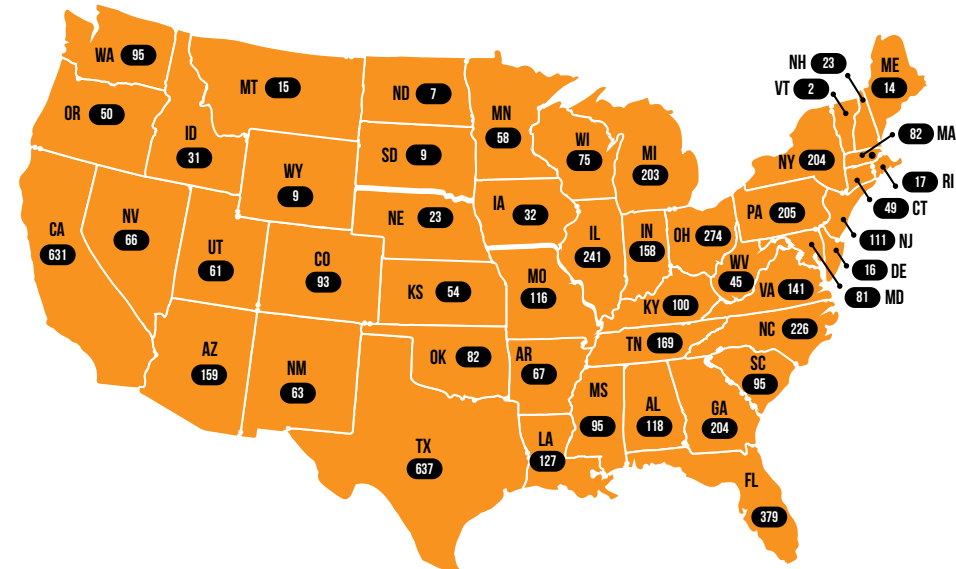


NO. EMPLOYEES
100,000

ABOUT

AutoZone, Inc. is the leading retailer, and a leading distributor, of automotive replacement parts and accessories in the Americas. We began operations in 1979 and at February 13, 2021, operated 5,951 stores in the United States, 628 stores in Mexico; and 46 stores in Brazil. Each store carries an extensive product line for cars, sport utility vehicles, vans and light trucks, including new and remanufactured automotive hard parts, maintenance items, accessories and non-automotive products. At August 29, 2020, in 5,007 of our domestic stores, we also had 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 and public sector accounts.

5,951 STORES | **IN 50 STATES** | ● STORES
AS OF 02/13/2021



CONFIDENTIALITY & DISCLAIMER STATEMENT

This Offering Memorandum is confidential and is furnished to prospective purchasers of the AutoZone located at 113 Washington Street, Claremont, NH 03743 ("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 evaluation 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.

This Offering Memorandum shall not be deemed an indication of the state of the affairs of the Property, nor constitute an indication that there has been no change in the business or affairs of the Property since the date of preparation of this Offering Memorandum.



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