

# OFFERING MEMORANDUM

DARK - REDEVELOPMENT OPPORTUNITY | REMAINING GUARANTEED RENT OBLIGATIONS = \$385,000



**DARK ADVANCE AUTO PARTS**  
EUFAULA, ALABAMA



**SCHUCHERT**  
RETAIL GROUP

In Association with Brian Brockman (Bang Realty-Alabama Inc.)  
A Licensed Alabama Broker #119315





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## INVESTMENT SUMMARY



LIST PRICE  
**\$1,000,000**



CAP RATE  
**8.00%**



BUILDING SIZE  
**6,805 SQ. FT.**



OWNERSHIP  
**FEE SIMPLE**



LEASE TERM REMAINING  
**4.9 YEARS**



RENEWAL OPTIONS  
**1 - 5 YEAR**



PARKING  
**34 SPACES**



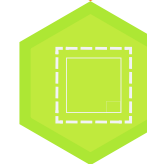
PARCEL NUMBERS  
**2403054002018.003**  
**2403054002018.004**



PROPERTY ADDRESS  
**1205 S EUFAULA AVE**  
**EUFAULA, AL 36027**



NET OPERATING INCOME  
**\$80,000.04**



LAND AREA  
**1.68 ACRES**



LEASE TYPE  
**NNN**



LEASE EXPIRATION  
**02/28/2030**



RENT INCREASES  
**12% AT OPTION**



YEAR BUILT  
**2005**



TRAFFIC COUNTS  
**27,754 VPD**

# INVESTMENT HIGHLIGHTS

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## ADVANCE AUTO PARTS CORPORATE LEASE:

- 4.9 Years of Guaranteed Lease Term Remaining
- Lease Expiration Date = February 28, 2030

## DARK BUILDING:

- Dark Building - The Subject Property is Currently Dark and Advance Auto Parts is Still Obligated to Pay Rent Through February 28, 2030
- Nearly \$386,666 in Remaining Guaranteed Rent Obligations

## BUILDING:

- 6,850 SF Building
- 2005 Build-to-Suit Construction for Advance Auto Parts

## LARGE LOT SIZE:

- Parcel #2403054002018.003 = 48,787 SF (1.12 Acres)
- Parcel #2403054002018.004 = 24,394 SF (0.56 Acres)
- Total Land = 73,181 SF (1.68 Acres)

## AMPLE PARKING:

- 34 Parking Stalls

## HIGH QUALITY CONSTRUCTION:

- Four-Sided Split-Face Concrete Masonry

## NNN LEASE:

- Tenant Responsible for Roof, Parking Lot and HVAC
- Tenant Reimburses Property Taxes in Full

## PROXIMITY FROM EUFAULA, ALABAMA:

- Columbus, GA | 47 Miles
- Tallahassee, FL | 124 Miles
- Atlanta, GA | 156 Miles
- Birmingham, AL | 174 Miles
- Mobile, AL | 225 Miles
- Huntsville, AL | 261 Miles

## TRADE AREA DEMOGRAPHICS:

- 1-Mile: 3,999 Residents | \$42,269 Average Household Income
- 5-Mile: 12,673 Residents | \$65,569 Average Household Income
- 10-Mile: 17,000 Residents | \$66,560 Average Household Income
- 15-Mile: 21,050 Residents | \$66,228 Average Household Income

## TENANT:

- Advance Auto Parts (NYSE: "AAP")
- Moody's: Baa2 | S&P: BB+





















Farmhouse  
**home**  
FURNITURE

**MARVIN'S**  
80 YEARS

SHOE SHOW

CATO



BAYMONT  
BY WYNDHAM



**Aaron's**  
Rent to Own

PEOPLESOUTH BANK

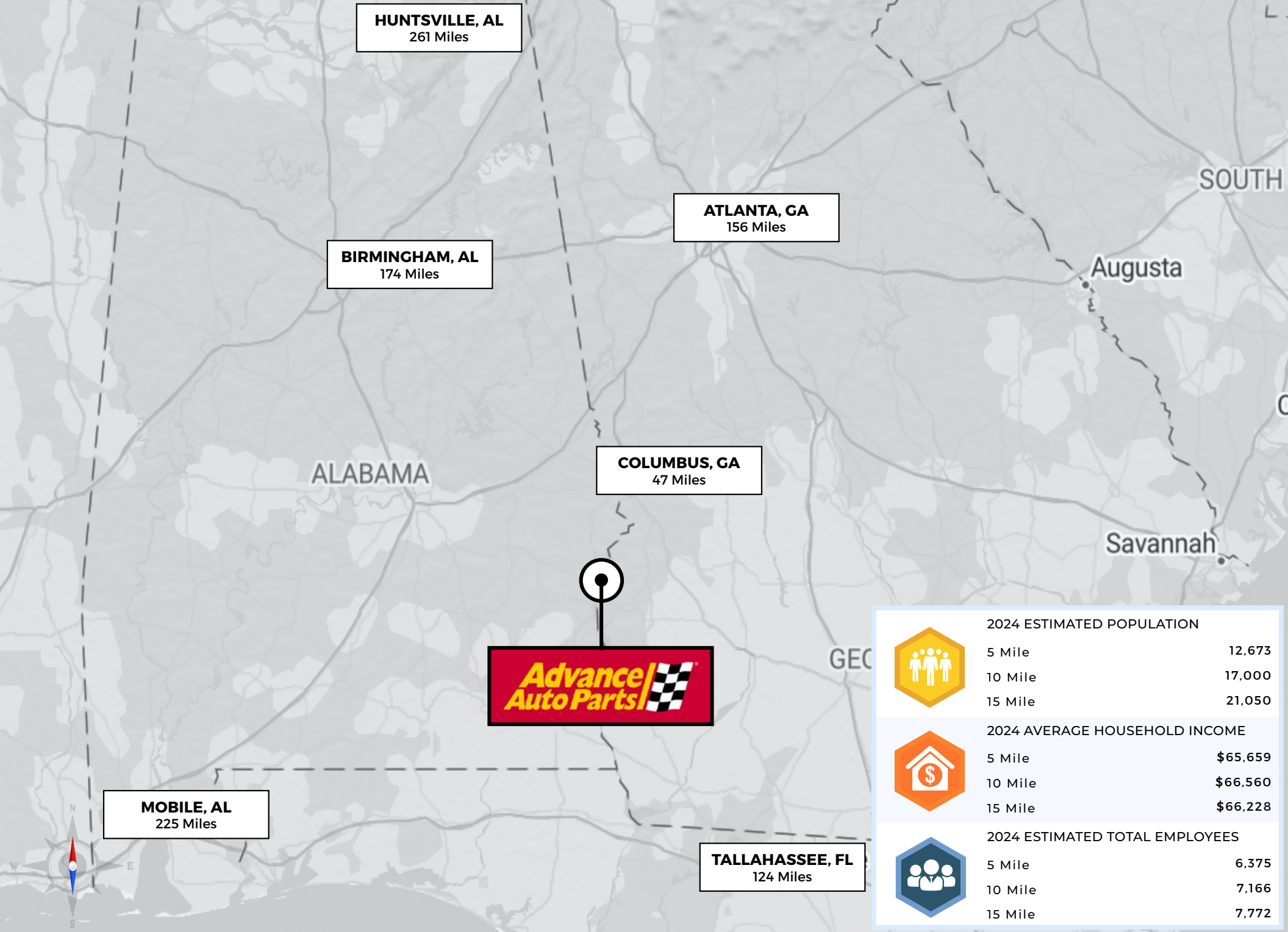
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# AREA OVERVIEW



## EUFULA, ALABAMA

Eufaula, Alabama, settled high upon a bluff overlooking the beautiful 45,000-acre Lake Eufaula, is located in southeastern Alabama along the Alabama-Georgia border, approximately 90 miles southeast of Montgomery, the state capital. The City of Eufaula was incorporated under its present name in 1843 but was first settled in 1816. Population according to the 2010 Census was 14,478, making Eufaula the largest municipality in Barbour County.

The economic base of Eufaula balances a healthy mix of tourism, light manufacturing, industry, service, and agriculture. The major agriculture products of the region include peanuts, cotton, cattle, and timber.

Industries in the Eufaula area range from an international manufacturer of steel buildings to an auto parts supplier for Hyundai Motor Manufacturing. Among the major employers is Medical Center Barbour, a 74-bed hospital owned by the Health Care Authority of the City of Eufaula, through an operation agreement with MCBH, LLC, an affiliate of Alliant Management Services. The City of Eufaula has made a deliberate effort to increase the quality of life for its citizens and indeed sees this as a component of the economic development program in place with the Eufaula/Barbour County Chamber of Commerce and the City of Eufaula.

Quality educational services abound in Eufaula. The Eufaula City School System, which meets or exceeds national and state testing averages, is comprised of Eufaula Primary School, Eufaula Elementary School, Admiral Thomas H. Moorer Middle School, and Eufaula High School. The Lakeside School, an independent private school, offers classes for pre-kindergarten through 12. Parkview Christian School also serves the needs of students pre-K through grade six. The Eufaula Association of Christian Home Schoolers offers guidance to a large number of students that choose alternative education in the home setting.



# AREA DEMOGRAPHICS



POPULATION	1 MILE	3 MILE	5 MILE	7 MILE
2024 Population	3,999	12,673	17,000	21,050
2029 Projected Population	3,769	12,196	16,599	20,707
2020 Census Population	4,389	13,435	17,119	20,617



HOUSEHOLDS	1 MILE	3 MILE	5 MILE	7 MILE
2024 Households	1,721	5,295	7,237	9,074
2029 Projected Households	1,590	4,937	6,857	8,682
2020 Census Households	1,858	5,637	7,264	8,816
Average Household Size	2.30	2.36	2.32	2.30



INCOME	1 MILE	3 MILE	5 MILE	7 MILE
2024 Average Household Income	\$42,269	\$65,659	\$66,560	\$66,228
2024 Median Household Income	\$31,439	\$47,961	\$47,700	\$47,653
2024 Per Capita Income	\$18,265	\$27,556	\$28,434	\$28,633



HOUSING	1 MILE	3 MILE	5 MILE	7 MILE
2024 Housing Units	1,721	5,295	7,237	9,074
2024 Owner-Occupied Units	634	3,020	4,506	5,928
2024 Renter Occupied Housing Units	1,087	2,275	2,731	3,146



PLACE OF WORK	1 MILE	3 MILE	5 MILE	7 MILE
2024 Businesses	210	551	635	698
2024 Employees	2,491	6,375	7,166	7,772



# TENANT OVERVIEW



**STOCK**  
NYSE: AAP



**CREDIT RATING**  
S&P: BB+



**MARKET CAP**  
\$1.94 Billion



**FORTUNE 500**  
#368



**YEAR FOUNDED**  
1929



**HEADQUARTERS**  
Raleigh, NC



**STORES**  
4,788 +

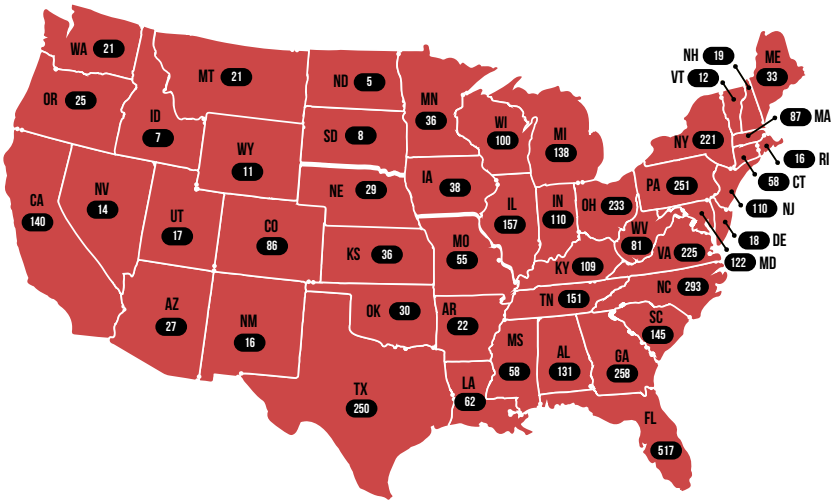


**NO. EMPLOYEES**  
69,000

## ABOUT

Advance Auto Parts, Inc. is a leading automotive aftermarket parts provider that serves both professional installer and do-it-yourself customers. As of December 28, 2024, Advance operated 4,788 stores primarily within the United States, with additional locations in Canada, Puerto Rico and the U.S. Virgin Islands. The company also served 934 independently owned Carquest branded stores across these locations in addition to Mexico and various Caribbean islands. Advance Auto Parts, Inc. was founded in 1929 and is headquartered in Raleigh, North Carolina.

**4,788 STORES** | **IN 48 STATES** | ● STORES  
AS OF 12/28/2024





## CONFIDENTIALITY & DISCLAIMER STATEMENT

The information contained in this Offering Memorandum is strictly confidential. It is intended to be reviewed only by the party receiving it from Schuchert Retail Group and should not be made available to any other person or entity without the written consent of Schuchert Retail Group.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Schuchert Retail Group has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, the compliance with State or Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject 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 whatsoever about the accuracy or completeness of any information provided

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Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

Owner and Schuchert Retail Group expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered. Schuchert Retail Group is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Schuchert Retail Group, the property, or the seller by such entity.

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



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