

OFFERING MEMORANDUM



ADVANCE AUTO PARTS
NORTH CHESTERFIELD (RICHMOND), VIRGINIA



SCHUCHERT
RETAIL GROUP

In Association with Brian Brockman & Bang Realty, Inc.
A Licensed Virginia Broker #0226031911



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INVESTMENT SUMMARY



LIST PRICE
\$1,679,000



CAP RATE
7.00%



BUILDING SIZE
8,075 SQ. FT.



OWNERSHIP
FEE SIMPLE



LEASE TERM REMAINING
5.25 YEARS



RENEWAL OPTIONS
4 - 5 YEAR



PARKING
43 SPACES



PARCEL NUMBER
767698629100000



PROPERTY ADDRESS
**6730 HULL STREET RD
N CHESTERFIELD, VA 23224**



NET OPERATING INCOME
\$117,536.04



LAND AREA
1.158 ACRES



LEASE TYPE
NN+



LEASE EXPIRATION
12/31/2030



RENT INCREASES
10% AT OPTIONS



YEAR BUILT
1995



TRAFFIC COUNTS
41,771 VPD

RENT SCHEDULE

LEASE YEAR	MONTHLY RENT	ANNUAL RENT	% INCREASE	CAP RATE
Current - 12/31/2025	\$9,111.29	\$109,335.48		
01/01/2026 - 12/31/2030	\$9,794.67	\$117,536.04		7.00%
3rd Renewal Period 01/01/2031 - 12/31/2035	\$10,780.13	\$129,361.56	10%	7.70%
4th Renewal Period 01/01/2036 - 12/31/2040	\$11,856.79	\$142,281.48	10%	8.47%
5th Renewal Period 01/01/2041 - 12/31/2045	\$13,042.47	\$156,509.64	10%	9.32%
6th Renewal Period 01/01/2046 - 12/31/2050	\$14,346.72	\$172,160.64	10%	10.25%

LEASE ABSTRACT

MAINTENANCE AND REPAIRS:

LANDLORD shall maintain and keep in good order and repair the roof, guttering and downspouts, the structural walls and foundations (neither windows nor doors are regarded as walls for the purpose of this paragraph), the electrical wiring (from the utility company's distribution lines to the leased premises) serving the leased premises, the water line (from the city water main to but not including the water meter) serving the leased premises, and the sanitary sewer serving the leased premises (from the main city sewer line to the leased premises), and all other structural components.

TENANT shall maintain and keep in good order and repair the leased premises, including the electrical, plumbing and sewer systems as well as any and all interior non-structural maintenance.

MAINTENANCE OF HEATING/AC SYSTEM:

TENANT shall maintain, repair and replace the heating/air conditioning system at its sole cost and expense.

MAINTENANCE OF PARKING LOTS & SIDEWALKS, ETC:

LANDLORD shall maintain and repair the parking lot, the sidewalks and all other areas of the leased premises that are not structurally part of the building within thirty (30) days after written notice of the necessity of such repairs has been given by TENANT.

CARE OF LEASED PREMISES:

TENANT shall maintain the landscaped areas on the leased premises and keep the leased premises clean and neat, and free from rubbish, litter or obstructions of any kind.

TAXES:

TENANT shall reimburse LANDLORD for all real estate taxes, assessments or other governmental charges which may be levied or assessed by any lawful authority against the leased premises. TENANT shall reimburse LANDLORD for such taxes within thirty (30) days of receipt from LANDLORD of a statement of said taxes.

INSURANCE:

During the term of the Lease, TENANT shall maintain with respect to the Leased Premises a policy of general liability insurance, which insurance shall stipulate limits of liability not less than \$1,000,000 each occurrence, single limit bodily injury and/or property damage combined. LANDLORD and LANDLORD'S mortgagee shall be named as additional insureds under such liability insurance.

During the term of the Lease, LANDLORD shall obtain and maintain special form property insurance covering the Leased Premises, in an amount not less than the full replacement cost thereof. Premiums paid for such property insurance shall be referred to herein as "Landlord's Insurance Costs." TENANT shall reimburse LANDLORD for Landlord's Insurance Costs within thirty (30) days after receipt from LANDLORD of an invoice evidencing such costs.

UTILITIES:

TENANT shall procure for its own account and shall pay the cost of all utility charges, including water, electricity, heat and sewer, used by TENANT in or at the leased premises.

INVESTMENT HIGHLIGHTS

ADVANCE AUTO PARTS CORPORATE LEASE:

- 5.25 Years of Guaranteed Lease Term
- 8,075 SF Building - 1.158 Acre Parcel
- Four (4) - Five (5) Year Renewal Options

NN+ LEASE:

- Landlord Responsibilities Limited to Roof & Parking Lot
- Brand New TPO Roof Installed in October 2022 (Still Under Warranty)
- Tenant Responsible for Repair/Replacement of HVAC System

HIGH QUALITY CONSTRUCTION:

- Four Sided Split-Face Concrete Masonry

30+ YEAR OPERATING HISTORY (1995):

- Advance Auto Has Been Successfully Operating at this Location Since 1995
- Tenant Recently Repainted the Whole Building at Their Sole Cost and Expense - Signifying Their Commitment to this Location

STRONG PLACER DATA:

- Annual Store Visits = 61,400
- Nationwide Ranking = Top 21% (792 Out of 3,927 Stores)
- Statewide Ranking = Top 37% (74 Out of 201 Stores)
- Local Ranking (15-Mile Radius) = Top 27% (7 Out of 23 Stores)

CHESTERFIELD COUNTY:

- Leads Virginia in Population Growth
- Chesterfield Gained Over 30,000 New Residents Since 2020
- Currently Has More Than 30,000 Residential Lots Approved and Has Seen More Than 14,000 Constructed in the Last 5 Years
- Attracting Major Corporations Such as Lego Group, Which is Building a 1.7 Million-Square-Foot Plant in the County
- Chesterfield's Labor Force Has Grown From 183,193 in December 2020 to 201,863 in December 2024

PROXIMITY FROM NORTH CHESTERFIELD, VA:

- Richmond, VA | 10 Miles
- Norfolk, VA | 100 Miles
- Alexandria, VA | 110 Miles
- Washington, D.C. | 115 Miles
- Baltimore, MD | 154 Miles

TRADE AREA DEMOGRAPHICS:

- 1-Mile: 9,273 Residents | \$79,622 Average Household Income
- 3-Mile: 78,301 Residents | \$86,217 Average Household Income
- 5-Mile: 191,274 Residents | \$97,993 Average Household Income
- 7-Mile: 356,905 Residents | \$112,964 Average Household Income

TENANT:

- Advance Auto Parts (NYSE: "AAP")
- Moody's: Baa2 | S&P: BB+
- Ranked #415 on the Fortune 500 List
- 4,285 Stores as of April 19, 2025

PLACER.AI REPORT

Metrics

Advance Auto Parts

6730 Hull St., Richmon...

2740

Visits	61.4K	Visits YoY	-3.6%
Visits / sq ft	7.03	Visits Yo2Y	+5%
Visitors	29.1K	Visits Yo3Y	0

Aug 1st, 2024 - Jul 31st, 2025
Data provided by Placer Labs Inc. (www.placer.ai)



Ranking Overview

Advance Auto Parts

6730 Hull St., Richm...

2740

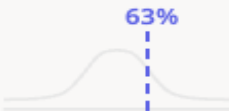
Nationwide

792 / 3,927



Virginia

74 / 201



15mi

7 / 23



Chain: Advance Auto Parts | Visits | Aug 1st, 2024 - Jul 31st, 2025
Data provided by Placer Labs Inc. (www.placer.ai)



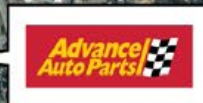


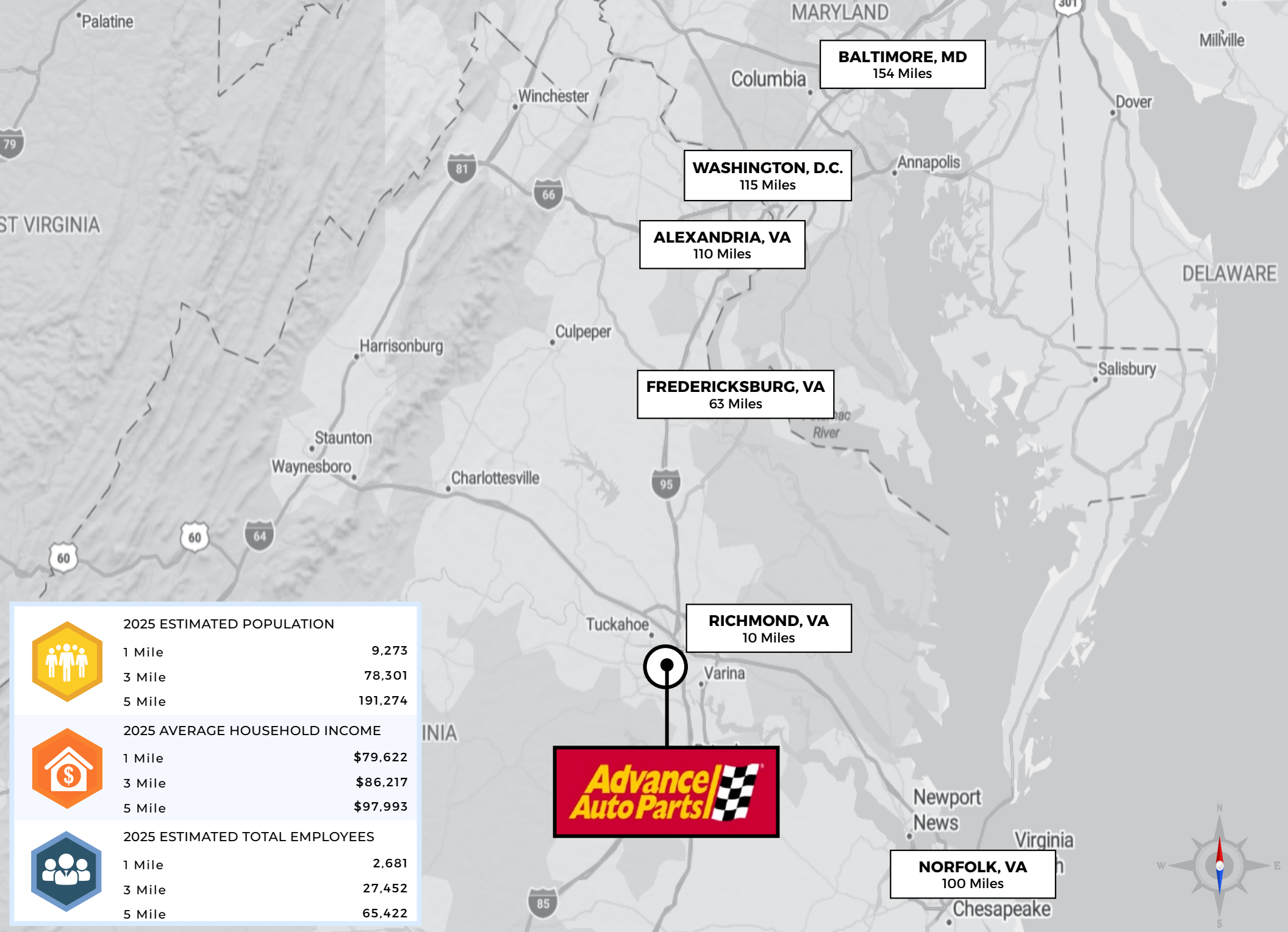












AREA OVERVIEW



RICHMOND, VIRGINIA

With 300+ restaurants and shops, 150+ murals and public street art, 70+ historic attractions and an urban riverfront with an expansive parks system - downtown Richmond is a destination for the adventurous, creative and curious. The Canal Walk has been a staple of Richmond for decades, entertaining visitors and residents alike. Located along downtown's riverfront, the Canal Walk stretches 1.25 miles along the James River and Kanawha and Haxall Canals, and has access points at nearly every block between 5th and 17th Streets. The Canal Walk is used for walking and biking by visitors, residents and people enjoying a break from working downtown. If you're looking for the best food in Richmond, head downtown. Richmond's renowned food scene and downtown RVA are a match made in culinary heaven, bringing people together to create memories over a drink, shared plates and trying new things.

Whether you are looking for thrift stores in the Arts District or a local bookstore in Shockoe Slip, you can shop for the kids, the home, the outdoors (and more) in Downtown Richmond. Named by Forbes as "The Underground Music City Everyone Needs To Visit", Richmond, Virginia has become renowned for its energetic (and eclectic) music scene, performing arts programs and homegrown talent.

Located along the James River in downtown Richmond, Belle Isle is a great place for people with a love for the outdoors, granting them the opportunity to view wildlife in its natural habitat. From wooded areas to mountain biking trails, interpreted historical sites, a granite wall for rock climbing and wheelchair-accessible fishing at the quarry pond, guests have a variety of options to choose from. The James River Park System, a unique part of Richmond's Department of Parks, Recreation and Community Facilities, includes more than 550 acres of shoreline and islands in Virginia's capital and features the centerpiece of our city and liquid lifeline of Richmond: the James River.

Choose from Downtown RVA's museums, trails and tours, eight historic neighborhoods and nationally recognized historic sites to discover all there is to learn about the history of Richmond, Virginia.

AREA DEMOGRAPHICS



POPULATION	1 MILE	3 MILE	5 MILE	7 MILE
2025 Population	9,273	78,301	191,274	356,905
2030 Projected Population	9,274	77,326	190,930	365,055
2020 Census Population	9,239	75,718	187,067	343,060



HOUSEHOLDS	1 MILE	3 MILE	5 MILE	7 MILE
2025 Households	3,768	31,175	76,205	153,530
2030 Projected Households	3,802	30,864	76,049	157,703
2020 Census Households	3,709	29,953	73,815	143,757
Average Household Size	2.46	2.49	2.48	2.25



INCOME	1 MILE	3 MILE	5 MILE	7 MILE
2025 Average Household Income	\$79,622	\$86,217	\$97,993	\$112,964
2025 Median Household Income	\$69,354	\$71,952	\$80,197	\$85,751
2025 Per Capita Income	\$32,357	\$34,477	\$39,170	\$48,834



HOUSING	1 MILE	3 MILE	5 MILE	7 MILE
2025 Housing Units	3,768	31,175	76,205	153,530
2025 Owner-Occupied Units	1,707	16,065	43,590	79,493
2025 Renter Occupied Housing Units	2,061	15,110	32,616	74,037



PLACE OF WORK	1 MILE	3 MILE	5 MILE	7 MILE
2025 Businesses	402	3,172	8,131	19,051
2025 Employees	2,681	27,452	65,422	187,833

TENANT OVERVIEW



STOCK
NYSE: AAP



CREDIT RATING
S&P: BB+



MARKET CAP
\$3.36 Billion



FORTUNE 500
#415



YEAR FOUNDED
1929



HEADQUARTERS
Raleigh, NC



STORES
4,285 +

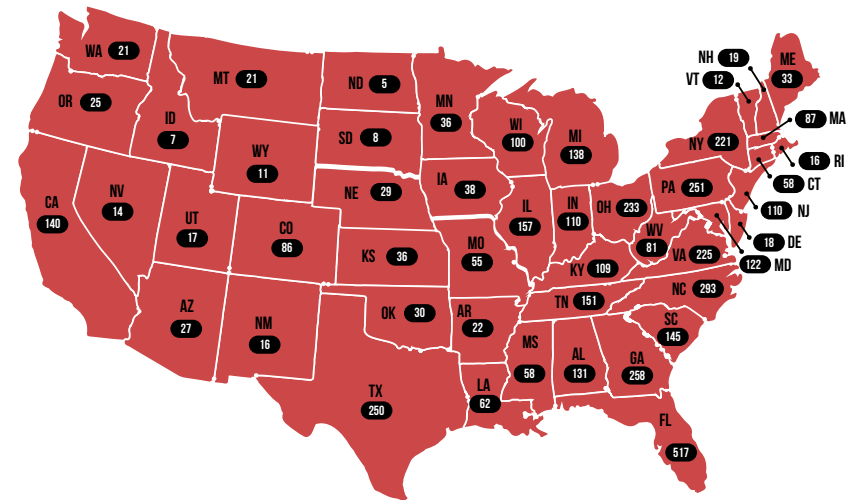


NO. EMPLOYEES
69,000

ABOUT

Advance Auto Parts, Inc. is a leading automotive aftermarket parts provider that serves both professional installer and do-it-yourself customers. As of April 19, 2025, Advance operated 4,285 stores primarily within the United States, with additional locations in Canada, Puerto Rico and the U.S. Virgin Islands. The Company also served 881 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.

4,285 STORES | **IN 48 STATES** | ● STORES
AS OF 04/19/2025



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

As the buyer of a net leased property or retail property, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Offering Memorandum is not a substitute for a Buyer's thorough due diligence investigation of this investment opportunity. Schuchert Retail Group expressly denies any obligation to conduct a due diligence examination of this Property for Buyer.

Any projections, opinions or estimates used in this Offering Memorandum are for example only and do not represent the current or future performance of this property. The value of a net leased or retail property to a Buyer depends on factors that should be evaluated by a Buyer and their tax, financial and legal advisor(s). Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any net leased or retail property to determine their satisfaction with the suitability of the property for their needs.

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.



**EXCLUSIVELY
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