

# ADVANCE AUTO PARTS

10455 NC-109 | WINSTON-SALEM, NC



868.6K ANNUAL VISITS  
18/505 IN NC (TOP 96%)  
39/1,108 IN US (TOP 96%)

WALLBURG TOWNE CENTER



1.5M  
ANNUAL  
VISITS



Advance Auto Parts

OFFERED  
FOR SALE

\$1,690,886 | 7.00% CAP

CONFIDENTIAL  
OFFERING MEMORANDUM

 **Atlantic**  
CAPITAL PARTNERS™



## EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of Advanced Auto Parts located in Winston-Salem, North Carolina. This 6,831 SF asset sits as an outlot to Walburg Towne Center, a Food Lion-anchored shopping center that sees over 1.5M annual visitors. This asset is strategically located at the signalized intersection of NC 109 & Gumtree Road which sees 32,100 vehicles per day.

Located at 10455 NC-109, Advance Auto Parts signed a 15-year lease in 2013 and is set to expire in November 2028. The lease features 5% rental increases at the start of its three (3), five (5) year options. Advance Auto Parts is paying \$118,362. This offering presents an excellent opportunity to acquire a stable asset in a retail market servicing the suburban communities of Winston-Salem.

RENT SCHEDULE	TERM	ANNUAL RENT
Current Term	11/29/2013 - 11/30/2028	\$118,362
1st Extension Term	12/1/2028 - 11/30/2033	\$124,280
2nd Extension Term	12/1/2033 - 11/30/2038	\$130,494
3rd Extension Term	12/1/2038 - 11/30/2043	\$137,019

<b>YEAR 1 NOI</b>	\$118,362
<b>CAP RATE</b>	7.00%
<b>LISTING PRICE</b>	\$1,690,886



## ASSET SNAPSHOT

Tenant Name	Advance Auto Parts
Address	10455 NC-109, Winston-Salem, NC
Building Size (GLA)	6,831 SF
Land Size	0.92 Acres
Year Built	2013
Guarantor	Advance Stores Company, Inc. (Corporate)
Lease Type	NNN
Landlord Responsibilities	Structure Only
Lease Expiration Date	11/30/2028
Remaining Term	3+ Years
NOI	\$118,362



**16,276** PEOPLE  
IN 3 MILE RADIUS



**\$121,416** AHHI  
IN 1 MILE RADIUS



**22,600** VPD  
ON NC-109



**MINIMAL  
MARKET COMPETITION**

The asset is the only auto parts store in the submarket providing minimal submarket cannibalism

**INVESTMENT GRADE TENANT**

Corporate Guaranty from Investment Grade Tenant. Advance Auto Parts has a Market Cap of \$2.7B (NYSE: AAP) with over 4,700 locations across the country| S&P rating of BB+

**EXCELLENT VISIBILITY**

The asset features direct access to the signalized intersection of NC 109 & Gumtree Road which sees 32,100 vehicles per day, combined

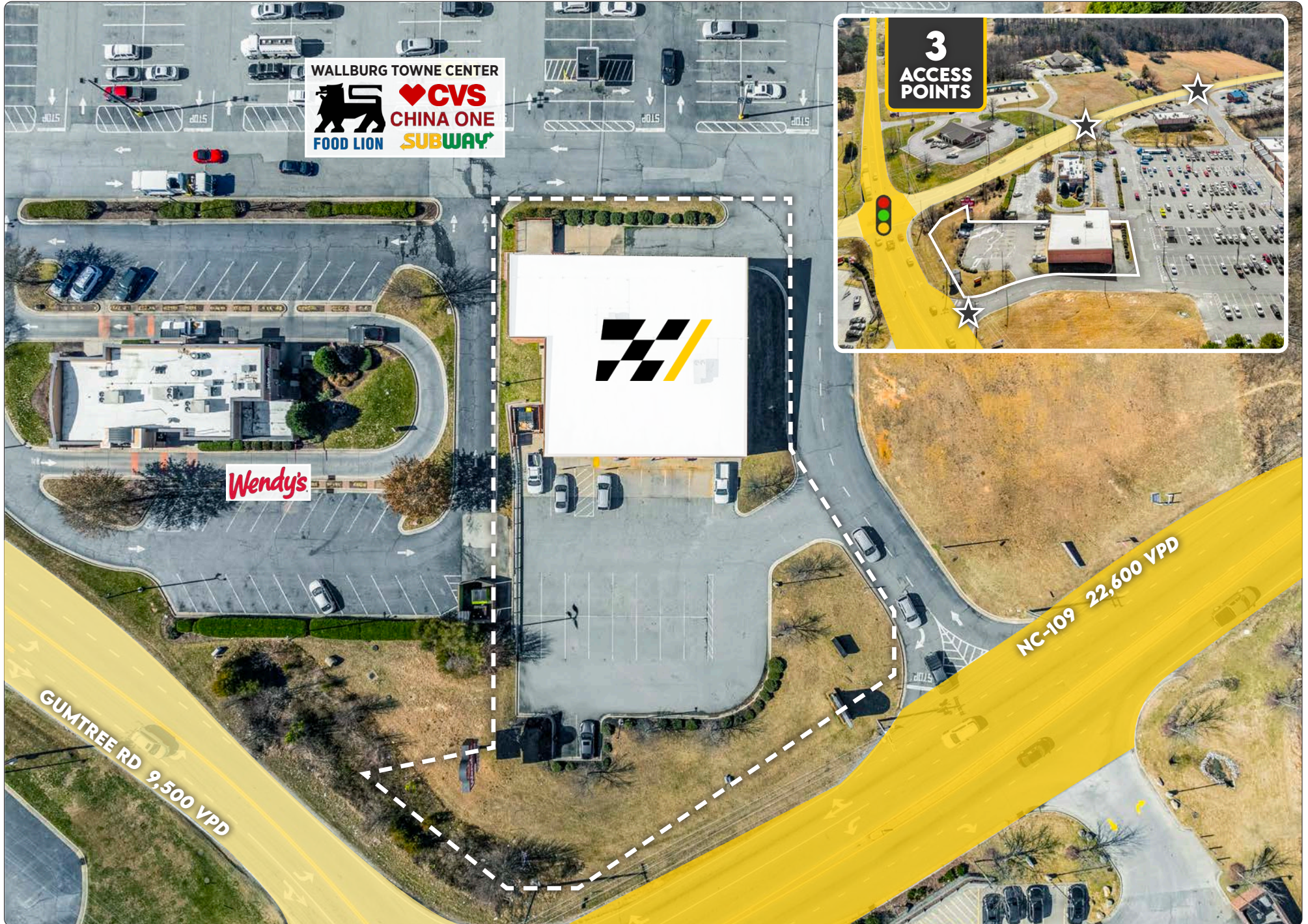
**WALBURG  
TOWNE CENTER**

The asset sits as an outlot to Walburg Towne Center, a Food Lion-anchored shopping center that sees 1.5M annual visitors and is in the top 4% nationwide for the grocer

**WINSTON-SALEM MSA**

Winston Salem has seen steady growth over the past 5 years with its population increasing by almost 2% since the last census | According to the world population review, Winston-Salem is the fifth most populous city in the state of North Carolina







WINSTON-SALEM  
8 MILES

Wallburg Landing  
APARTMENT HOMES  
UPSCALE APARTMENT  
COMMUNITY 276 UNITS



868.6K ANNUAL VISITS  
18/505 IN NC (TOP 96%)  
39/1,108 IN US (TOP 96%)

WALLBURG TOWNE CENTER  
FOOD LION CVS  
CHINA ONE  
SUBWAY

CHOPSTIX  
FUSION & FUN



U-HAUL

ADVANCE  
AUTO PARTS

NC-109  
22,600 VPD

SHEETZ

Wendy's



Wallburg Landing  
APARTMENT HOMES  
UPSCALE APARTMENT  
COMMUNITY 276 UNITS

**ADVANCE**  
AUTO PARTS



**CHOPSTIX**  
FUSION & FUN

NC-109 22,600 VPD

GUMTREE RD 9,500 VPD

1.5M  
ANNUAL  
VISITS

WALLBURG TOWNE CENTER  
**CVS**  
CHINA ONE  
FOOD LION SUBWAY

**Wendy's**

**SHEETZ**

**HAECO**  
Cabin Solutions

**First National Bank**

**Domino's**

**WALLBURG  
ACADEMY**

**AMIGOS**  
MEXICAN GRILL

1 MILE

2,034  
PEOPLE  
\$121,416  
AHHI

3 MILES

16,276  
PEOPLE  
\$97,912  
AHHI

5 MILES

63,598  
PEOPLE  
\$86,910  
AHHI





**WINSTON-SALEM****8 MILES****GREENSBORO****25 MILES**

Winston-Salem, North Carolina, has a population of approximately 250,000 residents, making it one of the largest cities in the state and part of the Piedmont Triad region. The city has experienced steady economic growth, transitioning from its historical roots in tobacco and textiles to a diverse economy focused on healthcare, finance, technology, and advanced manufacturing. Major employers include Wake Forest Baptist Health, Hanesbrands, Reynolds American, and Truist Financial, reflecting its mix of legacy industries and emerging sectors. Winston-Salem has also become a hub for biotechnology and research, with the Wake Forest Innovation Quarter serving as a center for life sciences and entrepreneurial activity. Commercial real estate development has been expanding, particularly in downtown revitalization projects, mixed-use developments, and industrial growth to support manufacturing and logistics. The city has invested in infrastructure improvements and urban renewal initiatives, making it an attractive destination for businesses and residents alike. With its strong economic foundation, growing real estate market, and focus on innovation, Winston-Salem continues to be a key player in North Carolina's economic landscape.





10455 NC-109 | WINSTON-SALEM, NC

**ADVANCE**<sup>TM</sup>  
**AUTO PARTS**

**OFFERED  
FOR SALE**

**\$1,690,886 | 7.00% CAP**

Exclusively Offered By



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