



603 W BROAD ST
Elizabethtown, NC

OFFERED FOR SALE
\$795,000 | 7.25% CAP

Top Performing Location in NC
Sub 5% Rent-To-Sales Ratio!





EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of Advance Auto Parts in Elizabethtown NC. Advance Auto Parts recently extended their lease for an additional 10 years and has one (1) five (5) year option with a 30.8% rent increase.



30.8% RENT INCREASE



POSITIONED IN RETAIL NODE



SUB 5% RENT-TO-SALES RATIO

LEASE YEARS	TERM	ANNUAL RENT
Current Term	1-10	\$57,600
Option Period	11-15	\$75,360

NOI	\$57,600
CAP	7.25%
PRICE	\$795,000

ASSET SNAPSHOT

Tenant Name	Advance Auto Parts
Address	603 W Broad St, Elizabethtown, NC 28337
Building Size (GLA)	6,000 SF
Land Size	0.42 Acres
Year Built/Renovated	1991
Signatory/Guarantor	Advance Auto Parts (Corporate)
Rent Type	NN
Landlord Responsibilities	Roof, Parking Lot, Structure, HVAC
Rent Commencement Date	10/18/1991
Lease Expiration Date	12/31/2031
Remaining Term	6 years
Rental Increases	30.8% in next option period
Current Annual Rent	\$57,600

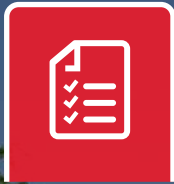


ACTUAL PROPERTY

 **6,383** PEOPLE
IN 5 MILE RADIUS

 **\$53,474** AHHI
IN 5 MILE RADIUS

 **10,000** VPD
W BROAD ST



LOW RENT WITH EXTREMELY HEALTHY RENT-TO-SALES

10 Year NN Lease | One (1) - five year option with a rent increase of 30.8% | Minimal LL responsibilities | Tenant is paying below market rent which allows for a 4.87% rent-to-sales ratio



CORPORATE GUARANTY FROM STRONG CREDIT TENANT

Advance Auto Parts is a publicly traded company (NYSE: AAP) with a market cap. of \$3.9B and annual revenue of \$11.28B | Credit Rating: S&P: BBB-



SYNERGIES WILL LOCAL AUTO PARTS STORES - STRONG PLACER.AI REPORT

This Advance Auto Parts store ranks in the top 71% of all auto parts stores in the state of North Carolina



LONG OPERATING HISTORY WITH RECENT EXTENSION

Tenant has been operating at this location for over 30 years | Tenant recently signed a 10 year extension, showing commitment to the site



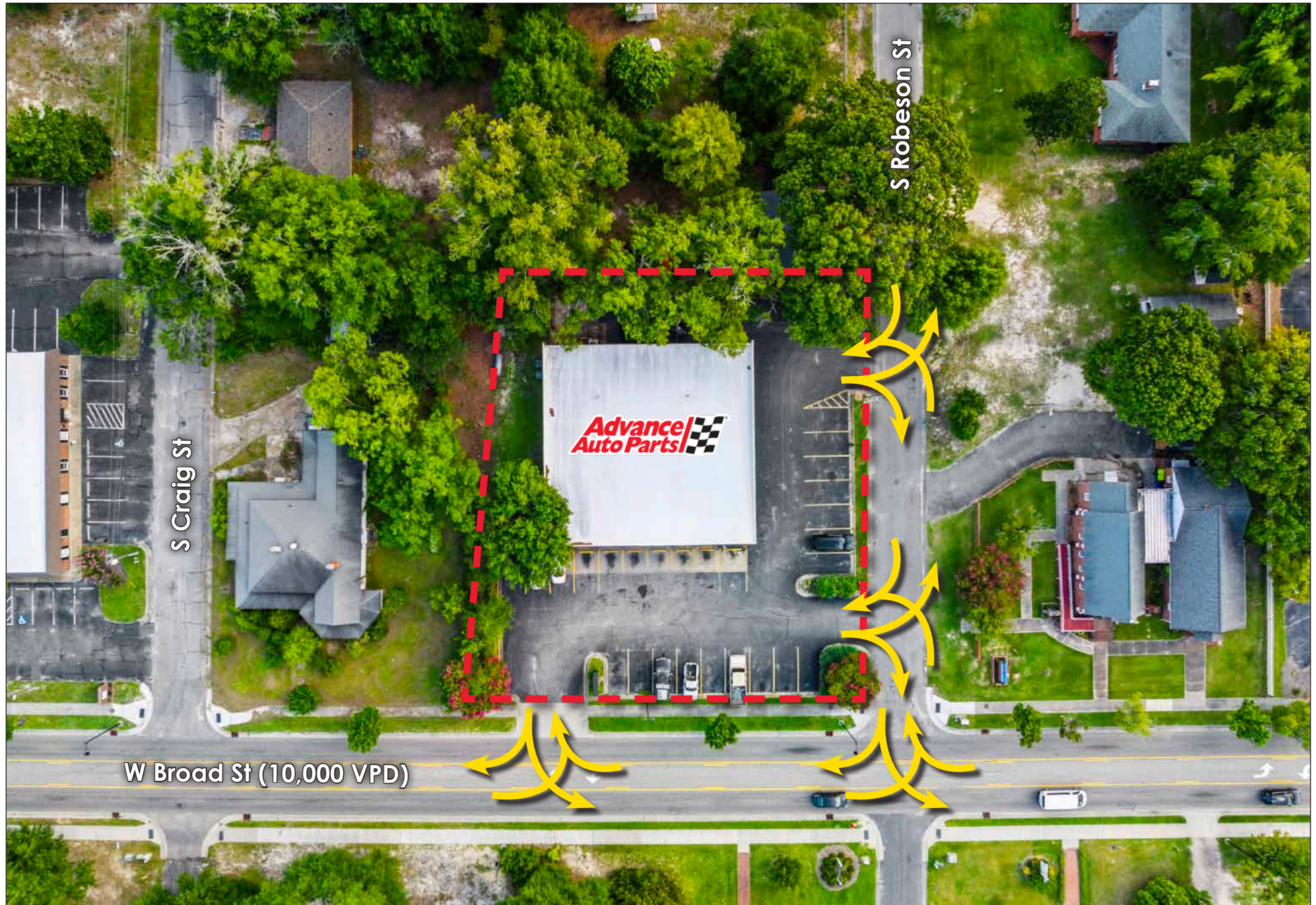
POSITIONED IN A DENSE RETAIL NODE

Within a 1-mile radius of the site is more than 784K SF of retail space | Nearby national retailers include: Walmart, Tractor Supply Co., Shoe Show, Rent-A-Center, Food Lion, and more



NEARBY MARKET DRIVERS

Located under 1 mile from the site is the Bladen County Hospital with over 48 beds and more than 50 employees | Just 1.3 miles northwest of the site is the Specialty Product Technology factory which employs more than 250 people





Bladenboro Builders Supply

Walmart



CATO



TSC TRACTOR SUPPLY CO

DOLLAR TREE



Dream Works Gym



Advance Auto Parts

S Morehead St

W King St

S Robeson St

W Broad St (10,000 VPD)



Downtown
Elizabethtown

WELLS
FARGO

FIRST BANK

UNITED
BANK

TRUIST

First
Citizens
Bank

DOLLAR GENERAL

Hardee's

KFC

CVS

NAPA

Jersey
Mike's
SUBS

IGA

Bojangles

Advance
Auto Parts

W Broad St (10,000 VPD)

W King St

S Robeson St

CHARLOTTE

130 MILES
3:00 DRIVE

RALEIGH

80 MILES
1:35 DRIVE

FAYETTEVILLE

32 MILES
0:45 DRIVE

Elizabethtown



WILMINGTON

50 MILES
1:05 DRIVE

MYRTLE BEACH

65 MILES
1:40 DRIVE

CHARLESTON

148 MILES
3:15 DRIVE

1 MILES

2,164
PEOPLE
\$39,855
AHHI
3,012
TOTAL
EMPLOYEES

3 MILES

4,872
PEOPLE
\$49,500
AHHI
4,039
TOTAL
EMPLOYEES

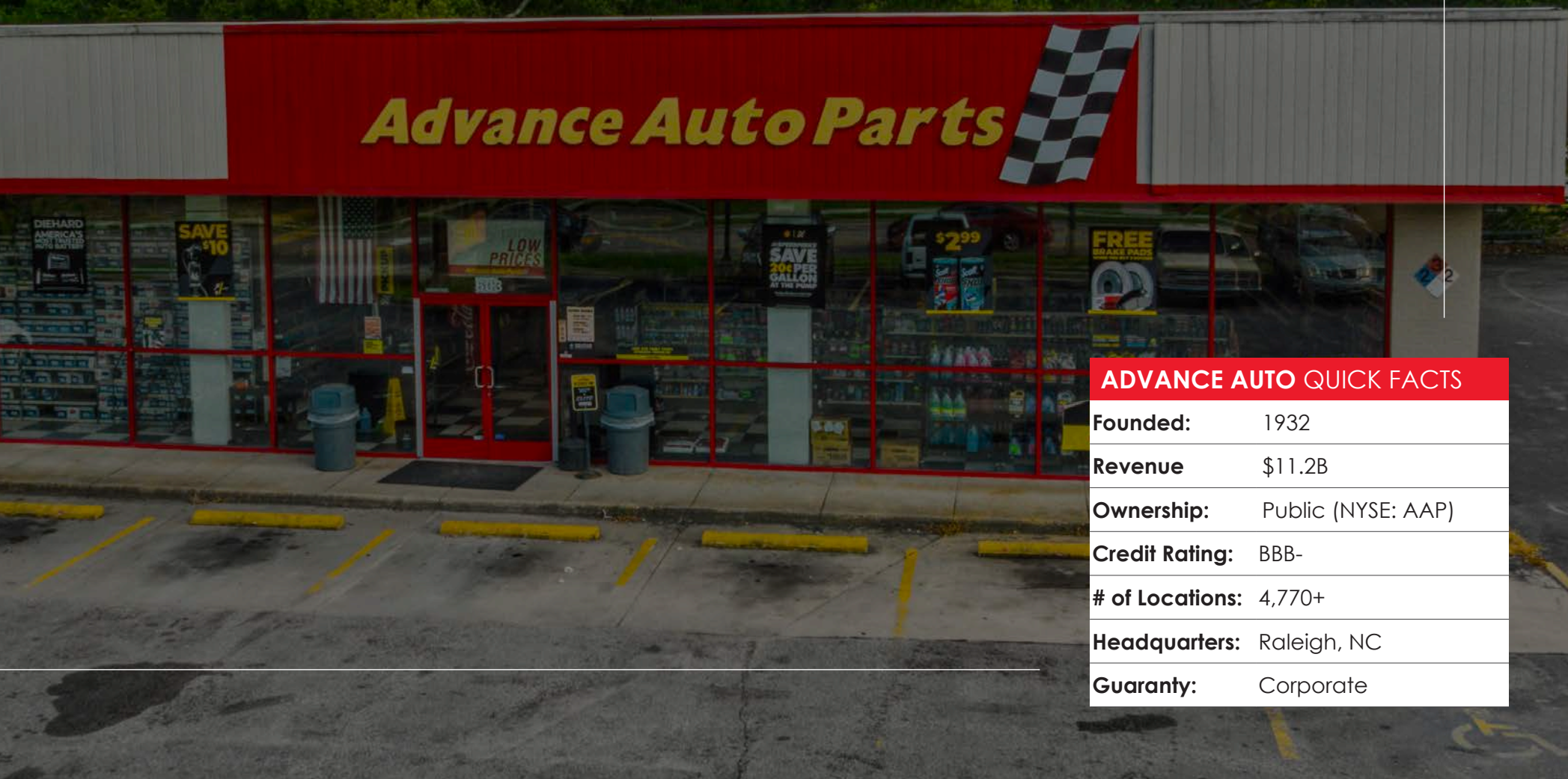
5 MILES

6,383
PEOPLE
\$53,474
AHHI
4,306
TOTAL
EMPLOYEES

North Carolina boasts a dynamic and rapidly growing business climate, characterized by a favorable tax environment, a skilled and diverse workforce, and strong infrastructure. The state is consistently ranked among the top in the U.S. for business, thanks to its low corporate income tax rate, strategic East Coast location, and robust transportation networks. Major industries include biotechnology, finance, manufacturing, and information technology, with global companies like Bank of America, IBM, and Biogen maintaining significant operations in the state. Additionally, North Carolina's network of top-tier universities and research institutions fuels innovation and talent development, making it an attractive destination for startups and established corporations alike.

Advance Auto Parts (NYSE: AAP), headquartered in Raleigh, North Carolina, is the largest automotive aftermarket parts provider in North America, serving both the professional installer and do-it-yourself customers.

As of December 31, 2024, AAP operated 4,770 company-operated stores and 316 Worldpac branches primarily within the United States, with additional locations in Canada, Puerto Rico, and the U.S. Virgin Islands. The company also served approximately 1,311 independently owned Carquest branded stores across these locations in addition to Mexico and various Caribbean islands.



ADVANCE AUTO QUICK FACTS

Founded:	1932
Revenue	\$11.2B
Ownership:	Public (NYSE: AAP)
Credit Rating:	BBB-
# of Locations:	4,770+
Headquarters:	Raleigh, NC
Guaranty:	Corporate



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Elizabethtown, NC

OFFERED FOR SALE
\$795,000 | 7.25% CAP

Exclusively Offered By



PRIMARY DEAL CONTACTS

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