

2520 SANDY PLAINS ROAD | MARIETTA, GA

ADVANCE AUTO PARTS

**OFFERED
FOR SALE**

\$1,508,000

6.75% CAP



CONFIDENTIAL OFFERING MEMORANDUM

 **Atlantic**
CAPITAL PARTNERS™

EXECUTIVE SUMMARY

Atlantic Capital Partners is pleased to present the Advance Auto Parts located at 2520 Sandy Plains Road in Marietta, GA. The ±6,271 SF building sits on ±0.61 acres along a highly traveled retail corridor with over 50,000 vehicles per day. The property is leased to Advance Stores Company, Inc. on a corporately guaranteed lease running through April 2031, with three five-year renewal options that include scheduled rent increases.

The site features strong visibility, limited landlord responsibilities, and built-in rent growth, offering investors stable income with upside potential.

Situated within the Atlanta MSA, one of the Southeast's most active investment markets, this property represents a compelling opportunity to acquire a needs-based retail asset backed by a national credit tenant.

RENT SCHEDULE	TERM	ANNUAL RENT
Initial Term	5/1/2021 - 4/30/2031	\$101,823
1st Option Period	5/1/2031 - 4/30/2036	\$113,905
2nd Option Period	5/1/2036 - 4/30/2041	\$119,900
3rd Option Period	5/1/2041 - 4/30/2046	\$125,895

YEAR 1 NOI	\$101,823
CAP RATE	6.75%
LIST PRICE	\$1,508,000

ASSET SNAPSHOT

Tenant Name	Advanced Auto Parts
Address	2520 Sandy Plains Rd, Marietta, GA
Building Size (GLA)	6,271 SF
Land Size	0.61 AC
Year Built	2010
Guarantor	Advance Stores Company, Inc.
Lease Type	NN
Landlord Responsibilities	Structure
Lease Expiration Date	4/30/2031
Renewal Options	3 (5-year) Options
NOI	\$101,823



66,513 PEOPLE
IN 3 MILE RADIUS



\$132,248 AHHI
IN 3 MILE RADIUS

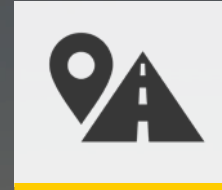


50,621 VPD
ON SANDY PLAINS RD



**HIGH-TRAFFIC
RETAIL CORRIDOR**

The property is positioned at the intersection of Sandy Plains Road (50,621 VPD) and East Piedmont Road (23,415 VPD), one of East Cobb's busiest corridors with steady traffic from commuters, neighborhood residents, and nearby schools

**ESTABLISHED
RETAIL CENTER**

Located within Sprayberry Square, the site benefits from strong co-tenancy with LA Fitness, Dollar Tree, and brand new Chick-fil-a, along with direct access from the center's signalized entrance

**CORPORATE
GUARANTEE**

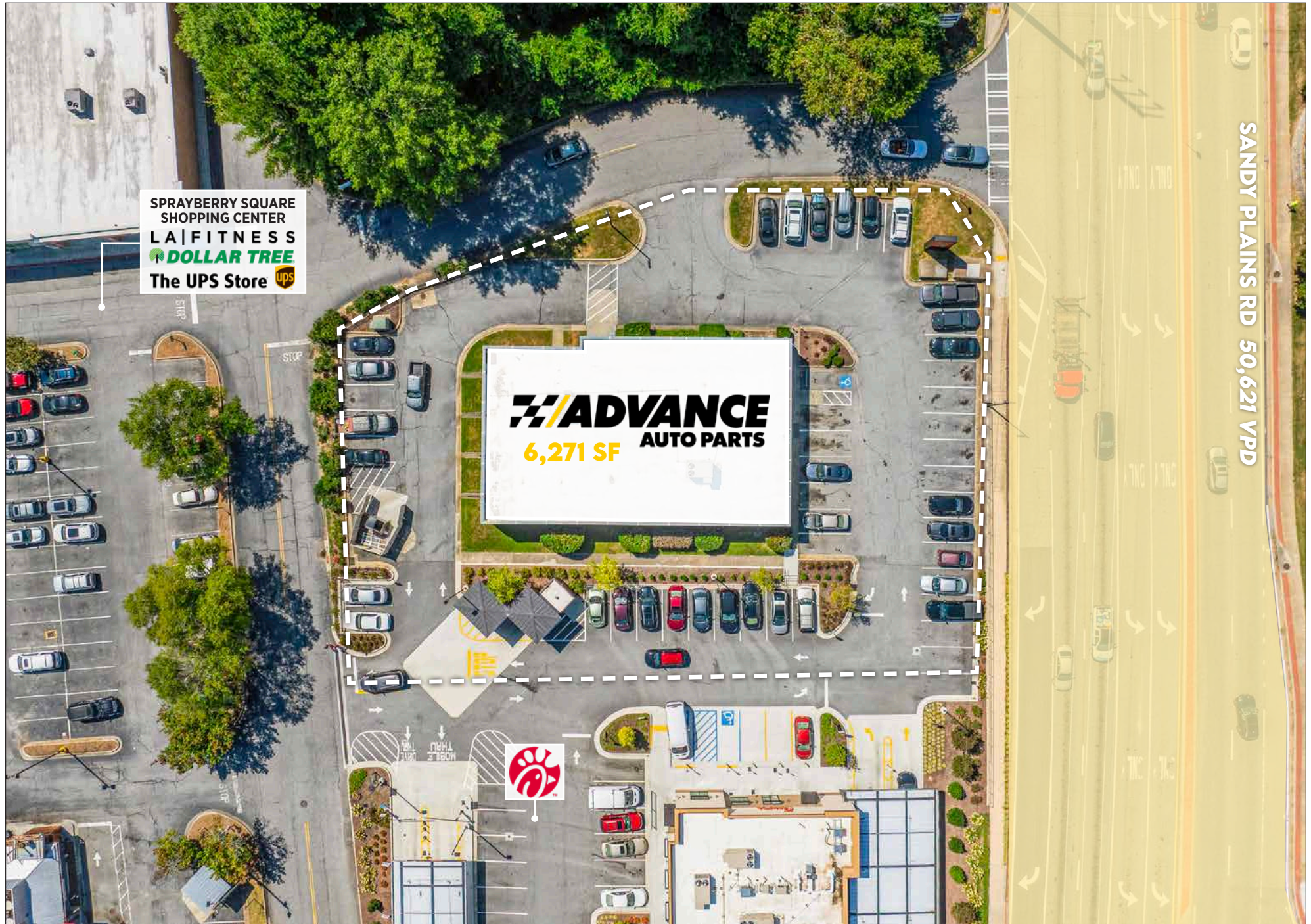
The lease is guaranteed by Advance Stores Company, Inc., a wholly owned subsidiary of Advance Auto Parts, which operates over 4,000 stores and 150 Worldpac branches nationwide

**ATTRACTIVE
RENT GROWTH**

Built-in rent increases at each renewal option provide steady income growth and hedge against inflation

**PROXIMITY TO MAJOR
ECONOMIC DRIVERS**

Located in Cobb County, home to Lockheed Martin Aeronautics, Wellstar Health System, and Kennesaw State University (43,000+ students), and near The Battery Atlanta/Truist Park, drawing millions of annual visitors



2520 SANDY PLAINS RD

ADVANCE
AUTO PARTS

SPRAYBERRY SQUARE
SHOPPING CENTER
LA|FITNESS
DOLLAR TREE
The UPS Store

SPRAYBERRY
HIGH SCHOOL
1,831 STUDENTS

**SPRAYBERRY HIGH
SCHOOL REBUILD**

*Major redevelopment
project delivering a new
main campus building
with 68 classrooms,
modern administrative
and guidance offices,
and a state-of-the-art
learning commons.*

SANDY PLAINS RD 50,621 VPD

E PIEDMONT RD 23,415 VPD



THE CORNERS
SHOPPING CENTER



FITNESS1440



DUNKIN'



Walgreens



EVOQ

EAST COBB
55+ COMMUNITY
132 UNITS

SUBWAY

E PIEDMONT RD 23,415 VPD



SANDY PLAINS RD 50,621 VPD

2520 SANDY PLAINS RD

ADVANCE
AUTO PARTS



2520 SANDY PLAINS RD
ADVANCE
AUTO PARTS

THE CORNERS
SHOPPING CENTER



COURTYARDS AT
EBENEZER
55+ COMMUNITY
31 HOMES



DUNKIN'



ZAXBY'S

WAFFLE
HOUSE



EVOQ
EAST COBB
55+ COMMUNITY
132 UNITS

Walgreens



E PIEDMONT RD 23,415 VPD

SPRAYBERRY
HIGH SCHOOL
1,831 STUDENTS

POST OAK TRITT RD

1 MILE
9,837
PEOPLE
\$125,888
AHHI

3 MILES
66,513
PEOPLE
\$132,248
AHHI

5 MILES
183,661
PEOPLE
\$126,926
AHHI

SPRAYBERRY SQUARE
SHOPPING CENTER
LA|FITNESS
DOLLAR TREE
The UPS Store



ADVANCE
AUTO PARTS**MARIETTA**

CUMBERLAND

MABLETON

→ ATLANTA 20 MILES

Marietta is a thriving suburban city located just 20 miles northwest of Downtown Atlanta within Cobb County, one of the most affluent and fast-growing counties in Georgia. The Marietta trade area benefits from its close proximity to the Atlanta MSA, the nation's 8th-largest metro with over 6.2 million residents, providing retailers access to a deep and diverse consumer base.

Cobb County is home to major economic drivers, including Lockheed Martin Aeronautics, Wellstar Health System, and Kennesaw State University (the second-largest university in Georgia with more than 43,000 students). The area has also seen significant growth driven by The Battery Atlanta, the mixed-use destination anchored by Truist Park, home of the Atlanta Braves, which attracts millions of annual visitors.

Marietta itself offers strong demographics with a population exceeding 183,661 residents within a 5-mile radius and household incomes well above the national average. The area boasts excellent connectivity via I-75, I-285, and US-41, making it a prime hub for both employers and retailers. The combination of population growth, high traffic corridors, and a diversified economic base creates a robust environment for retail investment.

**AREA'S LARGEST EMPLOYERS****LOCKHEED MARTIN****KENNESAW STATE
UNIVERSITY**

Advance Auto Parts

Advance Auto Parts, Inc. is a premier automotive aftermarket parts provider serving both professional installers and do-it-yourself customers. Founded in 1932 and headquartered in Raleigh, North Carolina, the company operates over 4,000 retail stores and 150 Worldpac branches across the United States, Canada, Puerto Rico, and the Virgin Islands. Advance Auto Parts offers a comprehensive selection of replacement parts, batteries, accessories, and maintenance items. Recognized for its quality products, expert guidance, and dependable customer service, the company has built a trusted brand within the automotive industry. Supported by a robust supply chain and a strong commitment to innovation, Advance Auto Parts continues to expand its footprint and deliver an enhanced customer experience nationwide.

ADVANCED AUTO PARTS QUICK FACTS

FOUNDED	1932
HEADQUARTERS	Raleigh, NC
OWNERSHIP	Public
LOCATIONS	4,000+, 150 Worldpac
GUARANTY	Corporate
WEBSITE	https://shop.advanceautoparts.com/



LESSEE	Advanced Auto Parts			
SIZE	0.61 AC			
LEASE TERM	Ten (10) Years			
RENT COMMENCEMENT DATE	May 1, 2021			
EXPIRATION DATE	April 30, 2031			
BASE RENT	PERIOD (LEASE YEARS)	ANNUAL	MONTHLY	PSF
Initial Term	5/1/2021 - 4/30/2031	\$101,823	\$8,485	\$16.24
1st Option Period	5/1/2031 - 4/30/2036	\$113,905	\$9,492	\$18.16
2nd Option Period	5/1/2036 - 4/30/2041	\$119,900	\$9,992	\$19.12
3rd Option Period	5/1/2041 - 4/30/2046	\$125,895	\$10,491	\$20.08
SECURITY DEPOSIT:	None.			
SIGNATOR/GUARANTOR:	Advance Stores Company, Inc.			
RENEWAL TERM(S):	Tenant has three (3) five (5) year renewal options.			
REQUIRED PARKING:	None.			
USE RESTRICTIONS:	Landlord and affiliates restricted from permitting competing automotive parts/maintenance uses within 2 miles; Tenant named as third-party beneficiary on adjacent transfers. [Exhibit "G"]			
TERMINATION OPTION(S):	None.			
REAL ESTATE TAXES:	Tenant reimburses Landlord for all Real Estate taxes (Capped at \$10,000 in first year), with rights to contest assessments at Tenant's expense. [Section 14]			
COMMON AREA EXPENSES:	Refer to Repairs & Maintenance Section.			
REPAIRS & MAINTENANCE:	Tenant is responsible for all maintenance/repairs (including roof and HVAC), except Landlord covers the slab, foundation, structure and items tied to Landlord negligence or Work Letter obligations. [Section 11]			
UTILITIES:	Tenant shall pay for all utilities.			
INSURANCE:	Tenant shall, at its sole cost and expense, obtain and maintain property insurance covering the Leased Premises in an amount not less than full replacement cost thereof, with such deductibles and retentions as determined by Tenant in its sole and absolute discretion. [Section 13]			
ASSIGNMENT, SUBLETTING & GO DARK:	Tenant shall have the right to sublet, assign, transfer, reassign and grant concessions or licenses in all or any part of the Leased Premises, without Landlord's consent. [Section 10]			
ESTOPPEL CERTIFICATE:	Tenant must deliver Estoppel certificate within 30 days of request. [Section 21]			
HOLDING OVER:	Holdover creates month-to-month tenancy at 110% of the prior Basic Rent [Section 28]			

2520 SANDY PLAINS ROAD | MARIETTA, GA

ADVANCE AUTO PARTS

Exclusively Offered By



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\$1,508,000
6.75% CAP

This Offering Memorandum has been prepared by Atlantic Capital Partners ("ACP") for use by a limited number of prospective investors of Advance Auto Parts - Marietta, GA (the "Property") and is not to be used for any other purpose or made available to any other person without the express written consent of the owner of the Property and ACP. All information contained herein has been obtained from sources other than ACP, and neither Owner nor ACP, nor their respective equity holders, officers, employees and agents makes any representations or warranties, expressed or implied, as to the accuracy or completeness of the information contained herein. Further, the Offering Memorandum does not constitute a representation that no change in the business or affairs of the Property or the Owner has occurred since the date of the preparation of the Offering Memorandum. This Offering Memorandum is the property of Owner and Atlantic Capital Partners and may be used only by prospective investors approved by Owner and Atlantic Capital Partners. All analysis and verification of the information contained in the Offering Memorandum is solely the responsibility of the recipient. ACP and Owner and their respective officers, directors, employees, equity holders and agents expressly disclaim any and all liability that may be based upon or relate to the use of the information contained in this offering Memorandum.