AutoZone

1419 ELLIS AVE | JACKSON, MS

TOP 2% STORE NATIONWIDE & #1 STORE IN STATE OF MISSISSIPPI (PLACER.AI)

OFFERED FOR SALE
$1,035,400
6.00% CAP

CONFIDENTIAL OFFERING MEMORANDUM

Atlantic Capital Partners™

EAST AERIAL

Jack's
Wendy's
20
I-20 80,700 VPD
Pizza Hut
DQ
80
US-80 9,600 VPD
POPEYES
ELLIS AVE 6,500 VPD
AutoZone
1419 ELLIS AVE, JACKSON, MS
BURGER KING
WING STOP

AutoZone

EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to offer for sale AutoZone | Jackson, MS, an absolute NNN ground lease investment corporately guaranteed by AutoZone, Inc. (NYSE: AZO). The asset generates $62,124 in annual NOI with zero landlord responsibilities and approximately 11.5 years of remaining lease term, providing investors with durable, passive cash flow backed by investment-grade corporate credit.

AutoZone has operated at this location since 1991, demonstrating over three decades of continuous occupancy and long-term commitment to the site. The tenant has exercised prior lease options, reinforcing the strategic importance of this location within its network. According to Placer.ai, this store ranks in the top 2% of all AutoZone locations nationwide and #1 in the state of Mississippi, underscoring exceptional store-level performance and sustained customer demand.

The offering presents a compelling low basis, passive investment opportunity well-suited for 1031 exchange and private capital investors seeking stable income, necessity-based retail exposure, and corporate credit tenancy. The combination of proven site performance, top-tier traffic rankings, and long-term occupancy positions the asset as a durable income vehicle with minimal management requirements.

RENT SCHEDULE	TERM	RENT
Current Term	3/1/2018 - 12/31/2037	$62,124
1st Extension Term	1/1/2038 - 12/31/2042	$65,230
2nd Extension Term	1/1/2043 - 12/31/2047	$68,492
3rd Extension Term	1/1/2048 - 12/31/2052	$71,916
4th Extension Term	1/1/2053 - 12/31/2057	$75,512
5th Extension Term	1/1/2058 - 12/31/2062	$79,288
6th Extension Term	1/1/2066 -12/31/2067	$83,252

NOI	$62,124
CAP	6.00%
PRICE	$1,035,400

ASSET SNAPSHOT

Tenant Name	AutoZone
Address	1419 Ellis Ave, Jackson, MS 39204
Building Size (GLA)	14,180 SF
Land Size	0.99 AC
Year Built	1991
Signatory/Guarantor	Corporate
Rent Type	ABS. NNN - Ground Lease
Landlord Responsibilities	None
Rent Commencement Date	1/25/1991
Lease Expiration Date	12/31/2037
Remaining Term	11 Years
Rental Increases	5% Increases in Each Option
NOI	$62,124

86,497 PEOPLE IN 5 MILE RADIUS

$55,354 AHHI IN 5 MILE RADIUS

6,500 VPD ON ELLIS AVE

INVESTMENT HIGHLIGHTS

TOP 2% NATIONALLY | #1 AUTOZONE IN MISSISSIPPI (PLACER.AI)

This location ranks in the top 2% of all AutoZone stores nationwide and #1 in the state of Mississippi by foot traffic, highlighting exceptional performance and strategic importance within the tenant's portfolio.

LONG-TERM OCCUPANCY | 30+ YEAR OPERATING HISTORY

AutoZone has continuously operated at this location since 1991, demonstrating deep market penetration and long-term commitment to the site.

ABSOLUTE NNN GROUND LEASE

The asset is structured as an absolute NNN ground lease, offering a passive investment to LL.

INVESTMENT-GRADE CORPORATE TENANT (S&P: BBB)

Leased to AutoZone, Inc. (NYSE: AZO), the nation's leading automotive parts retailer with 7,000+ locations and strong corporate credit backing.

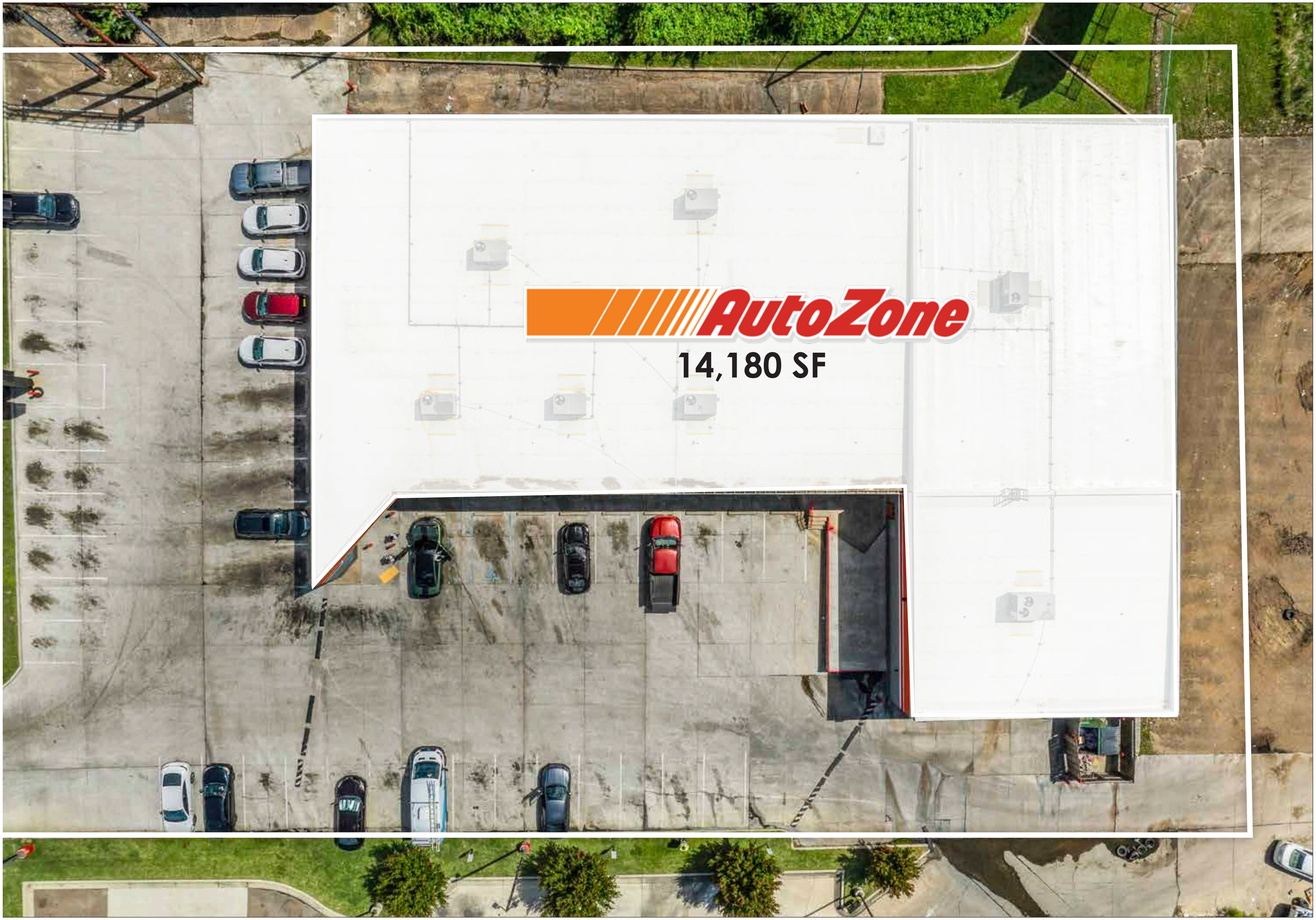
LOW RENT BASIS SUPPORTS LONG-TERM TENANT VIABILITY

The in-place rent represents a low occupancy cost relative to replacement levels, supporting store-level profitability and reducing future rollover risk.

RECESSION-RESISTANT, NECESSITY-BASED RETAIL

Auto parts retailers benefit from consistent demand across economic cycles, as consumers prioritize vehicle maintenance and repair over replacement.

SITE PLAN

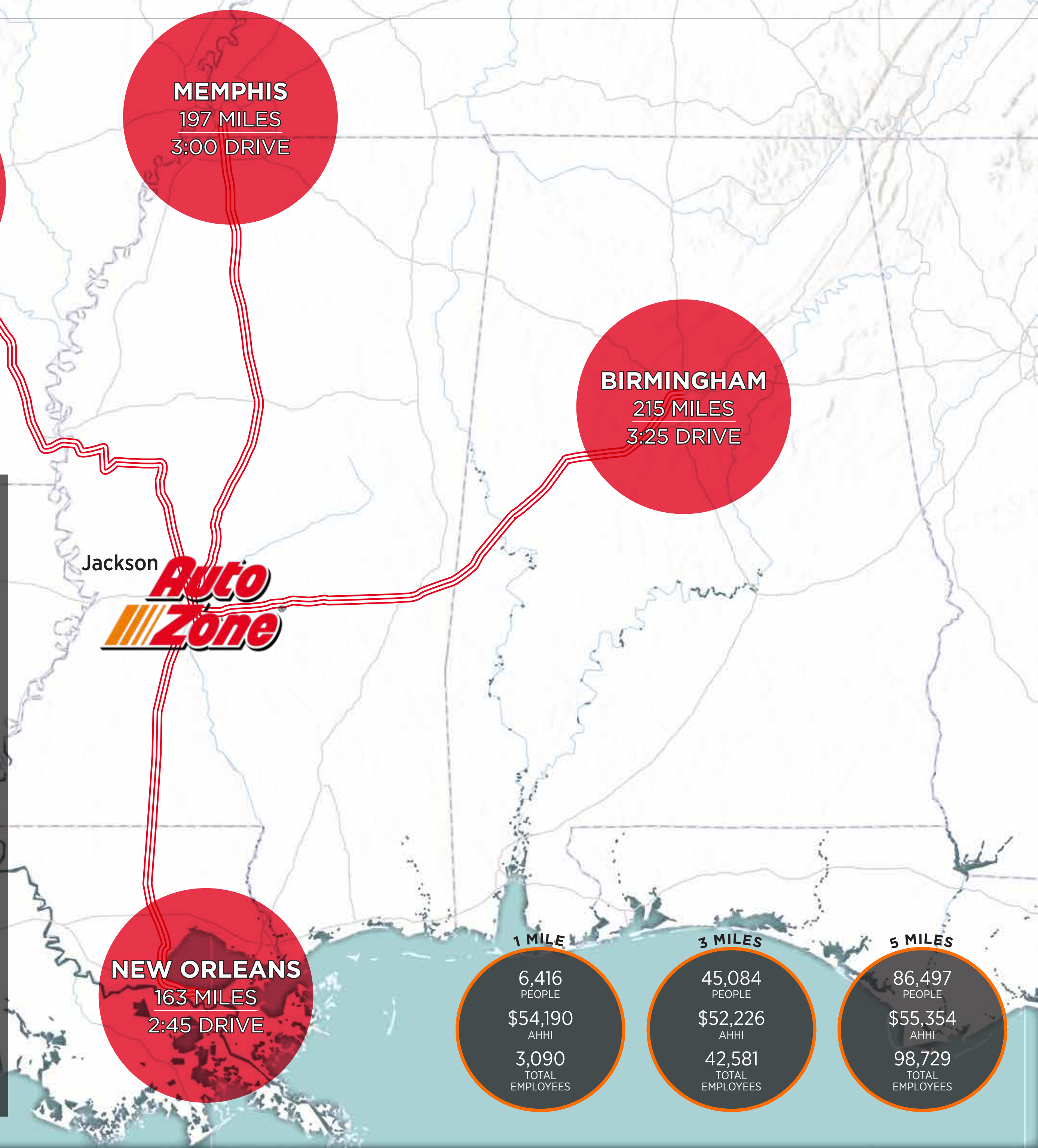


LOCATION OVERVIEW

Jackson, Mississippi is the economic and governmental center of the state and anchors the Jackson MSA, which serves as the primary commercial hub for central Mississippi. The regional economy is supported by a diverse employment base across government, healthcare, education, and manufacturing sectors.

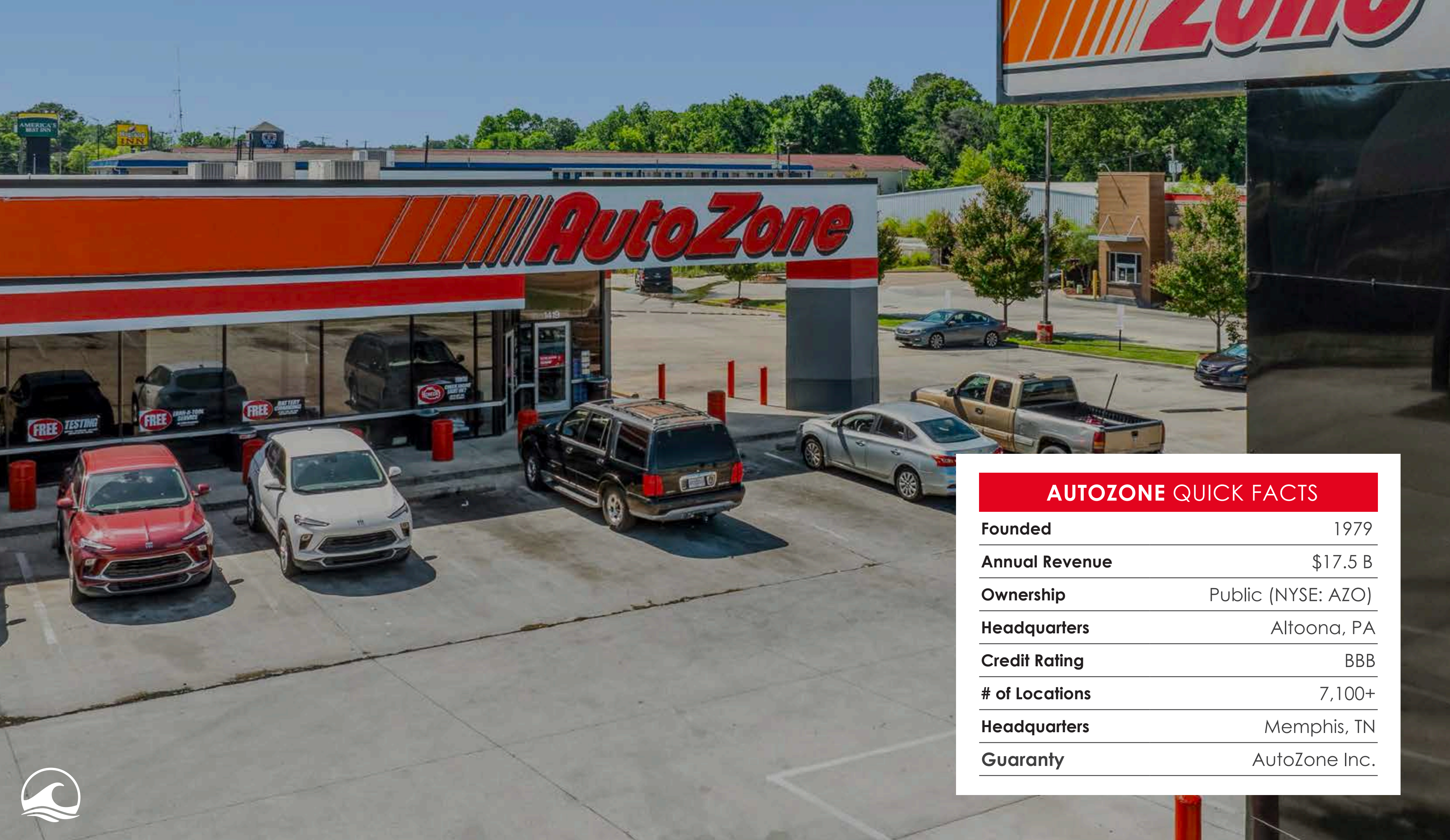
Major employers include the State of Mississippi, the University of Mississippi Medical Center, and Nissan North America's Canton manufacturing facility, which collectively provide a stable employment foundation and drive consistent daytime population throughout the region. The market also benefits from a significant healthcare presence, with UMMC serving as one of the largest academic medical centers in the Southeast.

The trade area offers proximity to Interstates 20 and 220, enabling strong connectivity throughout the Jackson metro and broader Southeast region. Jackson's role as a regional hub, combined with stable employment drivers and consistent local demand, supports long-term retail fundamentals and sustained traffic to the area.



TENANT SUMMARY

AutoZone opened its first location in Forrest City, Arkansas in 1979. The company was originally named Auto Shack, which would eventually change to AutoZone in 1987. Today, AutoZone is the leading retailer of automotive replacement parts in the US. It currently operates more than 7,100 stores with 95,000+ employees across the US, Mexico and Brazil. AutoZone stores offer thousands of parts, products and accessories through retail stores, commercial programs, website and mobile app. One of the best products AutoZone offers is Trustworthy Advice, creating a seamless and enjoyable experience for its customers. Many of the their services are free of charge including battery testing and charging, diagnostic testing and Loan-A-Tool program. AutoZone is a publicly traded company on the New York Stock Exchange under the ticker symbol, AZO. Their annual revenue for 2023 was over $17.457 billion.



AUTOZONE QUICK FACTS	
Founded	1979
Annual Revenue	$17.5 B
Ownership	Public (NYSE: AZO)
Headquarters	Altoona, PA
Credit Rating	BBB
# of Locations	7,100+
Headquarters	Memphis, TN
Guaranty	AutoZone Inc.

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Exclusively Offered By

Atlantic
CAPITAL PARTNERS™

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