

FURMAN

CAPITAL ADVISORS



COLUMBIA, SOUTH CAROLINA
CONFIDENTIAL OFFERING MEMORANDUM

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PROPERTY SUMMARY

Address	5220 Hwy 321 Gaston, SC 29053
Ownership	Fee Simple
Year Built	2005
Building Size	7,000 SF
Parcel Size	0.850 Acres
Road Frontage	Hwy 321
Traffic Counts	21,900 VPD
Parking	±42 (6.0 per 1,000) Spaces

INVESTMENT SUMMARY

NOI*	\$70,000
Cap Rate	6.50%
List Price	\$1,075,000
Lease Type	NNN
Remaining Lease Term	±9.75 Years
Remaining Options	(3) 5-Years
Rent Increases	Varies (See Lease Summary Page)

**NOI includes the Landlord liability insurance expense estimated to be ±\$2,000 annually*

PROPERTY HIGHLIGHTS

- **Triple Net Lease:** Limited landlord responsibilities offer a hands off and hassle free investment opportunity.
- **Recent Renewal and Extension:** Tenant recently renewed for 10 years showing their commitment to the site and the community.
- **Low Rent & Attractive Price Point:** The tenant is paying a very low rent of \$10.29 PSF NNN resulting in a very attractive price point of only \$1,075,000.
- **Strong Corporate Lease:** Advance Auto Parts has over 4,700 locations and employs 65,000 people nationwide, with 2023 annual sales of \$11.3 Billion.
- **Vibrant Community:** Nestled in the heart of Gaston, the property ensures convenient access to community amenities via Hwy 321, which connects to I-26, and is only 13-miles to downtown Columbia.
- **Major Retailers:** Centrally located to major retails and traffic drivers such as Food Lion, Diamond Manufacturing Plant, Family Dollar, Wendy's, KFC, 7-Eleven, and more.
- **Thriving and Growing Market:** Capitalize on Columbia's booming market, as it not only stands as the State Capital and second-largest MSA in South Carolina but was recently acclaimed as the #1 Place to Live in the state.

PROPERTY OVERVIEW

Regional Map



PROPERTY OVERVIEW

Market Map



PROPERTY OVERVIEW

Submarket Map



GASTON
SOUTH CAROLINA

Gaston, SC, is a quiet suburb of Columbia, located less than 20 miles from the University of South Carolina and downtown Columbia. Known for its small-town charm and friendly atmosphere, Gaston lives up to its motto, “A Beautiful Place where people are always smiling.” Incorporated into Lexington County in 1975, it is one of 14 municipalities within the county, offering residents a peaceful community with easy access to the amenities of the state capital.

PROPERTY OVERVIEW

Site Map



*Site lines are approximate

PROPERTY OVERVIEW

Property Photos



PROPERTY OVERVIEW

Site Aerial



INVESTMENT OVERVIEW

Lease Summary & Rent Schedule



LEASE SUMMARY

Tenant	Advance Stores Company, Incorporated
Tenant Trade Name	Advance Auto Parts
Tenant Classification	Corporate
Lease Type	NNN
Original Lease Term	20 Years
Commencement Date	November 23, 2004
Expiration Date	July 31, 2034
Term Remaining on Lease	±9.75 Years
Options	(3) 5-Year
Increases	Varies (See Rent Schedule)
Property Taxes	Tenant Responsibility
Landlords Insurance	Maintain Liability Policy*
Tenant's Insurance	Maintain Property and Liability
Repairs & Maintenance	Tenant Responsibility
Structure	Landlord Responsibility
Roof	Tenant Responsibility
Parking Lot	Tenant Responsibility

**Landlord liability insurance expense estimated to be ±\$2,000 annually*

RENT SCHEDULE

Current Term	Monthly	Annual	Increase
8/1/2024 - 7/31/2029	\$6,000	\$72,000	
8/1/2029 - 7/31/2034	\$6,250	\$75,000	4.17%
Option 1			
8/1/2034 - 7/31/2039	\$7,163	\$85,955	14.61%
Option 2			
8/1/2039 - 7/31/2044	\$7,593	\$91,113	6.00%
Option 2			
8/1/2044 - 7/31/2049	\$8,048	\$96,579	6.00%



TENANT OVERVIEW

Advance Auto Parts



Advance Auto Parts, Inc. is a leading provider of automotive aftermarket parts, serving both professional installers and do-it-yourself customers. Established in 1932, the company operates a large network of **4,776 stores** and **321 Worldpac branches**, primarily in the U.S., but also extending to Canada, Puerto Rico, and the U.S. Virgin Islands. Additionally, Advance **serves 1,138 independently owned Carquest-branded stores** across these regions, along with locations in Mexico and the Caribbean.

Headquartered in Raleigh, North Carolina, Advance Auto Parts has expanded through its acquisition of Carquest Corporation and Worldpac, Inc., wholesale distributors of automotive parts. In 2023, the company reported **annual net sales of \$11.3 billion** and **continues to trade under the NYSE ticker symbol AAP**.



Founded	1932
Headquartered	Raleigh, NC
NYSE Ticker Symbol	AAP
Annual Net Sales (2023)	\$11.3 Billion
Number of Stores	4,776
Number of Distribution Centers	50
Number of Worldpac Branches	321
Number of Independently owned Carquest Locations	1,138

WWW.ADVANCEAUTOPARTS.COM

MARKET OVERVIEW

Columbia, South Carolina



FAST FACTS

- Capital city of South Carolina and the second largest city in the state of South Carolina - 5 Million people live within a 60-minute drive
- Columbia MSA population exceeds 800,000 people and is expected to exceed one million by 2035
- Columbia is a city on the rise with a booming downtown, growing population, declining unemployment rate, and diversifying economy
- The number of visitors to the Columbia region increased from 15.1 million to 15.8 million in 2022
- In 2023, the South Carolina Department of Commerce announced a total capital investment of \$9.22 billion, the second largest year in state history. 2023 saw the most individual projects with a capital investment of \$1 billion or more.
- Unparalleled transportation network with access to five major interstates, The Columbia Metropolitan Airport, the Port of Charleston, and an extensive railroad system
- Fort Jackson, the largest military basic training installation in the country, is in Columbia. The military brings more than 250,000 people to Columbia plus more than \$4 million a year.

- #1** BEST PLACES TO LIVE IN SOUTH CAROLINA
Travel + Leisure (2023)
- #2** STATE FOR DOING BUSINESS
Area Development (2023)
- #3** STATE FOR WORKFORCE DEVELOPMENT
Area Development (2023)
- #4** BEST PLACE TO LIVE IN SOUTH CAROLINA
Forbes.com (2023)
- #4** BEST CITY TO RAISE A FAMILY IN AMERICA
Niche.com (2024)
- #5** BEST SOUTHERN CITY ON THE RISE
Southern Living (2024)
- #5** BEST PLACE TO LIVE IN SOUTH CAROLINA
U.S. News (2024-2025)
- #6** BEST STATE FOR BUSINESS GROWTH
Forbes.com (2023)
- #10** BEST STATE TO START A SMALL BUSINESS
Forbes.com (2024)

Columbia is anchored by a stable and diversified industry base. Primary industries include manufacturing, agribusiness, higher education, military and defense, transportation and logistics, government entities as the capital city of South Carolina, and alternative energy. The business friendly state ranks second in the country as the best state to conduct business by Area Development magazine due to the lucrative incentives and tax environment, smallest workforce affiliated with unions, and superb quality of life. New industry continues to relocate to Columbia, but the city remains anchored by extremely stable industries as the home of the University of South Carolina, State Capitol, and Fort Jackson Army Base.

MARKET OVERVIEW

Columbia, South Carolina



As home to both the state's capital and its largest university, Columbia is a vibrant city and creative hub that's bursting with ideas, forward thinkers and modern attitudes.

HIGHER EDUCATION

The University of South Carolina—one of the best public colleges in America—offers over 350 bachelor's, master's and doctoral degrees, as well as career-enhancing certificates and specialties. Benedict College offers accredited degrees in fields like business, social work, studio art, and more. Explore a variety of career paths such as STEM, manufacturing, business, and education at Midlands Technical College – a two-year community college with multiple campuses throughout the capital. Experience a thriving student life and individual-focused education at Columbia College, one of the best colleges for veterans and best value schools.

THRIVING JOB MARKET

Job growth in Columbia is projected to be 27.4 percent over the next 10 years with continued low unemployment. Major employers like Prisma Health, BlueCross BlueShield of South Carolina, AT&T, and the University of South Carolina create plenty of job opportunities in Columbia for those who want to work in the healthcare, technology, and education industries. Living in Columbia offers quick access to Fort Jackson, one of the largest military installations for Basic Combat Training. Additionally, with several Fortune 500 companies like CBRE Group, Northwestern Mutual, and IBM, Columbia is an excellent city for young professionals to advance their careers!



Columbia, S.C. is a traditionally Southern town with a modern twist. The abundance of oak, pecan and magnolia trees help the region retain a rural flavor, while the downtown skyline is representative of the state capital's role as a growing industrial hub. The metro area population of Columbia in 2023 was 836,324, a 1.62% increase from 2022.

CITY OF COLUMBIA MAJOR EMPLOYERS



MARKET OVERVIEW

Columbia, South Carolina



UNIVERSITY OF SOUTH CAROLINA

- Largest university in SC with over 35,000 students located on the main campus in CBD Columbia.
- The University is integral to Columbia's economy and provides the greater Columbia region with a skilled workforce.
- USC is categorized by the Carnegie Foundation for the Advancement of Teaching as having "highest research activity", boasts the #1 ranked undergraduate international business major and the #1 International MBA.

GOVERNMENT

- As the capital city of the state of South Carolina, Columbia is home to countless government agencies for local, state, and national functions.
- Columbia is the central-most point of the state making it the ideal location for state government functions requiring convenient access to cities and towns throughout South Carolina.
- 26% of Columbia's workforce is government related and requires convenient access to the capitol.

MILITARY

- Fort Jackson, which trains more than 50% of the soldiers entering the Army each year, is the largest Army basic training facility and has been a driving economic force in Columbia for the last 100 years.
- The base creates jobs, attracts countless visitors annually, and attracts military retirees to the Columbia region after retirement.
- The base is responsible for a total impact of \$2.2 billion in South Carolina. Approximately \$1.0 billion of that includes labor income from salaries paid by the Army and private jobs generated in the Columbia region.

NATION'S
BEST
first-year experience
among public universities

U.S. News

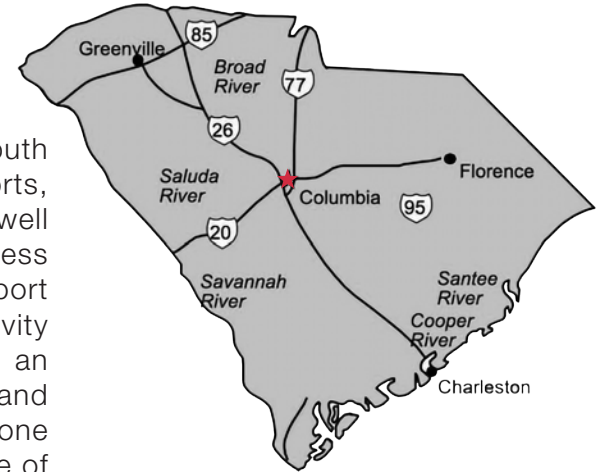


A Best Value
in Public Colleges
as rated by Kiplinger's
and Forbes



COLUMBIA'S TRANSPORTATION NETWORK

Columbia is ideally located halfway between New York and Miami, and when coupled with South Carolina's strong transportation system, which offers a combination of interstates, airports, seaports, and railways, it is strategically suited to ship goods throughout the east coast and United States, as well as foreign markets. Interstates 77, 26, and 20 all converge in Columbia, providing convenient access to Atlanta, Charlotte, Greenville, Augusta, and the port city of Charleston – the largest container port in the Southeast and Gulf Coast. Furthermore, Columbia's central location permits swift connectivity to Interstates 95 and 85. In addition to excellent highway infrastructure, Columbia also offers an extensive railroad system (Norfolk Southern, CSX, and Amtrak) which links the city to industries and metropolitan areas throughout the East Coast. The Columbia Metropolitan Airport serves over one million passengers annually. The airport also serves as the southeastern regional hub for UPS, one of the largest shipment and logistics companies in the world.



- **High number of regional intersecting interstate highways** with I-26, I-20, and I-77 all converging in Columbia with seamless connectivity to I-95 and I-85 within 1 hour and 1.5 hours, respectively
- **Accessible to more than 66% of the United States** within 24-hour ground access
- **Port of Charleston is located less than two hours away** and is the largest container port in the Southeast and Gulf Coast region



The Columbia Metropolitan Airport (CAE) continues to be a major economic driver for the Midlands region. Welcoming over 1.2 million passengers in 2023, CAE is served by American Airlines, Delta Air Lines, Silver Airways and United Airlines and is a regional cargo hub for UPS and is also served by FedEx.



1 MILE RADIUS

Summary	2024	2029
Population	1,541	1,582
Households	538	558
Families	370	383
Average Household Size	2.84	2.81
Owner Occupied Housing Units	412	443
Renter Occupied Housing Units	126	116
Median Age	37.6	38.7
Average Household Income	\$61,245	\$70,479

5 MILE RADIUS

Summary	2024	2029
Population	23,708	24,684
Households	8,860	9,328
Families	6,031	6,324
Average Household Size	2.67	2.64
Owner Occupied Housing Units	6,811	7,437
Renter Occupied Housing Units	2,049	1,891
Median Age	38.1	39.1
Average Household Income	\$67,649	\$78,707

10 MILE RADIUS

Summary	2024	2029
Population	93,999	97,540
Households	37,848	39,713
Families	24,432	25,519
Average Household Size	2.47	2.44
Owner Occupied Housing Units	28,844	31,278
Renter Occupied Housing Units	9,004	8,436
Median Age	38.6	39.8
Average Household Income	\$76,492	\$89,477

This Offering Memorandum contains select information pertaining to the business and affairs of the property located at 5220 US-321 S, Gaston SC 29053 (“Property”). It has been prepared by Furman Capital Advisors (“Agent”). This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in the Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Owner or Agent. The material is based in part upon information supplied by the Owner and in part upon financial information obtained from sources it deems reliable. The Owner, nor their officers, employees, or agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Owner.

Owner and Agent 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 this 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 by all parties and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to the Property including this Offering Memorandum.

A prospective purchaser’s sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Agent or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or cause of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the creation of this Offering Memorandum.



Advance Auto Parts

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