

# OFFERING MEMORANDUM.



TheMaffiaTeam

## Advance Auto Parts Fairburn, GA



**\$1,684,500**  
**6.75% CAP Rate**

- ◆ 10-Year Net Lease
- ◆ Brand New Construction
- ◆ Property is a Pad in the Parkway Village Shopping Center - Anchored by Publix Supermarket
- ◆ Parent is Rated “BBB-” by S&P
- ◆ Located in a High-Traffic Location
  - ◆ Campbellton Fairburn Rd (Hwy 92) - 17,160 AADT
  - ◆ South Fulton Pkwy - 15,440 AADT

**Newmark Knight Frank**  
**Cornish & Carey Commercial**  
Leased Investment Group

This property is listed in conjunction with Georgia-licensed Delta Commercial.

[www.maffiateam.com](http://www.maffiateam.com)



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Property walk-throughs are to be conducted by appointment only. Contact Broker for additional information.

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## Property Information

Location	The property is located at the southeast corner of Campbellton Fairburn Road & Hall Road in Fairburn, Georgia.		
Lot Size	Approximately 1.098 acres, or 47,832 square feet.		
Improvements	Construction was completed in October 2013 of an approximately 7,021 square foot retail building for <b>Advance Auto Parts</b> . There is ample parking on the site.		
Lease	Leased to <b>Advance Stores Company Incorporated</b> , for 10 years from November 2013, to November 2023, at an annual net rent of \$113,688. There are four five-year options to renew the lease, with the rent increasing by 8% at the commencement of each option period. The lease is net, with the tenant responsible for taxes, insurance, and all maintenance, replacement and repair of the leased premises including the roof, parking lot and HVAC. Landlord is only responsible for maintaining the slab, foundation and structure of the leased premises.		
Net Annual Income	<u>Years</u>	<u>Annual Rent</u>	<u>Return</u>
	1-10	\$113,688	6.75%
	11-15 (Option 1)	\$122,783	7.29%
	16-20 (Option 2)	\$132,606	7.87%
	21-25 (Option 3)	\$143,214	8.50%
	26-30 (Option 4)	\$154,671	9.18%
Price	<b>\$1,684,500 (6.75% Return)</b>		
Financing	The property will be delivered free and clear of permanent financing.		



## Tenant Information

### About the Tenant

**Advance Stores Company, Inc.**, the major subsidiary of **Advance Auto Parts, Inc.** (NYSE: “AAP”), is a specialty retailer of automotive aftermarket parts, accessories, batteries and maintenance items primarily operating within the United States. Headquartered in Roanoke, VA, Advance Auto Parts, Inc., serves both the do-it-yourself and professional installer markets.

As of December 29, 2012, the Company operated 3,576 AAP stores throughout 39 states in the Northeastern, Mid-Atlantic, Southeastern and Midwestern (inclusive of South Central) regions of the United States, Puerto Rico and the Virgin Islands. These stores operated under the Advance Auto Parts trade name as well as Western Auto and Discount Auto Parts. It is also a partner in PartsAmerica.com, an on-line auto parts seller. For the fiscal year ended December 2012, sales totaled over \$6.2 billion with a net income of over \$387 million. The company is rated “BBB-” by Standard & Poor’s.

For additional information, see [www.corp.advanceautoparts.com](http://www.corp.advanceautoparts.com)



## About the Area

### Site Information

The property is a pad in the Parkway Village Shopping Center, anchored by Publix Supermarket, on the corner of Campbellton Fairburn Road (Hwy 92) and Hall Road. Hall Road is the primary access road serving three new county schools (elementary, middle and high schools). The property is located off Campbellton Fairburn Road (Hwy 92) and in the immediate vicinity of South Fulton Parkway, both of which are major thoroughfares in Fairburn. The annual average daily traffic on Campbellton Fairburn Road (Hwy 92) is 17,160 vehicles and 15,440 on South Fulton Parkway.

The property is located in the growing South Fulton area. Parkway Village Shopping center being continuing to be developed and the current operating retailers in the center include Publix Supermarket, Wells Fargo, McDonalds, Little Caesars, Zaxby's, and Waffle House. South Wind Golf and Tennis Community, on approximately 670 acres, is being developed directly across South Fulton Parkway. A few miles east on South Fulton Parkway is planned to be the Majestic Airport Center IV, totaling over 2.7 million square feet of building space. There are over four golf clubs in the immediate vicinity of the property, as well as four malls and two airports, the Hartsfield International Airport and Fulton County Airport.

### General Overview

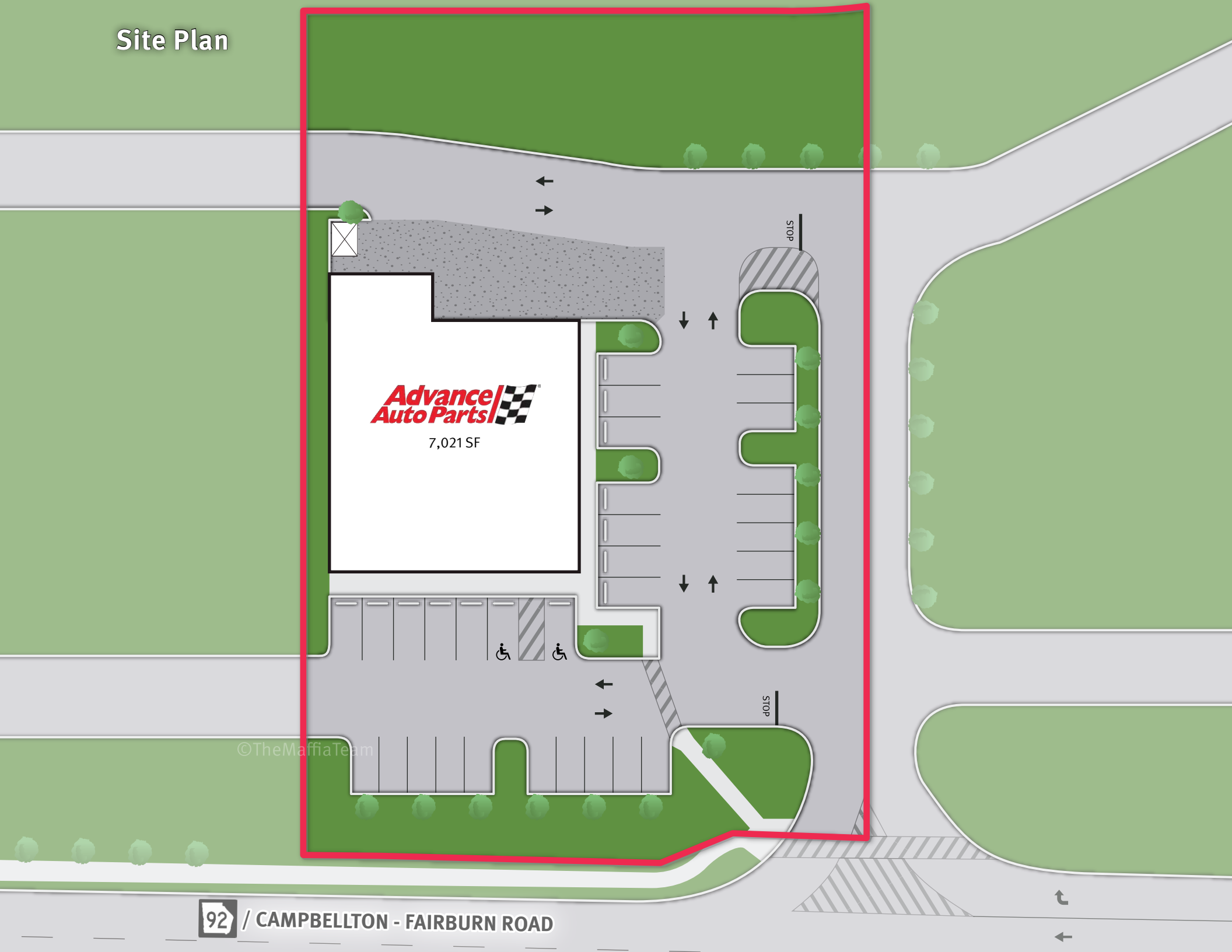
Fairburn, in Fulton County, is 16 miles southwest of Atlanta, Georgia. It stretches from the bustling Highway 74 industrial corridor on the eastside to Campbellton-Fairburn Rd (Hwy 92) on the Westside. The population was 12,950 at the 2010 census, which is a growth of 135% from 2000. Fulton County is the principal and most populous county of the Atlanta MSA, as of the 2010 census, the population was 920,581. Atlanta MSA is the most populous MSA in Georgia and the ninth-largest MSA in the United States. It is the core of the broader Atlanta-Athens-Cumming-Carrollton-McDonough Combined Statistical Area. The Atlanta Combined Statistical area spans up to 39 counties in north Georgia and had an estimated population of nearly 6.1 million people.

Additionally, the city is located less than 10 miles from the Hartsfield-Jackson Atlanta International Airport, which has been the world's busiest airport by passenger traffic since 1998 and by number of landings and take-offs since 2005. Hartsfield-Jackson held its ranking as the busiest airport in 2012, both in passengers and number of flights, by accommodating 95 million passengers and 950,119 flights.

The city has experienced phenomenal growth in business, industry and residential neighborhoods in recent years. Situated adjacent to Interstate 85 and convenient to the Atlanta MSA and Hartsfield-Jackson International Airport, the city offers industrial, commercial and retail zoning in close proximity to family oriented residential areas.



Site Plan



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# Aerial | Close-Up View





# Aerial | Northeast View

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S Fulton Pkwy

South Wind  
Golf & Tennis  
Community

South Wind  
Golf Course

Woodbridge at  
Parkway Village

Southwood Rd

Arcadia at  
Parkway Village

Future  
Development

**Advance  
Auto Parts**

WAFLE  
HOUSE®



Parkway  
Village

WELLS  
FARGO

S Fulton Pkwy (15,440 AADT)

92 / Campbellton Fairburn Rd (17,160 AADT)





# Aerial | Northwest View

Arlington  
Christian School

New Manchester  
High School

Estates at  
Walden Park

Twin  
Lakes

Hampton Oaks

Chestnut  
Ridge

Lexington  
Park

©TheMaffaTeam

Renaissance  
Middle School



Hall Rd

Hall Rd

WAFLE  
HOUSE®



92

Campbellton Fairburn Rd (17,160 AADT)

Future  
Development

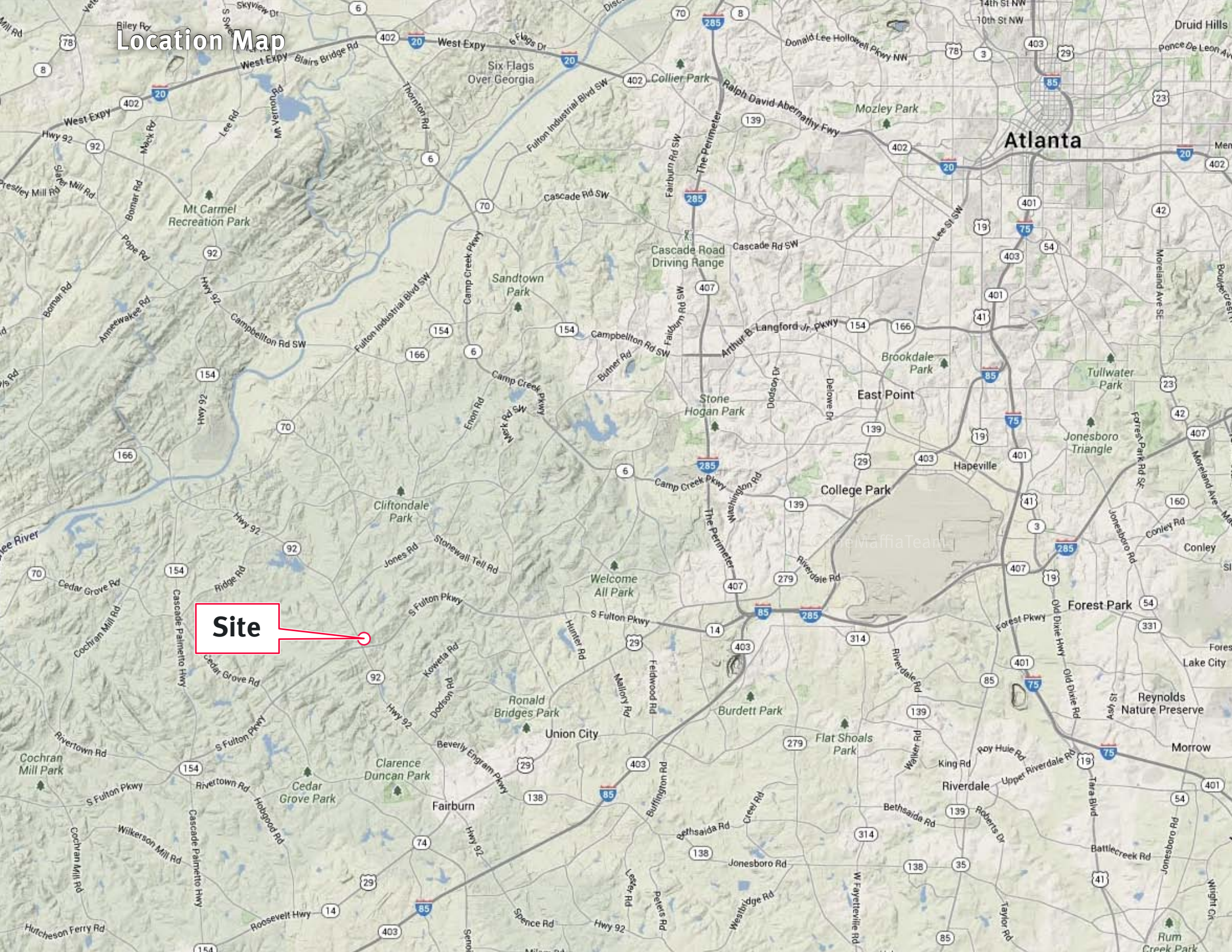
Southwood Rd



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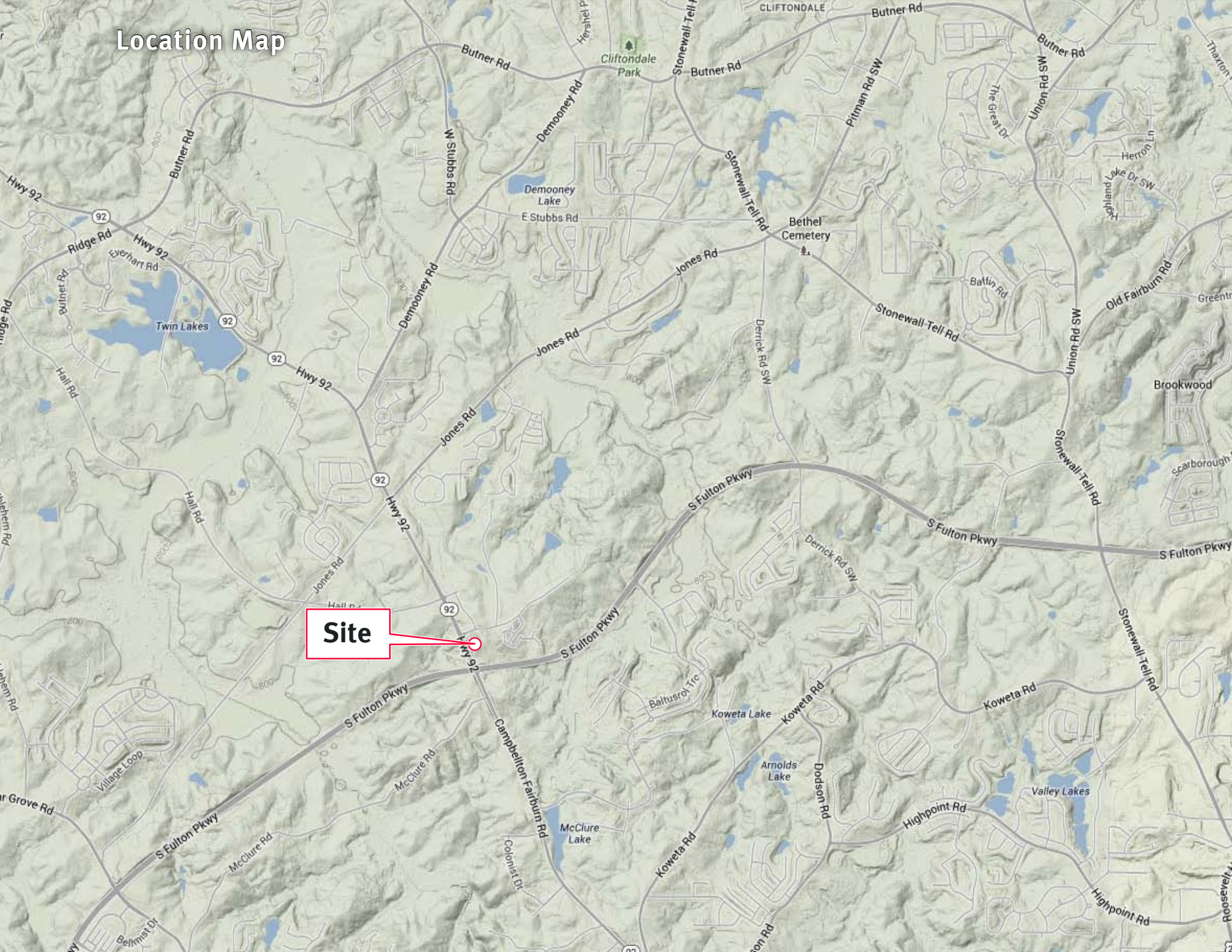


# Location Map





Location Map





# Demographics

5280 Campbellton Fairburn Rd  
Fairburn, GA 30213

	1 mile	3 miles	5 miles
<b>Population Summary</b>			
2000 Total Population	368	7,324	22,301
2010 Total Population	1,482	21,003	52,827
2012 Total Population	2,033	22,420	54,836
2012 Group Quarters	3	122	194
2017 Total Population	2,409	25,373	60,521
2012-2017 Annual Rate	3.45%	2.51%	1.99%
<b>Household Summary</b>			
2000 Households	145	2,554	8,286
2000 Average Household Size	2.52	2.82	2.67
2010 Households	553	7,419	18,990
2010 Average Household Size	2.67	2.81	2.77
2012 Households	739	7,851	19,543
2012 Average Household Size	2.75	2.84	2.80
2017 Households	884	9,003	21,805
2017 Average Household Size	2.72	2.80	2.77
2012-2017 Annual Rate	3.65%	2.78%	2.21%
2010 Families	410	5,312	13,363
2010 Average Family Size	3.12	3.35	3.32
2012 Families	544	5,586	13,671
2012 Average Family Size	3.20	3.37	3.35
2017 Families	652	6,422	15,321
2017 Average Family Size	3.19	3.35	3.32
2012-2017 Annual Rate	3.69%	2.83%	2.31%
<b>Housing Unit Summary</b>			
2000 Housing Units	148	2,636	8,694
Owner Occupied Housing Units	86.5%	78.1%	63.2%
Renter Occupied Housing Units	10.8%	18.8%	32.1%
Vacant Housing Units	2.7%	3.1%	4.7%
2010 Housing Units	603	8,243	21,535
Owner Occupied Housing Units	70.0%	72.2%	65.0%
Renter Occupied Housing Units	21.7%	17.8%	23.1%
Vacant Housing Units	8.3%	10.0%	11.8%
2012 Housing Units	808	8,615	22,151
Owner Occupied Housing Units	68.3%	72.0%	64.4%
Renter Occupied Housing Units	23.1%	19.2%	23.8%
Vacant Housing Units	8.5%	8.9%	11.8%
2017 Housing Units	966	9,842	24,587
Owner Occupied Housing Units	69.8%	72.9%	65.9%
Renter Occupied Housing Units	21.7%	18.6%	22.8%
Vacant Housing Units	8.5%	8.5%	11.3%
<b>Median Household Income</b>			
2012	\$53,770	\$50,866	\$48,391
2017	\$63,470	\$59,770	\$57,572
<b>Median Home Value</b>			
2012	\$173,809	\$164,851	\$164,509
2017	\$181,951	\$177,721	\$179,510
<b>Per Capita Income</b>			
2012	\$23,581	\$22,627	\$22,290
2017	\$28,191	\$26,597	\$26,298
<b>Median Age</b>			
2010	31.2	32.7	32.7
2012	31.1	32.8	32.9
2017	31.4	33.1	33.2





# Demographics

5280 Campbellton Fairburn Rd  
Fairburn, GA 30213

	1 mile	3 miles	5 miles
<b>2012 Households by Income</b>			
Household Income Base	739	7,851	19,543
<\$15,000	8.0%	8.1%	9.4%
\$15,000 - \$24,999	9.5%	10.7%	11.1%
\$25,000 - \$34,999	12.9%	11.6%	12.4%
\$35,000 - \$49,999	13.8%	18.3%	18.6%
\$50,000 - \$74,999	25.8%	23.8%	22.9%
\$75,000 - \$99,999	11.8%	10.8%	10.4%
\$100,000 - \$149,999	12.3%	11.6%	9.6%
\$150,000 - \$199,999	1.9%	2.8%	3.0%
\$200,000+	4.1%	2.3%	2.5%
Average Household Income	\$67,471	\$63,614	\$61,787
<b>2017 Households by Income</b>			
Household Income Base	884	9,003	21,805
<\$15,000	7.1%	7.2%	8.4%
\$15,000 - \$24,999	6.4%	7.4%	7.8%
\$25,000 - \$34,999	8.5%	8.2%	8.8%
\$35,000 - \$49,999	10.6%	14.6%	15.1%
\$50,000 - \$74,999	26.7%	24.9%	24.2%
\$75,000 - \$99,999	17.6%	16.0%	15.8%
\$100,000 - \$149,999	15.6%	15.5%	13.3%
\$150,000 - \$199,999	2.7%	3.5%	3.9%
\$200,000+	4.6%	2.6%	2.7%
Average Household Income	\$79,973	\$73,928	\$72,140
<b>2012 Owner Occupied Housing Units by Value</b>			
Total	552	6,201	14,262
<\$50,000	1.1%	1.7%	1.9%
\$50,000 - \$99,999	7.8%	10.4%	12.4%
\$100,000 - \$149,999	21.4%	28.2%	27.9%
\$150,000 - \$199,999	41.5%	32.5%	27.3%
\$200,000 - \$249,999	17.9%	15.7%	16.1%
\$250,000 - \$299,999	6.9%	6.7%	7.6%
\$300,000 - \$399,999	2.4%	3.5%	4.9%
\$400,000 - \$499,999	0.5%	0.8%	1.2%
\$500,000 - \$749,999	0.4%	0.3%	0.6%
\$750,000 - \$999,999	0.2%	0.1%	0.1%
\$1,000,000 +	0.0%	0.0%	0.0%
Average Home Value	\$179,286	\$173,124	\$177,527
<b>2017 Owner Occupied Housing Units by Value</b>			
Total	674	7,170	16,208
<\$50,000	0.6%	0.9%	1.0%
\$50,000 - \$99,999	4.5%	6.3%	8.1%
\$100,000 - \$149,999	14.4%	20.7%	21.0%
\$150,000 - \$199,999	48.1%	39.9%	33.7%
\$200,000 - \$249,999	22.1%	20.1%	20.7%
\$250,000 - \$299,999	7.3%	7.4%	8.4%
\$300,000 - \$399,999	2.4%	3.6%	5.2%
\$400,000 - \$499,999	0.4%	0.6%	1.0%
\$500,000 - \$749,999	0.3%	0.4%	0.7%
\$750,000 - \$999,999	0.1%	0.1%	0.1%
\$1,000,000 +	0.0%	0.0%	0.0%
Average Home Value	\$189,193	\$185,069	\$189,977



# Demographics

5280 Campbellton Fairburn Rd  
Fairburn, GA 30213

	1 mile	3 miles	5 miles
<b>2010 Population by Age</b>			
Total	1,485	21,001	52,829
0 - 4	9.4%	8.4%	8.6%
5 - 9	9.0%	8.6%	8.5%
10 - 14	9.1%	8.6%	8.5%
15 - 24	13.1%	12.7%	12.7%
25 - 34	16.4%	15.9%	15.8%
35 - 44	17.9%	17.8%	17.7%
45 - 54	11.2%	12.7%	12.6%
55 - 64	8.0%	9.2%	9.2%
65 - 74	3.5%	3.9%	4.1%
75 - 84	1.3%	1.6%	1.6%
85 +	0.7%	0.7%	0.7%
18 +	66.7%	69.2%	69.4%
<b>2012 Population by Age</b>			
Total	2,032	22,419	54,834
0 - 4	9.6%	8.5%	8.6%
5 - 9	9.0%	8.5%	8.4%
10 - 14	9.1%	8.6%	8.4%
15 - 24	12.9%	12.4%	12.4%
25 - 34	17.0%	16.2%	16.1%
35 - 44	17.3%	17.3%	17.3%
45 - 54	10.8%	12.3%	12.3%
55 - 64	8.4%	9.7%	9.6%
65 - 74	3.7%	4.1%	4.5%
75 - 84	1.4%	1.6%	1.6%
85 +	0.7%	0.8%	0.8%
18 +	67.2%	69.8%	69.9%
<b>2017 Population by Age</b>			
Total	2,409	25,372	60,519
0 - 4	9.7%	8.6%	8.7%
5 - 9	9.0%	8.6%	8.5%
10 - 14	9.2%	8.7%	8.6%
15 - 24	12.2%	11.6%	11.6%
25 - 34	17.0%	16.2%	16.1%
35 - 44	17.1%	17.1%	17.1%
45 - 54	10.0%	11.4%	11.4%
55 - 64	8.9%	10.2%	10.1%
65 - 74	4.5%	5.0%	5.4%
75 - 84	1.5%	1.7%	1.7%
85 +	0.8%	0.9%	0.8%
18 +	67.1%	69.7%	69.9%
<b>2010 Population by Sex</b>			
Males	657	9,597	24,180
Females	825	11,406	28,647
<b>2012 Population by Sex</b>			
Males	902	10,267	25,165
Females	1,131	12,153	29,671
<b>2017 Population by Sex</b>			
Males	1,069	11,632	27,796
Females	1,340	13,741	32,726



# Demographics

5280 Campbellton Fairburn Rd  
Fairburn, GA 30213

	1 mile	3 miles	5 miles
<b>2010 Population by Race/Ethnicity</b>			
Total	1,483	21,003	52,827
White Alone	7.6%	11.0%	11.3%
Black Alone	88.9%	83.9%	83.0%
American Indian Alone	0.2%	0.2%	0.2%
Asian Alone	0.4%	0.7%	0.7%
Pacific Islander Alone	0.1%	0.0%	0.0%
Some Other Race Alone	0.8%	1.9%	2.5%
Two or More Races	2.0%	2.3%	2.2%
Hispanic Origin	2.1%	5.0%	5.9%
Diversity Index	23.6	35.2	37.7
<b>2012 Population by Race/Ethnicity</b>			
Total	2,032	22,420	54,836
White Alone	7.6%	11.2%	11.5%
Black Alone	88.7%	83.4%	82.6%
American Indian Alone	0.2%	0.2%	0.2%
Asian Alone	0.4%	0.7%	0.7%
Pacific Islander Alone	0.1%	0.0%	0.1%
Some Other Race Alone	0.8%	2.0%	2.6%
Two or More Races	2.2%	2.5%	2.4%
Hispanic Origin	2.2%	5.1%	6.0%
Diversity Index	24.1	36.1	38.4
<b>2017 Population by Race/Ethnicity</b>			
Total	2,409	25,372	60,523
White Alone	7.6%	11.2%	11.4%
Black Alone	88.0%	82.5%	81.9%
American Indian Alone	0.2%	0.3%	0.3%
Asian Alone	0.5%	0.8%	0.8%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	0.9%	2.2%	2.8%
Two or More Races	2.6%	2.9%	2.8%
Hispanic Origin	2.5%	5.7%	6.5%
Diversity Index	25.9	38.1	39.9
<b>2010 Population by Relationship and Household Type</b>			
Total	1,482	21,003	52,827
In Households	99.8%	99.4%	99.6%
In Family Households	88.9%	87.3%	86.8%
Householder	26.0%	25.5%	25.4%
Spouse	14.8%	14.8%	14.4%
Child	39.1%	37.7%	37.6%
Other relative	6.5%	6.6%	6.5%
Nonrelative	2.7%	2.7%	2.8%
In Nonfamily Households	10.9%	12.1%	12.8%
In Group Quarters	0.2%	0.6%	0.4%
Institutionalized Population	0.2%	0.5%	0.3%
Noninstitutionalized Population	0.0%	0.1%	0.1%





# Demographics

5280 Campbellton Fairburn Rd  
Fairburn, GA 30213

	1 mile	3 miles	5 miles
<b>2010 Households by Type</b>			
Total	553	7,418	18,990
Households with 1 Person	22.1%	23.9%	25.0%
Households with 2+ People	77.9%	76.1%	75.0%
Family Households	74.1%	71.6%	70.4%
Husband-wife Families	41.8%	41.7%	39.9%
With Related Children	25.0%	23.6%	22.3%
Other Family (No Spouse Present)	32.4%	30.0%	30.5%
Other Family with Male Householder	5.4%	5.5%	5.8%
With Related Children	4.0%	3.5%	3.5%
Other Family with Female Householder	26.8%	24.5%	24.7%
With Related Children	21.3%	18.2%	18.3%
Nonfamily Households	3.8%	4.5%	4.7%
All Households with Children	50.8%	45.8%	44.7%
Multigenerational Households	6.5%	7.3%	6.9%
Unmarried Partner Households	6.7%	6.5%	6.5%
Male-female	5.6%	5.5%	5.6%
Same-sex	1.1%	1.0%	0.9%
<b>2010 Households by Size</b>			
Total	554	7,420	18,990
1 Person Household	22.0%	23.9%	25.0%
2 Person Household	27.4%	27.5%	27.3%
3 Person Household	20.4%	19.2%	19.1%
4 Person Household	15.5%	15.0%	14.8%
5 Person Household	8.1%	8.0%	7.9%
6 Person Household	3.8%	3.7%	3.4%
7 + Person Household	2.7%	2.7%	2.6%
<b>2010 Households by Tenure and Mortgage Status</b>			
Total	553	7,419	18,990
Owner Occupied	76.3%	80.2%	73.8%
Owned with a Mortgage/Loan	69.8%	73.4%	66.7%
Owned Free and Clear	6.5%	6.8%	7.1%
Renter Occupied	23.7%	19.8%	26.2%