



**CURT GREEN**  
**& COMPANY, LLC**  
— COMMERCIAL REAL ESTATE BROKER —

REAL ESTATE DEVELOPMENT

INVESTMENTS

COMMERCIAL & RETAIL

FARM & RANCH

INDUSTRIAL

**PRICE  
REDUCED**

## SINGLE TENANT RETAIL INVESTMENT

**Investment Grade—NN+ Lease**

626 West Kingshighway, Paragould, Arkansas 72450

**8.35 % CAP**

**\$702,395**



Representative Photo

Exclusive Listing Agent

Phil Bishop

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Prospective Purchasers of the Property are advised (i) that any changes may have occurred in the physical or financial condition of the Property since the time this Offering Memorandum was prepared, and (ii) that projections contained herein are based upon assumptions of the events beyond the control of Broker and, therefore, may be subject to variation. Prospective purchasers of the property are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

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The Broker is the Seller/Owner’s Agent and represents the Owner/Seller.

If you have no interest in the Property, please return the Offering Memorandum forthwith.

**This information has been secured from sources we deem to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify all information and bears all risk for any inaccuracies.**



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**INVESTMENT SUMMARY**

List Price:	\$702,395
Current NOI:	\$58,650
Initial CAP Rate:	8.35% Cap
Land Acreage:	.665 +/-
Year Built:	1997
Building Size:	5,675 SF

**LEASE SUMMARY**

Lease Type:	NN+
Taxes/CAM/Insurance:	Tenant Responsibility
Roof/Structure:	Landlord Responsibility
Parking Lot Replacement:	Landlord Responsibility
Current Lease Term:	January 1, 2014 - December 31, 2022
2nd Renewal	Jan 1, 2023 - Dec 31, 2027 \$5,121.69
3rd Renewal	Jan 1, 2028 - Dec 31, 2032 \$5,358.15
4th Renewal	Jan 1, 2033 - Dec 31, 2037 \$5,594.60
Lease Guarantor:	Corporate Guarantee

**TENANT HIGHLIGHTS**

NYSE Ticker Symbol:	AAP
2018 Revenue:	\$9.512 Billion
2018 EBITDA:	.847 Billion
Forward P/E Ratio:	26.40

**INVESTMENT HIGHLIGHTS**

- Lease is Equipped with 3 additional Five Year Options
- Lease is Corporately Gauranteed by Advance Auto Parts Inc
- NN+ Lease Terms Require very Minimal Landlord responsibilities
- Roof Replaced April 2014
- Rent Increases in Options

**LOCATION HIGHLIGHTS**

- The Subject Property is located in a strong retail corridor with multiple surrounding national retail tenants including: Walmart, Lowe's, McDonald's, Walgreens, Taco Bell, AutoZone, and O'Reilly Autoparts.
- Average Household Income is \$54,549 within 5 Mile Radius
- 5 Mile Population surrounding the investment property Exceeds 30,000
- Intersection boasts an ADT of 21,500 VPD



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## TENANT OVERVIEW

Headquartered in Roanoke, VA., Advance Auto Parts, Inc., the largest automotive aftermarket parts provider in North America, serves both the professional installer and do-it-yourself customers. Advance Auto Parts operates over 5,185 stores, over 127 Worldpac branches and serves approximately 1,250 independently owned CARQUEST branded stores in the United States, Puerto Rico, the U.S. Virgin Islands and Canada. Employing approximately 74,000 Team Members, the company works hard to create an environment of honesty, integrity, mutual trust and dedication. These values have remained the same since Advance Auto Parts founding in 1929. Advance Auto Parts operates stores that primarily offer auto parts such as alternators, batteries, belts and hoses, chassis parts, clutches, engines and engine parts.



AAP continues to expand its store network in both new and existing markets to grow its commercial and DIY customer base. In a move that created the largest automotive aftermarket parts provider in North America and surpassed rival AutoZone in sales, AAP acquired privately-held General Parts International, a distributor and supplier of original equipment and aftermarket replacement products for commercial markets operating under the CARQUEST and WORLDPAK brands. The company has also been moving into the commercial market in recent years. To better serve commercial customers, AAP has added more parts from key manufacturers to its inventory and expanded its workforce with parts professionals, delivery drivers, and sales representatives. Its "Speed Perks" customer loyalty campaign targets core DIY customers and emphasizes service. The company also employs Spanish-language television, radio, and outdoor ads to reach Latinos.

The auto parts chain has stores in all 50 states, as well as Puerto Rico, the US Virgin Islands, and Canada. Florida is the company's largest market with more than 500 stores. North Carolina, New York, Ohio, Pennsylvania, and Georgia are also major markets for Advance Auto Parts, each home to more than 250 stores.



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Paragould is the county seat of Greene County, and the 19th largest city in Arkansas. The city is located in northeastern Arkansas atop Crowley's Ridge, a geologic anomaly contained within the Arkansas Delta. The city's name is a blend combining the last names of competing railroad magnates J. W. Paramore and Jay Gould. A group of citizens chose the name, and it is believed to be the only city in the world with this name. Gould objected to his name's being second and refused to list the new town on his schedules. The city has an estimated population of 28,488.



Paragould is located 150 miles northeast of Little Rock and 90 miles northwest of West Memphis. Paragould is situated atop Crowley's Ridge and located along the Crowley's Ridge Parkway National Scenic Byway. It is near some of the most plentiful lakes, streams, and rivers in all of Arkansas.

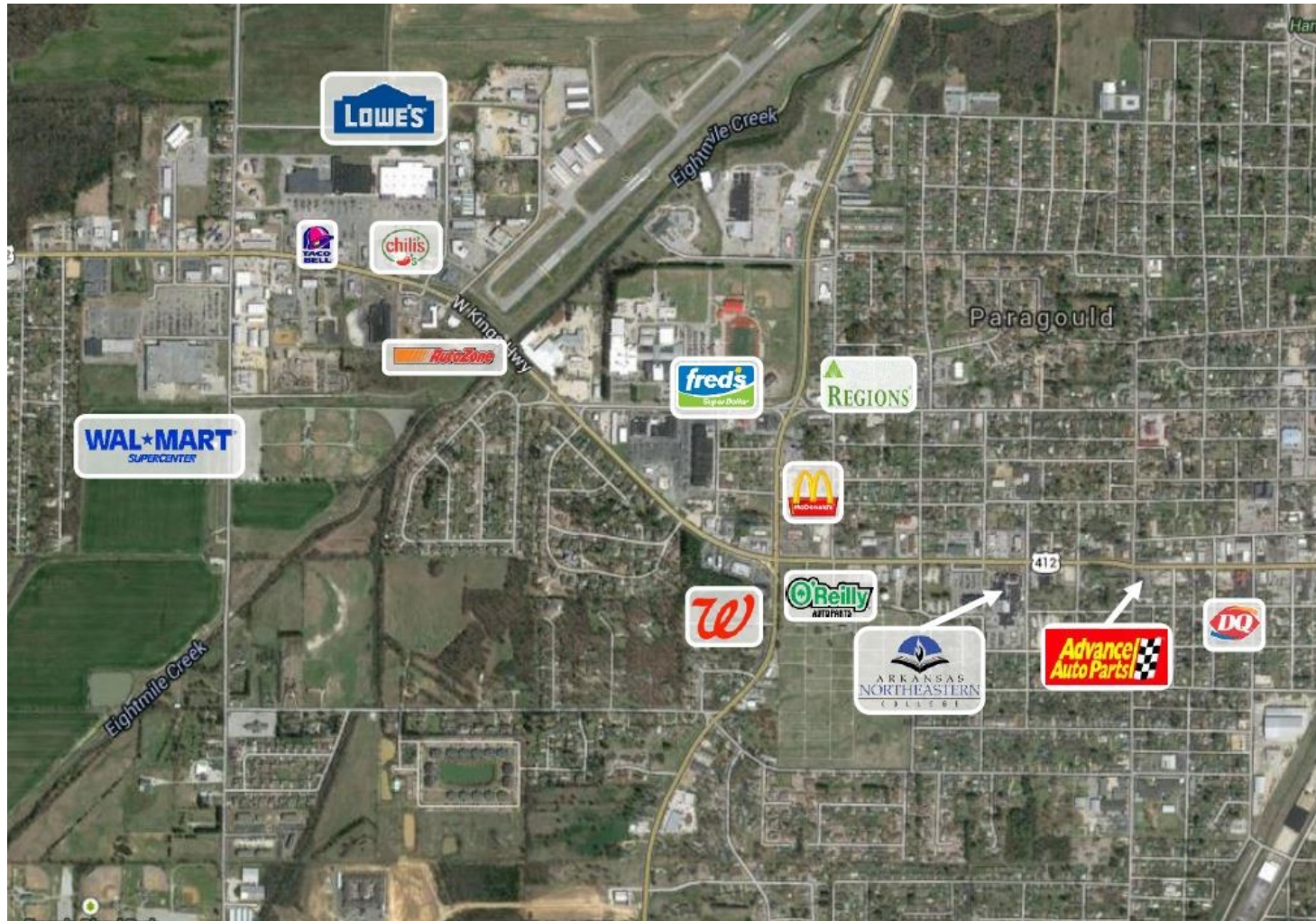
Paragould is a growing city that is rich in history and tradition. The Greene County Fair is more than 100 years old and is the single largest county fair in the state.

The historic downtown is home to Art and Stroll and the State's largest Zombie Walk. The downtown area is located on Pruett Street and includes the restored Collins Theatre and the Greene County 1888 Historic Courthouse, home of the Paragould Regional chamber of Commerce.





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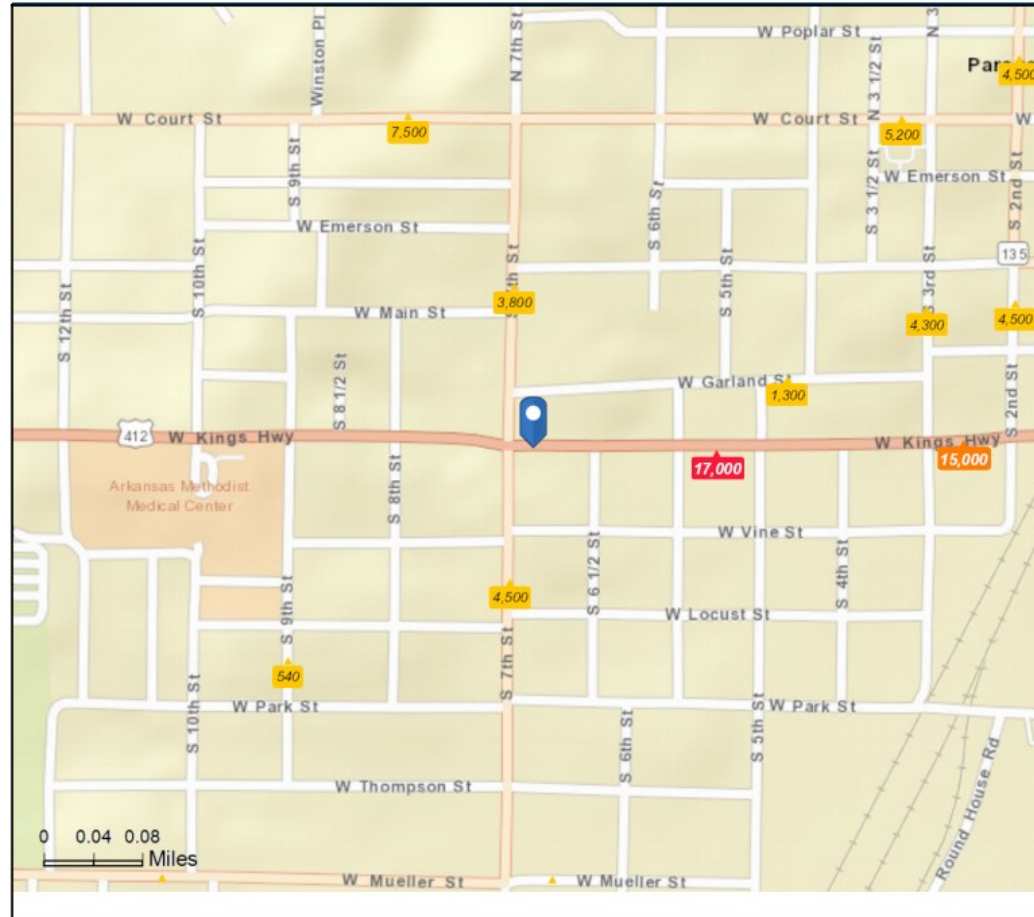
INDUSTRIAL



## Traffic Count Map - Close Up

626 W Kingshighway, Paragould, Arkansas, 72450 2  
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Rings: 5 mile radii

Prepared by Esri  
Latitude: 36.05246  
Longitude: -90.49426



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## KEY FACTS

30,892

Population



Average  
Household Size

38.0

Median Age

\$41,881

Median Household  
Income

## EDUCATION

14%

No High  
School  
Diploma



41%

High School  
Graduate



27%

Some College



18%

Bachelor's/Grad/Prof  
Degree

## BUSINESS



1,064

Total Businesses



16,540

Total Employees

## EMPLOYMENT



White Collar

53%



Blue Collar

35%



Services

12%

4.2%

Unemployment  
Rate

## INCOME



\$41,881

Median Household  
Income



\$21,570

Per Capita Income



\$53,025

Median Net Worth

## Households By Income

The largest group: \$50,000 - \$74,999 (19.4%)

The smallest group: \$200,000+ (1.2%)

Indicator ▲	Value	Difference	
<\$15,000	15.5%	+0.6%	
\$15,000 - \$24,999	12.9%	+0.1%	
\$25,000 - \$34,999	12.8%	+0.1%	
\$35,000 - \$49,999	16.1%	-0.2%	
\$50,000 - \$74,999	19.4%	-0.5%	
\$75,000 - \$99,999	11.6%	-0.2%	
\$100,000 - \$149,999	8.5%	+0.4%	
\$150,000 - \$199,999	2.0%	+0.2%	
\$200,000+	1.2%	-0.5%	



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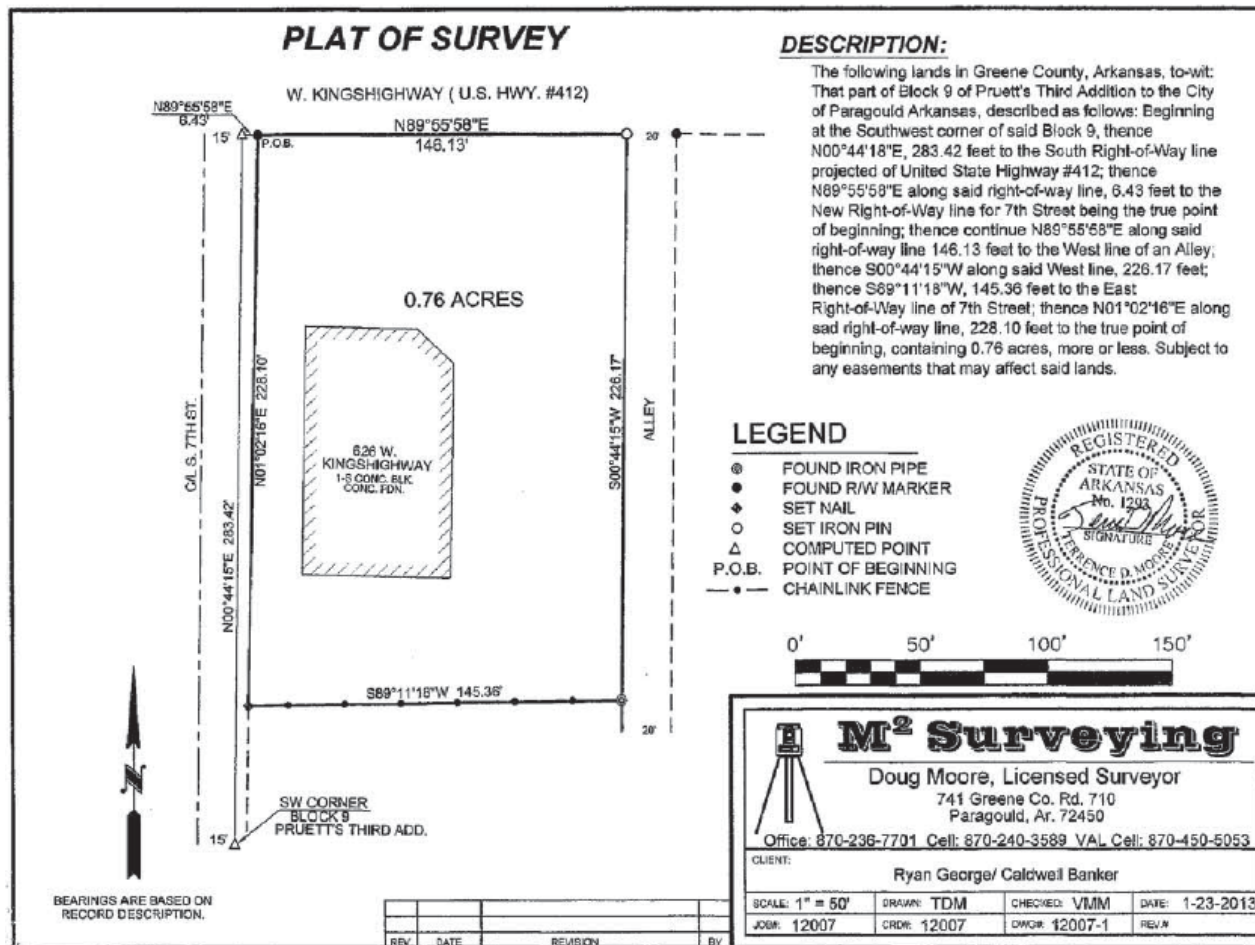
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# ***Advance/ Auto Parts/***



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