



783 NATHAN DRIVE
TRAFALGAR, IN 46181



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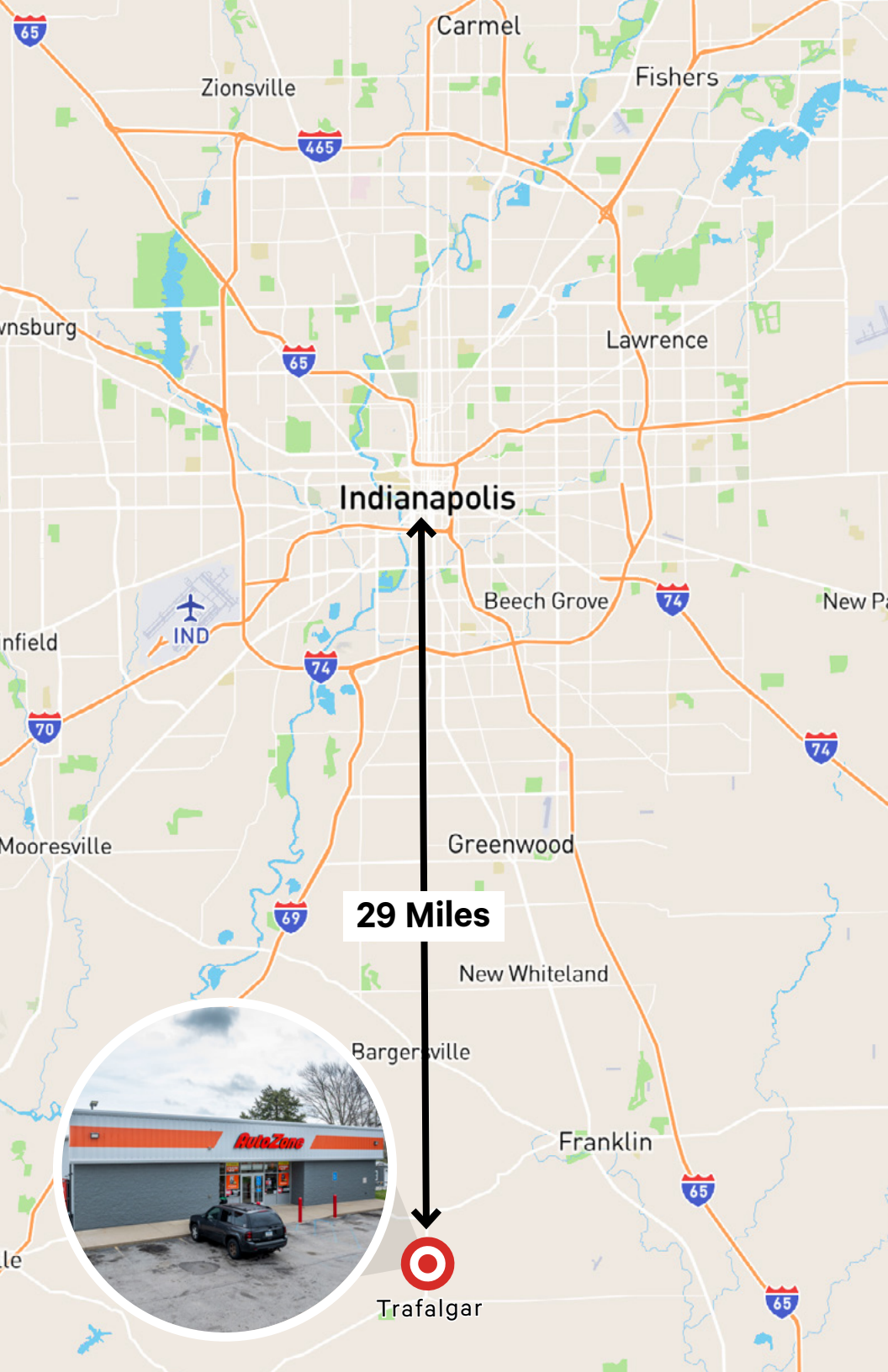
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TABLE OF CONTENTS



4

EXECUTIVE SUMMARY

*Property Description
Investment Highlights*

6

AERIALS & MAPS

*Drone Aerial
Market Aerial
Site Plan*

10

INVESTMENT OVERVIEW

*Lease Summary
Guarantor Overview*

12

LOCATION OVERVIEW

Trafalgar, IN MSA Overview

PROPERTY DESCRIPTION



NOI **\$78,840**



CAP RATE **5.25%**



PRICE **\$1,501,000**



ADDRESS
**783 NATHAN DRIVE
TRAFALGAR, IN**



GUARANTOR / TENANT
**AUTOZONE, INC. / AUTOZONE
DEVELOPMENT LLC**



TERM REMAINING
± 14.3 YEARS



BUILDING & PARCEL SIZE
9,100 SF



YEAR BUILT
2008



PARKING SPACES
31 SPACES

TRAFFIC COUNTS

Street Name	Traffic
US-135	12,154 VPD
US-252	8,642 VPD

DEMOGRAPHICS

	3 mile	5 mile	10 mile
POPULATION	3,410	7,384	68,644
HOUSEHOLDS	1,268	2,786	25,545
AVERAGE HOUSEHOLD INCOME	\$128,355	\$147,323	\$124,443

INVESTMENT HIGHLIGHTS



NATIONAL AUTOMOTIVE TENANT

AutoZone, Inc. (NYSE: AZO, S&P: BBB), the leading U.S. retailer and distributor of automotive replacement parts, operates 6,627 stores in the U.S. and a total of 7,657 stores across North and South America as of August 30, 2025. For the fiscal year ending August 30, 2025, AutoZone reported net sales of \$18.94 billion, net income of \$2.50 billion, and total assets of \$19.36 billion.



2025 STORE OPENING | NNN LEASE WITH CORPORATE GUARANTY

AutoZone's NNN lease features a corporate guaranty from AutoZone, Inc. (S&P: BBB) and ± 14.3 years of term remaining with 8% rent increase starting in year 11. and every five years throughout the remaining initial term and in each of the four, 5-year renewal options.



STRONG CUSTOMER BASE DRIVEN LARGE TRADE AREA

Trafalgar sits in the center of southern Johnson County and serves as the business hub for the area serving Morgantown, Indiana, Painted Hills, Indiana, and Prince's Lakes. This is the only AutoZone store within 10 miles. Trafalgar has strong economic demographics with 5 mile average household income of \$147,323.



DYNAMIC DEMOGRAPHICS

AutoZone benefits from dynamic demographics with a population of 7,384 within 5 miles and 68,644 within 10 miles. Average household income is \$147,323 within a 5-mile and \$124,443 within 10 miles.



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DOLLAR GENERAL
market

Elite Collision Repair
Dental Beauty Wellness Center

CASEY'S
GENERAL STORE

Monster Fireworks

First Merchants

AutoZone

SR-135: 11,473 VPD

783 NATHAN DRIVE TRAFALGAR, IN 46181



AutoZone



First Merchants

Monster Fireworks



CVS pharmacy



DOLLAR TREE

TACO BELL



Mutualbank



783 NATHAN DRIVE
TRAFALGAR, IN 46181

County Rd 350 W

SR 135

DOLLAR GENERAL

CASEY'S
GENERAL STORE

SITE

SR 135

11,473 VPD

Frost Merchants
Bank

Dunn Dr
Watson Dr

Sobota Way

E Pearl St

W 400 S

W Pearl St

E Ohio St

Ohio St

Pleasant St

S Tower Dr

DOLLAR TREE

Spencer's

TACO BELL

SR 135

CVS
pharmacy

McDonald's

SUBWAY

DO

9,482 VPD

8,642 VPD

Ryan Dr

Mutual Bank

Lakewood Dr

S 250 W

State Rd 135
11,473 VPD

Nathan Dr

Adam Dr



LEASE SUMMARY

Trafalgar, IN



GUARANTOR	AutoZone, Inc. (S&P: BBB)
TENANT	AutoZone Development LLC
LEASE TYPE	NNN
ORIGINAL TERM	15 years
RENT COMMENCEMENT	July 2, 2025
LEASE EXPIRATION	July 1, 2040
TERM REMAINING	±14.3 years
RENT INCREASES	8% increase starting in year 11 and increases every 5 years during options
RENEWAL OPTIONS	Four, 5-year options

RENT SCHEDULE	ANNUAL RENT	RENT PSF	INCREASE
CURRENT TO APRIL JULY 1, 2035:	\$78,840.00	\$8.75PSF	
JULY 2, 2035 TO JULY 1, 2040:	\$85,147.20	\$9.45 PSF	8.00%
OPTIONS 1 (JULY 2,2040 TO JULY 1, 2045):	\$91,959.00	\$10.20 PSF	8.00%
OPTION 2 (JULY 2, 2045 TO JULY 1, 2050):	\$99,315.72	\$11.02 PSF	8.00%
OPTION 3 (JULY 2, 2050 TO JULY 1, 2055):	\$107,260.92	\$11.90 PSF	8.00%
OPTION 4 (JULY 2, 2055 TO JULY 1, 2060):	\$115,841.88	\$12.85 PSF	8.00%

TAXES	Tenant shall pay for all real estate and personal property taxes assessed solely against the Demised Premises.
REPAIRS & MAINTENANCE	Tenant will make and pay for all non-structural repairs to the interior of the building located on the Demised Premises, the Public Area and HVAC and all other repairs to the Demised Premises (including the Building) Landlord will, at its sole expense, make all structural repairs to the Building, including, but not limited to, foundation, retaining walls, bearing walls, and the roof.
INSURANCE	Land lord will maintain all risk insurance on the building on the Demised Premises. Tenant will within thirty (30) days after receipt of an annual billing from Landlord's invoices, reimburse Landlord, as Additional Rent, the cost of such insurance premiums.

GUARANTOR OVERVIEW

AUTOZONE, INC.



AutoZone, Inc. (NYSE: AZO, S&P: BBB) remains the nation's leading retailer and distributor of automotive replacement parts. AutoZone opened its first store in Forrest City, Arkansas on July 4, 1979. As of August 30, 2025, the company has 6,627 stores in the U.S., and 7,657 total stores including Mexico and Brazil. AutoZone continues to focus on store expansion, commercial sales growth, and enhancing its digital presence to serve its customers.

After twelve years in operation, the company joined the New York Stock Exchange and earned a spot in the Fortune 500. The company offers various products including new and re-manufactured automotive hard parts, maintenance items, accessories, and non-automotive products. AutoZone also provides a commercial sales program which offers credit and the delivery of parts and other products to local, regional, and national repair garages, dealers, service stations, and public sector accounts. In addition, it sells automotive diagnostic and repair software under the ALLDATA brand name through the alldata.com website; and automotive hard parts, maintenance items, accessories, and non-automotive products through the AutoZone.com website. AutoZone also offers a Loan-A-Tool program which gives customers the ability to rent common and unique tools for their do-it-yourself projects. In order to build brand loyalty, AutoZone provides a variety of free services including check engine light readings, battery charging, and other services to help customers maintain their vehicles.

For the fiscal year ending August 30, 2025, AutoZone reported net sales of \$18.94 billion, net income of \$2.50 billion, and total assets of \$19.36 billion. The tenant under the lease—AutoZone Development LLC—is a wholly owned subsidiary of AutoZone, Inc.



AutoZone Trafalgar, IN

COMPANY OVERVIEW

NYSE TICKER:	AZO
HEADQUARTERS:	Memphis, TN
YEAR FOUNDED:	1979
NUMBER OF STORES:	7,657 (U.S., Mexico, Brazil)
NUMBER OF EMPLOYEES:	126,000
FY 2025 NET SALES:	\$18.94B
TOTAL ASSETS:	\$19.36B
FORTUNE RATING (2025):	#227
CREDIT RATING:	S&P: BBB

FEATURED BRANDS



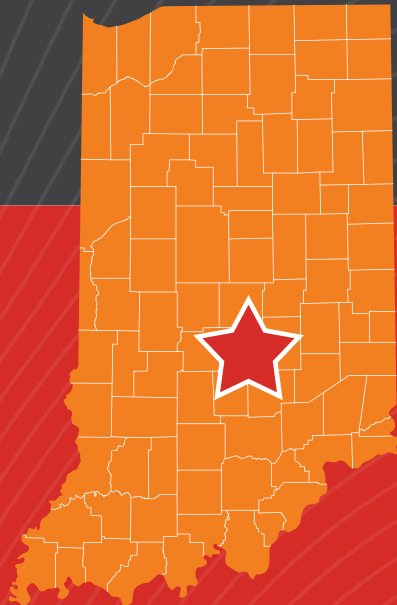
LOCATION OVERVIEW

TRAFALGAR, IN



Trafalgar is a small town nestled in Nineveh and Hensley townships within Johnson County, Indiana, approximately 20 miles south of Indianapolis. As of the 2020 census, its population was 1,422, with more recent estimates for 2025 showing around 1,726 residents and a projected population of 1,836 for 2030, indicating steady growth. The town's name commemorates the historic Battle of Trafalgar, reflecting a unique piece of its heritage. Initially platted in the early 1800s as "Liberty" along a railroad line, it later merged with a nearby village and was reincorporated in 1946, experiencing significant growth by the 1990s.

Today, Trafalgar is characterized by its small-town charm, strong community values, and family-friendly atmosphere, balancing rural tranquility with convenient access to urban centers like Franklin, Greenwood, and Indianapolis. The community prides itself on a rich agricultural tradition and a growing economy that supports small businesses and skilled trades.



TRAFALGAR, IN AT-A-GLANCE

WITHIN A 10 MILE RADIUS



68,644
Population



19,697
2025 Employees



1,735
2025 Businesses



\$124,443
Average Household Income



73.0%
Owner-Occupied Units



30.5%
Bachelor's Degree or Higher

TOP INDUSTRY SECTORS



**Agriculture &
Rural Services**



Manufacturing



**Healthcare &
Social Assistance**



Retail Trade

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