



REPRESENTATIVE PHOTO

ADVANCE AUTO PARTS

10010 SR 64 E, BRADENTON, FLORIDA

- NEW CONSTRUCTION FEATURING 15-YEAR NNN LEASE
- HIGH TRAFFIC FRONTAGE ALONG SR-64 (61,000 VPD)
- EXPLOSIVE RESIDENTIAL & COMMERCIAL CORRIDOR

OFFERING
MEMORANDUM



PREPARED BY

ADAM BIRNBREY

Partner, Managing Director
Investment Sales
404.934.5558
adam.birnbrey@tscg.com

JUSTIN LATONE

Managing Director
Investment Sales
404.788.0679
justin.latone@tscg.com

NEAL PRINGLE, CCIM

Partner, Sr Managing Director
Investment Sales
678.230.7188
neal.pringle@tscg.com

PORTER TUGGEY

Associate
Investment Sales
404.725.7009
porter.tuggey@tscg.com

HILARY SMITH

Marketing Coordinator
Investment Sales
hilary.smith@tscg.com



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REPRESENTATIVE PHOTO

BRAND NEW CONSTRUCTION | 15-YEAR NNN LEASE | SR-64 FRONTAGE 61,000 VPD

- Brand new construction Advance Auto Parts featuring the tenant's latest prototype
- Significant barriers to entry in high-growth Lakewood Ranch/Bradenton submarket along SR-64 (61,000 VPD)
- 15-year NNN lease with 10% bumps every 5 years during the initial term and four 5-year renewal options.
- NNN lease structure — Landlord responsibilities limited to structure, slab and foundation
- Advance Auto Parts is a leading automotive aftermarket parts provider, operating 4,300+ stores across the U.S., Canada, Puerto Rico and the U.S. Virgin Islands

SHORT COMMUTES TO TAMPA, ST-PETE & SARASOTA | ADJACENT TO #1 TOP SELLING MULTI-GEN COMMUNITY

- Manatee County is one of Florida's fastest-growing counties
 - Manatee's population is expected to increase another 70,000 to 517,000 residents by 2030
- Close proximity to Interstate 75 (141,000 VPD), ~15 minutes to Bradenton, ~30 minutes to Sarasota, ~35 minutes to St. Pete and ~50 minutes to Tampa — some of the Gulf Coast's largest employment and population centers
- Adjacent to Lakewood Ranch, a 33,000+ acre master-planned community home to 77,000+ residents and 22,000+ employees across 2,600+ businesses
- National credit investment featuring a below-market new construction rent PSF

DENSE RETAIL CORRIDOR NEAR COSTCO, TARGET, WHOLE FOODS & PUBLIX | \$167,000+ AHHI WITHIN 3 MILES

- Major growth corridor near Interstate 75 and Lakewood Ranch, one of the fastest growing and largest master planned communities in the US
- Advance Auto Parts is less than two miles from I-75 and the new 500,000 SF Marketplace at Heritage Harbour anchored by Target, Costco, Whole Foods, Academy Sports, Hobby Lobby, Chick-fil-A, Cava and Seasons 52
- In 2025, Lakewood Ranch earned its 8th consecutive #1 ranking as the Nation's Top-Selling Multigenerational Community
 - This growth has spurred continued development along Interstate 75 between Sarasota and Tampa
- Within a 3-mile radius, the average household income is \$167,583 with a median home value of \$589,168
- The residential population has increased 100% since 2010 and is expected to grow an additional 7% by 2031 within 5 miles
 - Anticipated completion of 5,000+ homes by 2031
- Explosive residential growth driven by Star Farms (2,800+ units), Calusa Country Club (1,700+ units), Esplanade at Azario (1,500+ units), Lorraine Lakes (1,300+ units), Del Webb Catalina (1,300+ units), Palm Grove (900+ units) and more



REPRESENTATIVE PHOTO

INVESTMENT SUMMARY

ADVANCETM
AUTO PARTS

PRICE
\$4,417,000
CAP RATE
5.75%



BUILDING SIZE
6,889 SF



TERM
15 YEARS



STRUCTURE
NNN

REPRESENTATIVE PHOTO

**10010 SR 64 EAST
BRADENTON, FLORIDA**

PROPERTY DETAILS

TENANT	Discount Auto Parts, LLC, a Virginia limited liability company (d/b/a Advance Auto Parts)
YEAR BUILT	2026
LEASE STRUCTURE	NNN
INITIAL TERM	15 Years
RENEWAL OPTIONS	Four, 5-Year Options
RENT INCREASES	10% Every 5 Years
EXPECTED RCD	10/15/2026
EXPECTED LXD	10/31/2041

RENT SCHEDULE

INITIAL TERM	MONTHLY	ANNUAL
Years 1 – 5	\$21,166.67	\$254,000
Years 6 – 10	\$23,283.33	\$279,400
Years 11 – 15	\$25,611.67	\$307,340
EXTENSIONS	MONTHLY	ANNUAL
1st Option	\$28,172.83	\$338,074
2nd Option	\$30,990.12	\$371,881
3rd Option	\$34,089.13	\$409,070
4th Option	\$37,498.04	\$449,976

LOOKING WEST

75 (141,000 VPD)

Downtown Bradenton
8Mi

COASTAL ORTHOPEDICS

RaceTrac

CAR WASH

OLIVE & DOUGH

UrgentVet

lake dental

premier music academy

Arby's

Spectrum

MeadowsFamilyDentistry

AGAPE FAMILY DENTAL

Advance Auto Parts

ALDI
Aspen Dental
FIVE GUYS
CIRCLE K
Panera Bread
SMOOTHIE KING

MARKETPLACE AT HERITAGE HARBOR
5.4M VISITS
COSTCO WHOLESALE
Academy SPORTS+OUTDOORS
LONGHORN STEAKHOUSE
Chick-fil-A
TARGET
HOBBY LOBBY
CAVA
MILLER'S ALE-HOUSE
Seasons 52

THE LANDING AT HERITAGE HARBOR
1.7M VISITS
BURNING FITNESS
TIRE KINGDOM
TIDAL WAVE
DQ
TACO BELL

Carlos E. Halle Middle School
780 Students

Anna Maria Island
20 Miles

Heritage Harbor Golf Club

Freedom Elementary School
593 Students

Greenfield Plantation & Golf Course
600+ Homes

64 (61,000 VPD)

LOOKING NORTH



St. Petersburg
25 Mi



River Strand Golf
& Country Club



Waterlefe Golf
& River Club



Carlos E. Halle
Middle School
780 Students



Freedom
Elementary School
593 Students



Forayna Watercolor
Place Apartments
300+ Units, 2025 Build



Greenfield Plantation
& Golf Course
600+ Homes



64 (61,000 VPD)



LOOKING SOUTH

Waterside
5,000+ Homes
\$1.2M Median List Price
←

Lakewood Ranch
High School
2,400+ Students



Downtown
Sarasota
12 Mi

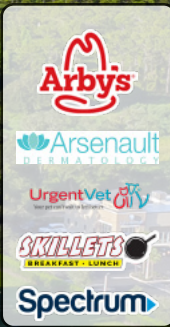
75 (141,000 VPD)



AGAPE
FAMILY DENTAL

Meadows Family Dentistry

premier
music
academy



64 (61,000 VPD)

Greenfield Plantation
& Golf Course
600+ Homes

LOOKING EAST

10,000+ New Homes
Star Farms, Esplanade, Calusa
Country Club, Lorraine Lakes,
Palm Grove and Sweetwater



Wawa



MD NOW
URGENT CARE



CVS
pharmacy

LAKEWOOD RANCH GATEWAY

Publix



verizon

The UPS Store

Public Storage



Gateway Corporate Center
500K Class A Industrial

Lakewood Ranch
#1 Top Selling
Multi-Gen Master-
Planned Community



Advance
Auto Parts

Greenfield Plantation
& Golf Course
600+ Homes



AGAPE
FAMILY DENTAL

MeadowsFamilyDentistry

premier
music
academy



TENANT Advance Auto Parts

PROPERTY TYPE Automotive

OWNERSHIP Public: NYSE - AAP

HEADQUARTERS Raleigh, North Carolina

YEAR FOUNDED 1932

WEBSITE www.corp.advanceautoparts.com

COMPANY OVERVIEW

8.6B

TOTAL REVENUE
FISCAL YEAR 2025

4,300+

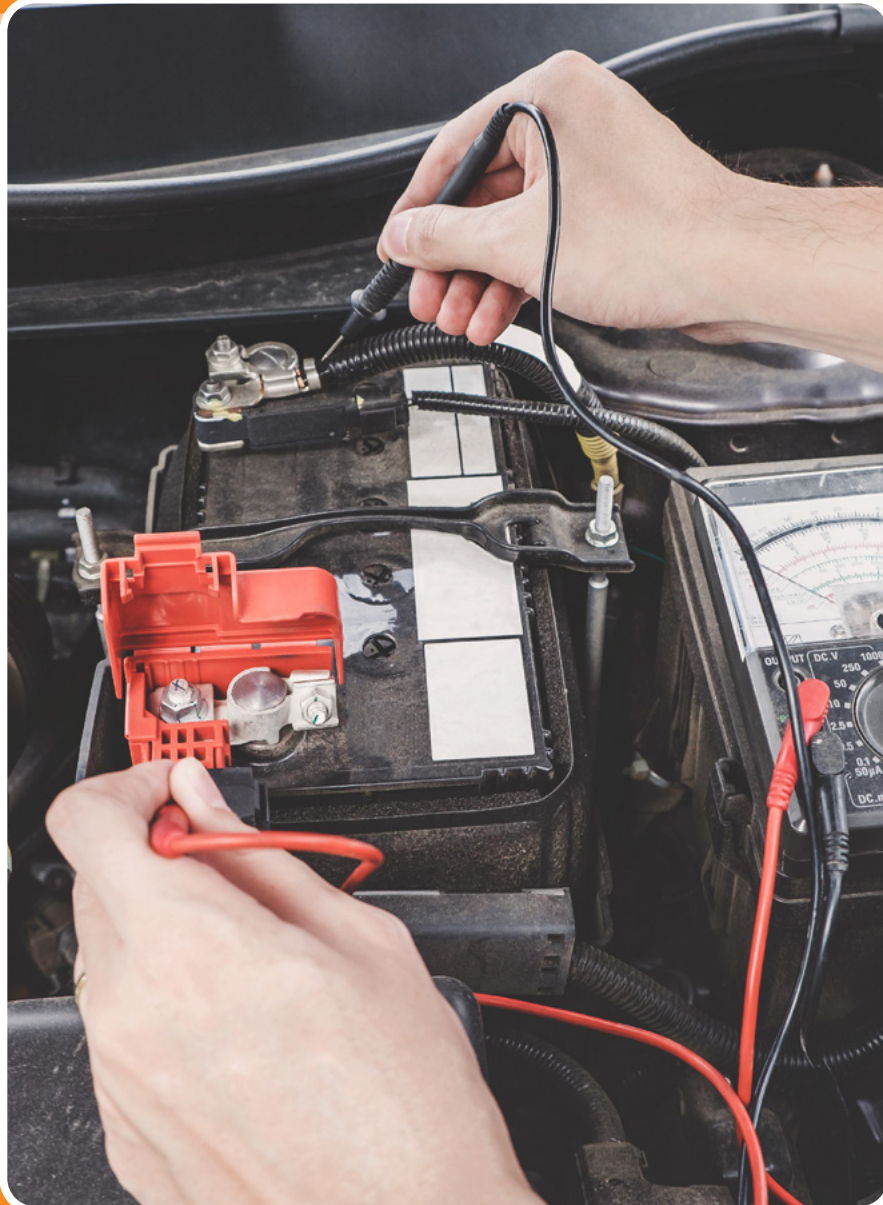
LOCATIONS
FISCAL YEAR 2025

54,000+

EMPLOYEES
AS OF 2026

Advance Auto Parts is one of the largest automotive parts retailers in North America, currently operating 4,300+ stores across the U.S., Canada, Puerto Rico, and the U.S. Virgin Islands, with an additional 800+ independently owned Carquest-branded locations. Founded in 1932, the company is publicly traded on the NYSE as AAP and serves both professional installers and personal customers with replacement parts, accessories, batteries, and maintenance items. The company employs 54,000+ workers and remains one of the top two automotive aftermarket retailers in the country alongside AutoZone.

KEY LEASE TERMS



TENANT Discount Auto Parts, LLC, a Virginia limited liability company (d/b/a Advance Auto Parts)

INITIAL TERM 15 Years

OPTIONS Four, 5-year options

TENANT'S PRO RATA SHARE 100% of landlords parcel

PERMITTED USE Display, storage and sale of automotive parts, accessories, supplies and/or maintenance items.

EXCLUSIVE USE Landlord shall not permit any use within the Shopping Center or on land within 2 miles owned/controlled by Landlord for sale/display/rental of automotive parts, accessories, supplies and/or maintenance items.

CAM Tenant shall pay CAM Charges to declarant of the Shopping Center association/REA. CAM charges shall be capped at 7% after the first full calendar year.

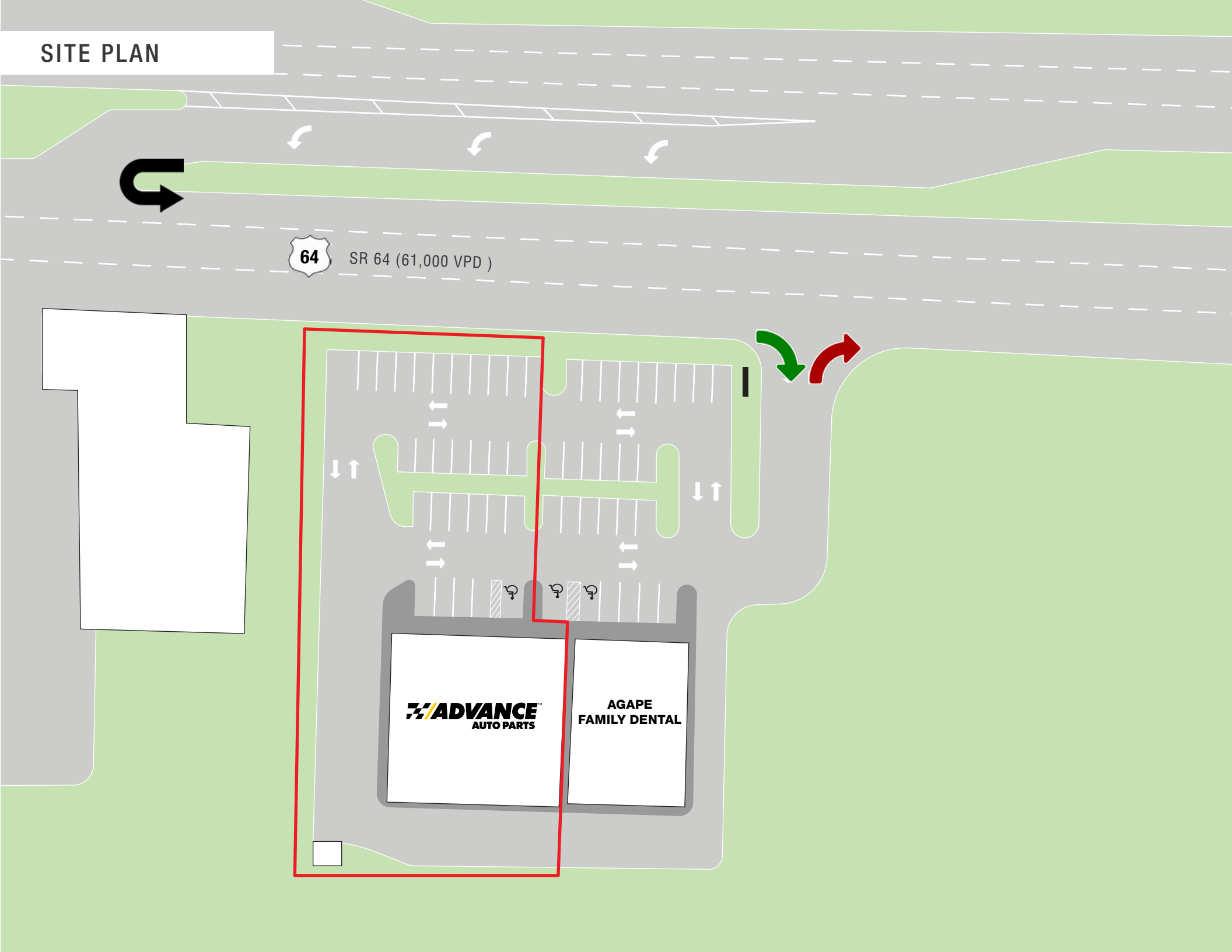
REAL ESTATE TAXES Tenant shall pay its pro-rata share of Real Estate Taxes.

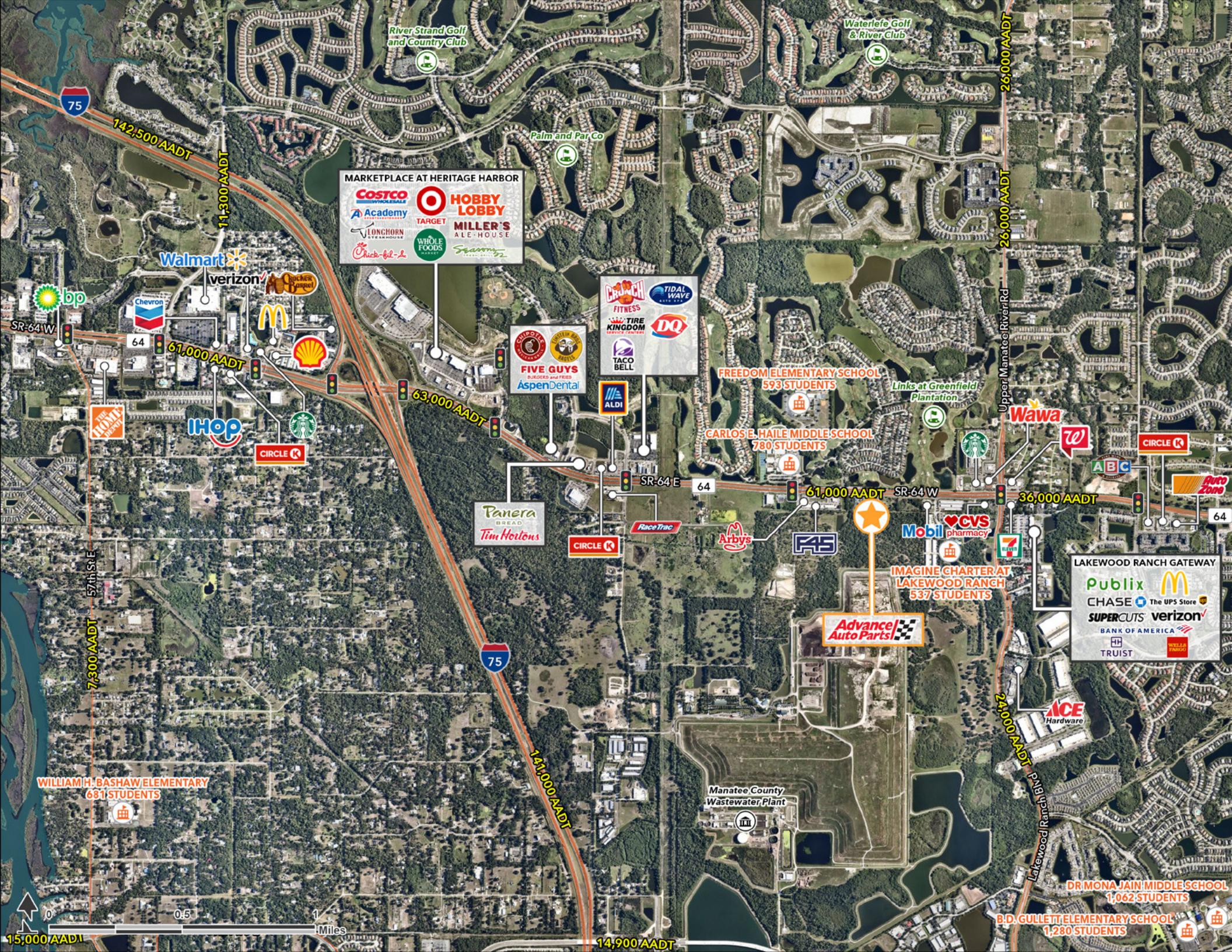
INSURANCE Tenant shall pay its pro-rata share of Landlord's Insurance or directly to the association if the Shopping Center is subject to a condominium or master declaration and the association handles the Insurance.

ESTOPPEL CERTIFICATES Within ten (10) business days following written request.

LANDLORD RESPONSIBILITIES Slab, foundation and structure

SITE PLAN





MARKETPLACE AT HERITAGE HARBOR

- COSTCO WHOLESALE
- Academy SPORTS + OUTDOORS
- LONGHORN STEAKHOUSE
- Chick-fil-A
- Walmart
- verizon
- Target
- HOBBY LOBBY
- MILLER'S ALE HOUSE
- WHOLE FOODS MARKET
- Seamless

FIVE GUYS
BURGERS and FRIES

AspenDental

CRUNCH FITNESS

TIRE KINGDOM

DQ

TACO BELL

ALDI

FREEDOM ELEMENTARY SCHOOL
593 STUDENTS

CARLOS E. HAILE MIDDLE SCHOOL
780 STUDENTS

Panera BREAD

Tim Hortons

CIRCLE K

RaceTrac

Arby's

F45

Advance Auto Parts

IMAGINE CHARTER AT LAKEWOOD RANCH
537 STUDENTS

Mobil

CVS pharmacy

Wawa

W

LAKEWOOD RANCH GATEWAY

- Publix
- CHASE The UPS Store
- SUPERCUTS
- verizon
- BANK OF AMERICA
- TRUIST
- WALGREENS

ACE Hardware

DR MONA JAIN MIDDLE SCHOOL
1,062 STUDENTS

B.D. GULLETT ELEMENTARY SCHOOL
1,280 STUDENTS

WILLIAM H. BASHAW ELEMENTARY
681 STUDENTS

Manatee County Wastewater Plant

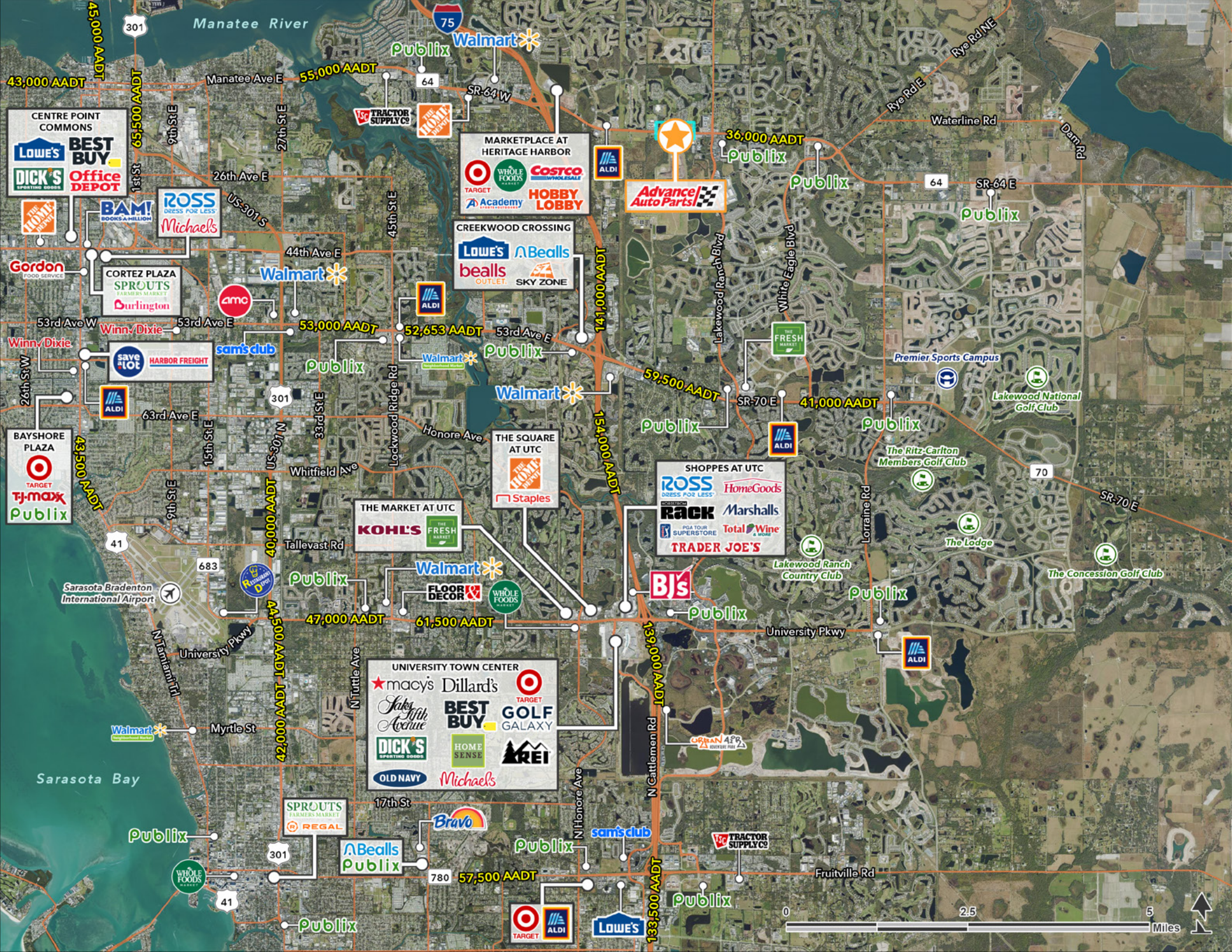
Links at Greenfield Plantation

Waterlefe Golf & River Club

River Strand Golf and Country Club

Palm and Par Co





CITY OVERVIEW



REPRESENTATIVE PHOTO

BRADENTON, FLORIDA is strategically located in the heart of Florida's rapidly growing Gulf Coast, positioned between the Tampa Bay and Sarasota markets. The city offers convenient access to Lakewood Ranch, St. Petersburg, Sarasota, Anna Maria Island, Longboat Key and Siesta Key. Its central location provides residents and businesses with access to major employment centers, expanding suburban communities and some of Florida's most desirable Gulf Coast destinations.

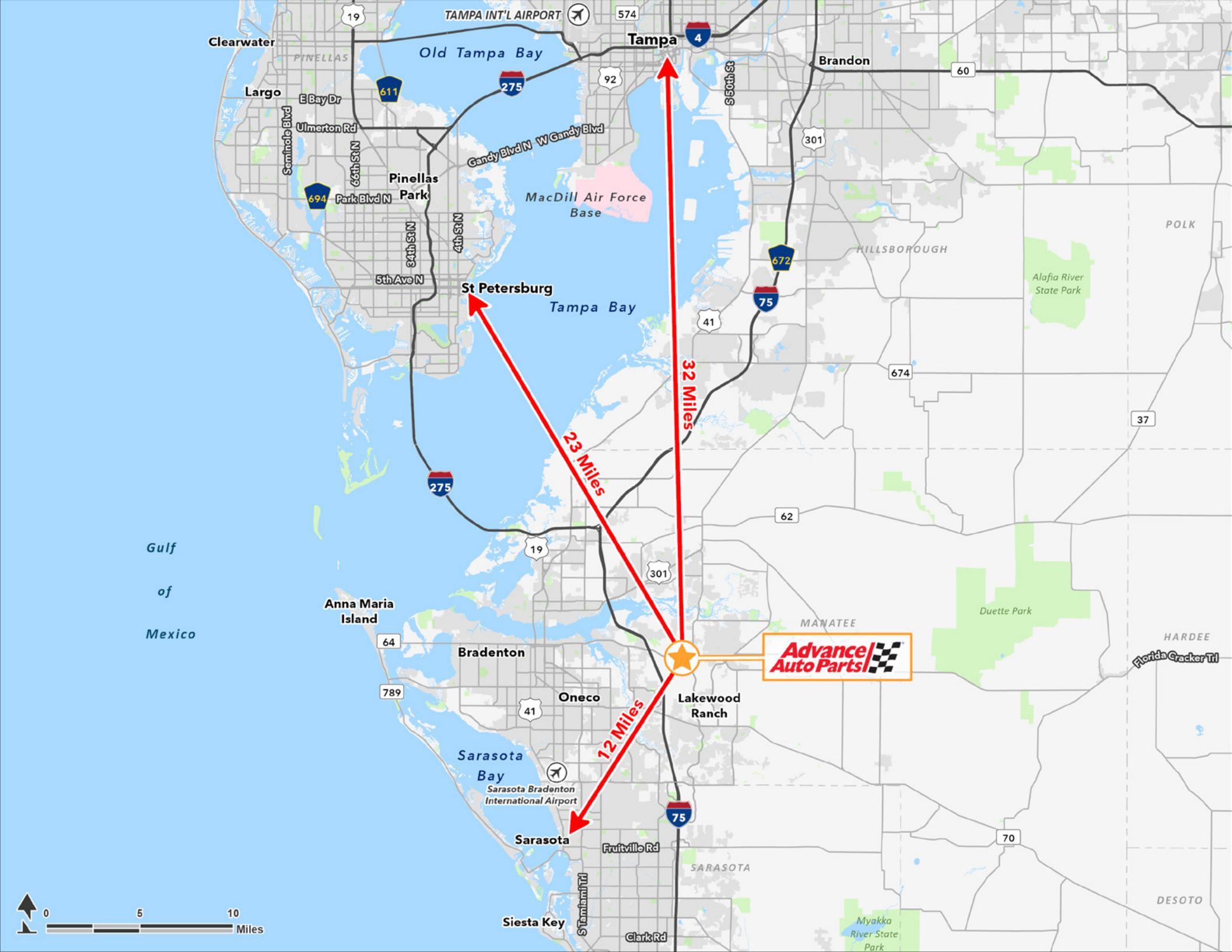
A key driver of the Bradenton market is its proximity to Interstate 75, one of Florida's primary north-south transportation corridors. I-75 provides direct connectivity north to the Tampa Bay region and south through Sarasota and Southwest Florida, while supporting the movement of residents, employees, goods and services throughout the region. The continued expansion of Lakewood Ranch and eastern Manatee County along the I-75 corridor has further strengthened Bradenton's position within this growing regional market.

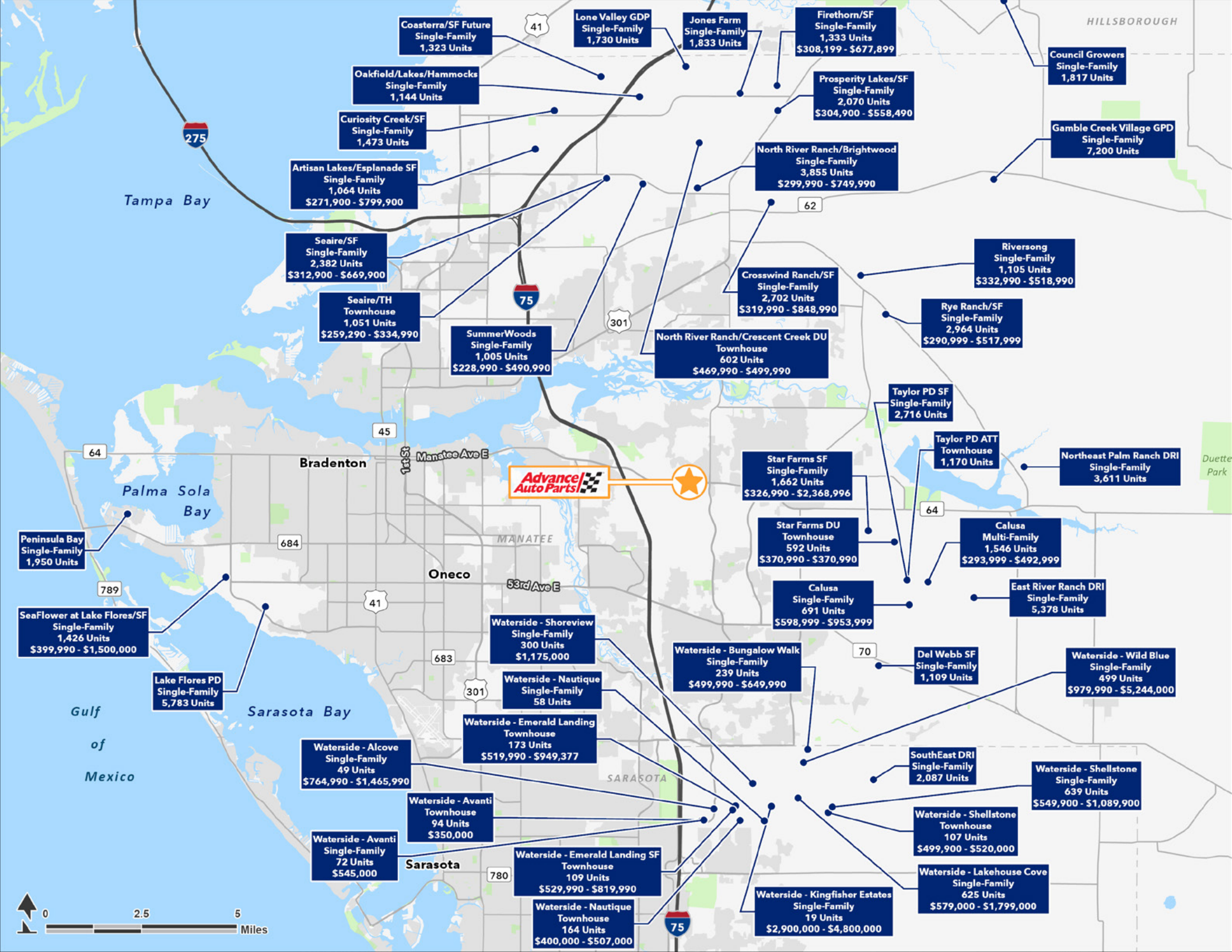
Over the past decade, Bradenton and Manatee County have experienced significant residential and commercial growth. Manatee County's population increased from approximately

323,000 residents in 2010 to an estimated 468,000 in 2025, an increase of roughly 45%. This population growth has fueled substantial new housing development as well as increased demand for retail, restaurants, healthcare, professional services, hospitality and other commercial uses. Growth has been particularly strong along and east of I-75, where continued development is expanding the region's residential and employment base.

The area also benefits from a diverse economy, with major employment drivers including healthcare, education, government, retail and distribution, advanced manufacturing, aviation/aerospace, professional services, sports performance and tourism/hospitality. Major employers in the region include the School District of Manatee County, Manatee County Government, Manatee Memorial Hospital, HCA Florida Blake Hospital, Bealls, Tropicana Brands Group, IMG Academy, First Watch and more.

With its strong population growth, expanding residential and commercial base, diverse employment opportunities, I-75 accessibility and proximity to Sarasota, Tampa Bay and the Gulf beaches, Bradenton is well positioned for continued growth and investment as Florida's Gulf Coast continues to expand.





WITHIN 5 MILES



119,248

2026 Population



1.41%

2026-2031 Population Growth Rate



99,499

2026 Daytime Population



55,097

2026 Total Households



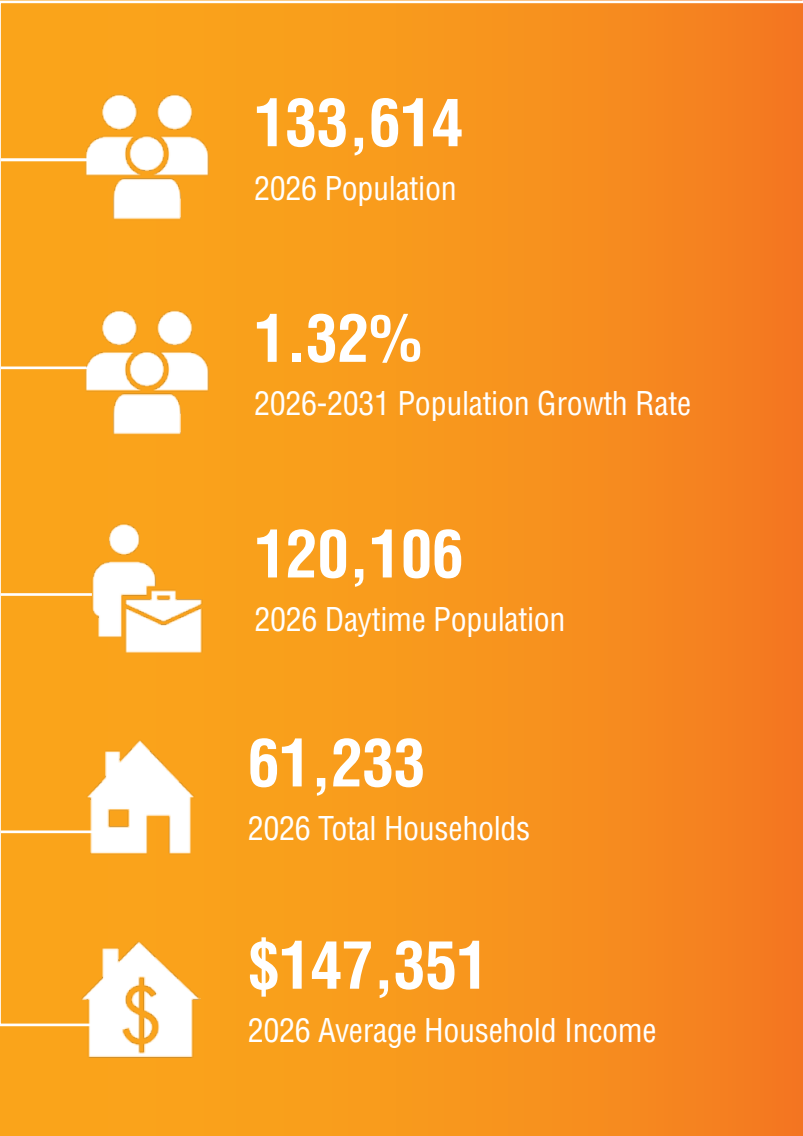
\$155,395

2026 Average Household Income

	1 MILE	3 MILES	5 MILES
2026 Total Population	3,938	42,996	119,248
2031 Total Population	4,159	45,425	127,908
2026-2031 Population: Annual Growth Rate	1.10%	1.11%	1.41%
2026 Total Households	1,603	17,726	50,819
2031 Total Households	1,712	18,986	55,097
2026 Owner Occupied Housing Units	1,127	12,422	39,365
2026 Median Home Value	\$485,369	\$589,168	\$535,324
2026 Average Household Income	\$152,360	\$167,583	\$155,395
2026 Daytime Population: Workers	2,379	13,818	32,458
2026 Daytime Population: Residents	2,135	23,989	67,041
2026 Total Daytime Population	4,514	37,807	99,499

Source: Esri, Esri-Data Axle, U.S. Census
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WITHIN 15 MINS



	5 MIN	10 MIN	15 MIN
2026 Total Population	3,489	41,904	133,614
2031 Total Population	3,655	44,305	142,652
2026-2031 Population: Annual Growth Rate	0.93%	1.12%	1.32%
2026 Total Households	1,347	16,907	56,633
2031 Total Households	1,428	18,108	61,233
2026 Owner Occupied Housing Units	788	10,898	41,066
2026 Median Home Value	\$499,184	\$590,721	\$532,182
2026 Average Household Income	\$150,909	\$164,963	\$147,351
2026 Daytime Population: Workers	2,136	14,593	44,244
2026 Daytime Population: Residents	1,762	23,024	75,862
2026 Total Daytime Population	3,898	37,617	120,106

Source: Esri, Esri-Data Axle, U.S. Census
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DISCLAIMER

This Offering Memorandum has been prepared by TSCG for use by interested parties to evaluate the potential acquisition of the **Advance Auto Parts located at 10010 SR 64 E, Bradenton, Florida (the "Property")**. All projections have been developed by TSCG, Owner and designated sources, are based upon assumptions relating to the general economy, competition, and other factors beyond the control of TSCG and Owner, and therefore are subject to variation. No representation is made by TSCG or Owner as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied on as a promise or representation as to the future performance of the Property. Although the information contained herein has been obtained from sources deemed to be reliable and believed to be correct, TSCG, Owner and its employees disclaim any responsibility for inaccuracies and expect prospective purchasers to exercise independent due diligence in verifying all such information. Further, TSCG, Owner and its employees disclaim any and all liability for representations and warranties, expressed and implied, contained in, or for omissions from, the Offering Memorandum or any other written or oral communication transmitted or made available to the recipient.

The Offering Memorandum does not constitute a representation that there has been no change in the business or affairs of the Property or Owner since the date of preparation of the Offering Memorandum. Analysis and verification of the information contained in the Offering Memorandum is solely the responsibility of the prospective purchaser.

Additional information and an opportunity to inspect the property will be made available to interested and qualified prospective investors upon written request. Owner and TSCG each expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the property and/or terminate discussions with any entity at any time with or without notice. Owner shall have no legal commitment or obligations to any entity reviewing this Offering Memorandum or making an offer to purchase the property unless and until such offer is approved by Owner, a written agreement for the purchase of the property has been fully executed, delivered and approved by Owner and its legal counsel, and any obligations set by Owner thereunder have been satisfied or waived.

This Offering Memorandum and the contents, except such information which is a matter of public record or is provided in sources available to the public, are of a confidential nature. By accepting this Offering Memorandum, you agree that you will hold and treat it in the strictest confidence, that you will not photocopy or duplicate it, that you will not disclose this Offering Memorandum or any of the contents to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of confidentiality) without the prior written authorization of Owner or TSCG and that you will use the information in this Offering Memorandum for the sole purpose of evaluating your interest in the property and you will not use the Offering Memorandum or any of the contents in any fashion or manner detrimental to the interest of Owner or TSCG. If you have no interest in the property, please return the Offering Memorandum to TSCG.

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ADAM BIRNBREY | LEAD BROKER

Partner, Managing Director
Investment Sales
404.934.5558
adam.birnbrey@tscg.com

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neal.pringle@tscg.com

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Associate
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