

NET LEASE INVESTMENT OFFERING

HARRISON
CAPITAL ADVISORS

Advance Auto Parts 

FREE
FREE
FREE
FREE
FREE
FREE
FREE
FREE

ADVANCED AUTO PARTS

Hemingway, South Carolina

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COMPANY OVERVIEW

About Harrison Capital Advisors

Harrison Capital Advisors is an independent commercial real estate investment advisory firm specializing in assisting buyers and sellers in the acquisition and disposition of income producing properties throughout the Carolinas and Southeastern United States. Founded by two experienced partners with a combined track record exceeding \$800 million in closed transactions, the firm delivers institutional level expertise with direct partner access on every engagement

Our team combines deep market expertise with detailed property analysis to guide clients through sophisticated investment property decisions across all asset classes including single-tenant net leased and multi-tenant properties. We specialize in advising on 1031 exchanges, all cash acquisitions, debt placement and investment property analysis.

Our Approach

We built this firm on a straightforward belief: that every client deserves direct access to experienced partners who know the market, understand their goals and are committed to helping our clients achieve maximum returns on their commercial real estate investments.

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42+ YEARS

COMBINED COMMERCIAL
REAL ESTATE EXPERIENCE

\$850M+

IN CLOSED TRANSACTIONS

75+

NATIONAL TENANT BRANDS
REPRESENTED

INVESTMENT OVERVIEW

PROPERTY	ADVANCE AUTO PARTS STORE
ADDRESS	400 N. MAIN STREET, HEMINGWAY, SC 29554
COUNTY	WILLIAMSBURG
ZONING	COMMERCIAL

HIGHLIGHTS

- Advance Auto store with long term commitment to the area
- Strong growth county in South Carolina
- Rent increases 10% every 5 years in Option Periods
- Corporate Guaranty by Advance Stores Company, Inc.
- 8,300 VPD on N. Main Street
- Located 50 miles from Myrtle Beach, SC
- S&P BB Investment Grade Credit \$8.6 Billion in Sales in Fiscal 2025
- Perfect 1031 Exchange Property
- Stock Symbol- AAP (NYSE) As of March 2026 stock is up 30%

PROPERTY HIGHLIGHTS

7,000
SQUARE FEET

1.24
ACRES

40
PARKING SPACES



CONSTRUCTION

2006 Construction; Corner-entry split face block with metal awning

INFORMATION

This Advance Auto Store is located in Hemingway on the main thoroughfare that runs through town. This store has been a part of the local community since it was built in 2005. As of March 2026, Hemingway has seen a 50% year over year increase in home sales. Hemingway is set in the path of regional growth from Horry County and the Myrtle Beach area which continues to grow at a rapid pace.

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LEASE INFORMATION

TENANT	ADVANCE STORES COMPANY, INCORPORATED, A VIRGINIA CORPORATION
ANNUAL RENT	\$80,500
CURRENT RENT START DATE	4/1/2026
LEASE EXPIRATION DATE	3/31/2033
ORIGINAL LEASE TERM	FIFTEEN (15) YEARS (STARTED 2005)
RENEWAL OPTIONS	THREE (3), FIVE (5) YR OPTIONS WITH 10% INCREASES
LEASE TYPE	NN
LANDLORD RESPONSIBILITIES	ROOF & STRUCTURE



RENT SCHEDULE

LEASE YEAR	START	END	ANNUAL RENT	% INCREASE
YEARS 1-7	4/1/2026	3/31/2033	\$80,500	
OPTION 1	4/1/2033	3/31/2038	\$88,548	10%
OPTION 2	4/1/2038	3/31/2043	\$97,405	10%
OPTION 3	4/1/2043	3/31/2048	\$107,046	10%

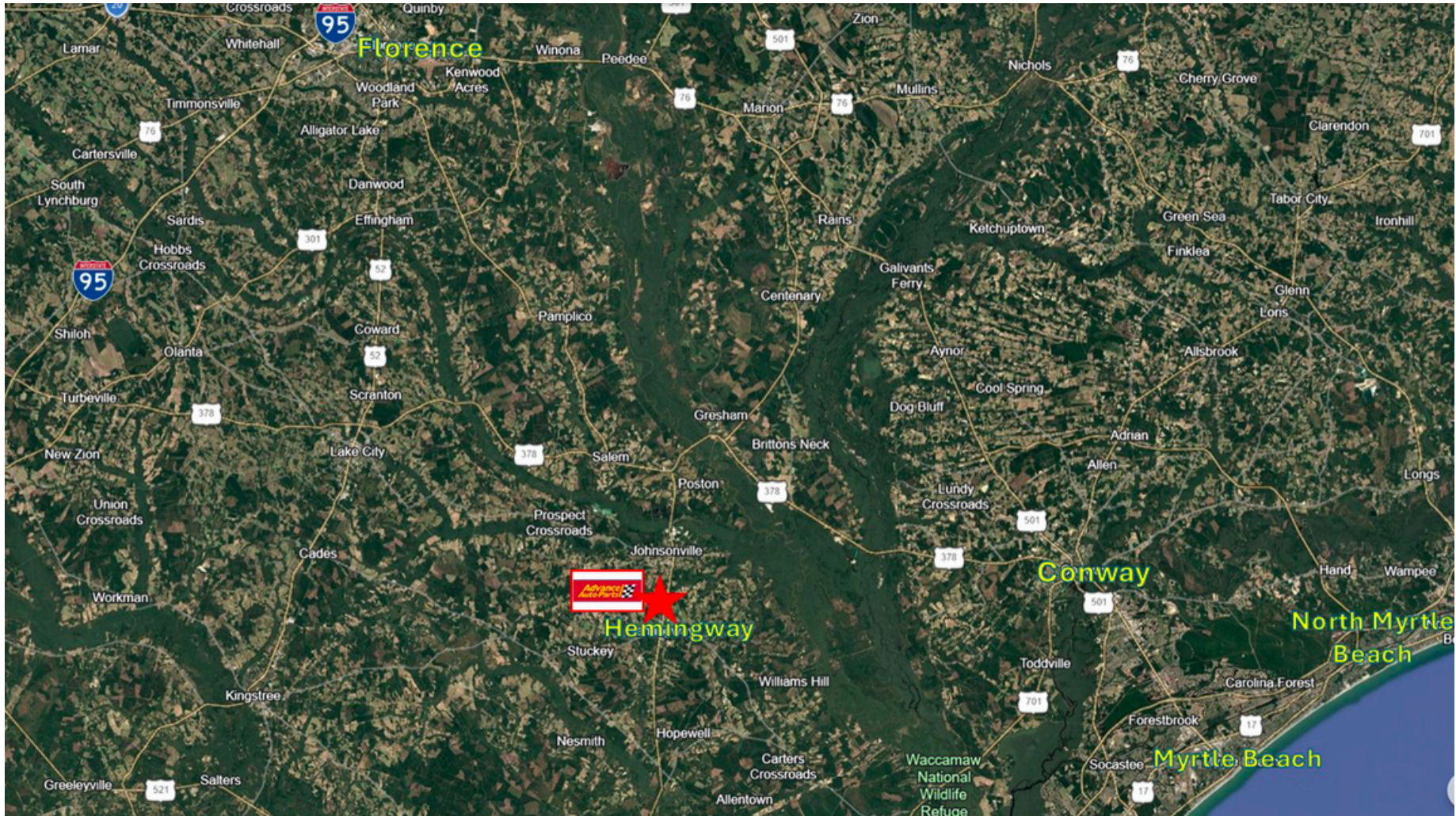
\$1,210,000

PURCHASE PRICE | 6.65% CAP RATE

REGIONAL MAP

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LOCAL AERIAL MAP



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SITE AERIAL



HEMINGWAY, SOUTH CAROLINA

Hemingway is a town in Williamsburg, South Carolina. Hemingway was created from a crossroads community named Lamberts in 1911 by Dr. W. C. Hemingway, in an effort to secure a depot for the proposed Seaboard Coast Line Railroad, which was to run from Mullins to Andrews. Land owned by Dr. Hemingway was surveyed and the lots auctioned off. Subsequently, the railroad established a Hemingway depot, and the post office name was changed to Hemingway.

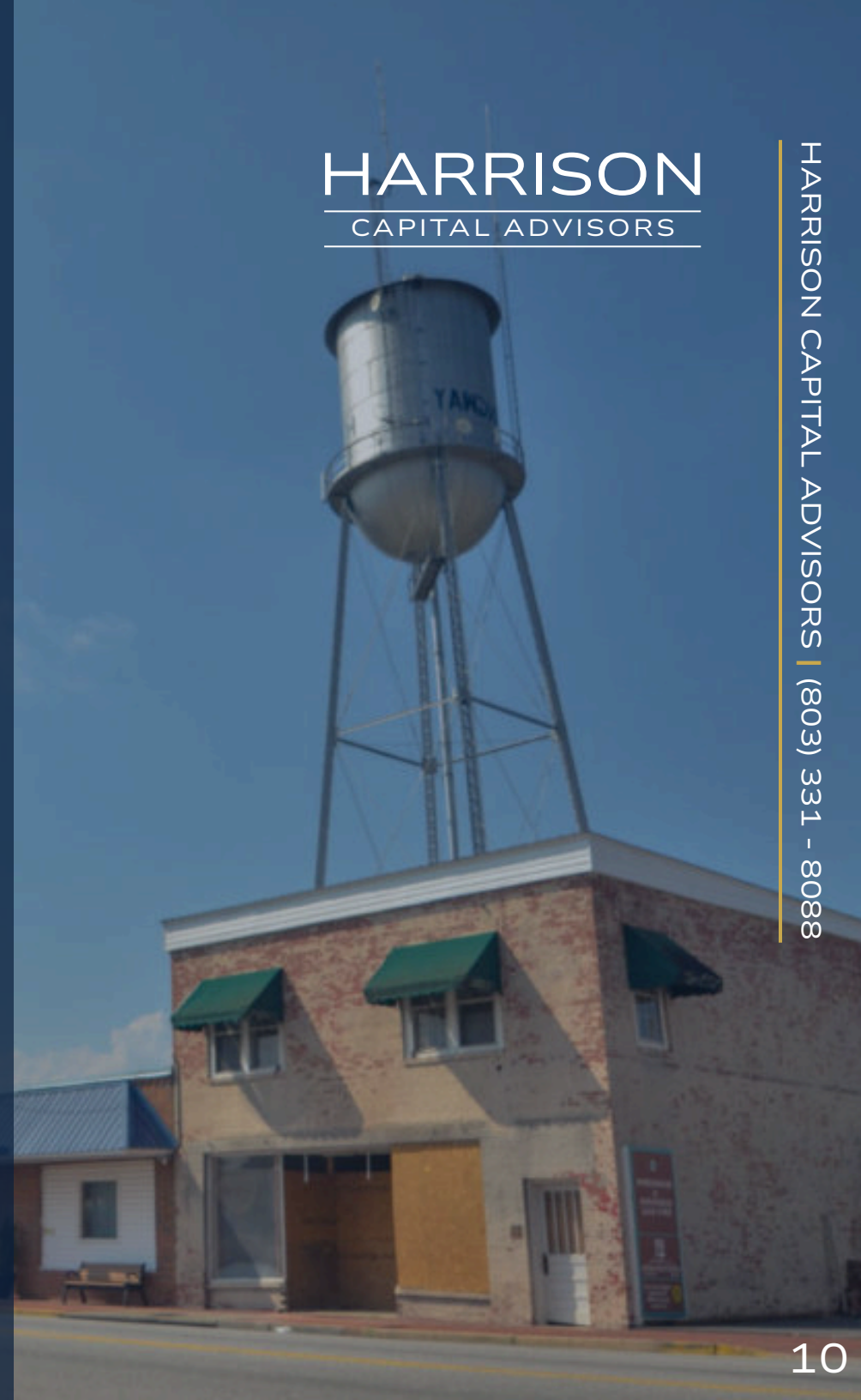
With rail access, Hemingway grew into a market town for local agricultural products. Cotton declined after 1921, when the boll weevil arrived, but was already being replaced by flue-cured tobacco as the primary money crop for farmers. Other local products were naval stores from the pine forests (later replaced by timbering), corn, soybeans, wheat, and vegetables.

Hemingway is near the Pee Dee River, which was the main commercial route for the area until the coming of the railroad. Snows Lake is near Hemingway. This is also a site in the Revolutionary War camp of US war hero General Francis Marion. The river was named by early explorers after the Pee Dee tribe. A major tributary is the Waccamaw River, likewise named.

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DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
2030 PROJECTION	679	2,828	7,224
2025 POPULATION	704	2,942	7,372
2020 POPULATION	701	3,118	7,539
2010 POPULATION	744	3,431	8,173
GROWTH RATE 2010-2020	-0.59%	-0.95%	-0.80%
GROWTH RATE 2020-2025	0.08%	-1.10%	-0.43%
GROWTH RATE 2025-2030	-0.72%	-0.79%	-0.40%

HOUSEHOLDS

2025 TOTAL HOUSEHOLDS	343	1,308	3,097
2030 PROJECTED TOTAL HOUSEHOLDS	332	1,278	3,076
2010-2020 ANNUAL RATE	0.14%	0.00%	0.04%
2020-2025 ANNUAL RATE	-0.71%	-0.52%	-0.09%
2025-2030 ANNUAL RATE	-0.65%	-0.46%	-0.14%

AVERAGE INCOME

2025 MEDIAN HOUSEHOLD INCOME	\$47,081	\$42,654	\$49,051
2025 AVERAGE HOUSEHOLD INCOME	\$52,893	\$53,535	\$63,823

TENANT SUMMARY

Advance Auto Parts, Inc. is a leading automotive aftermarket parts provider that serves both professional installer and do-it-yourself customers. As of January 3, 2026, Advance operated 4,305 stores primarily within the United States, with additional locations in Canada, Puerto Rico and the U.S. Virgin Islands. The Company also served 809 independently owned Carquest branded stores across these locations in addition to Mexico and various Caribbean islands.

Founded in 1929 and headquartered in Raleigh, North Carolina, the company offers a comprehensive selection of automotive replacement parts, batteries, tools, and maintenance items for domestic and imported vehicles. Advance trades on the NYSE under symbol AAP.

2025 FAST FACTS

- Over 4,300+ stores plus 809 independently owned Carquest branded stores
- Reported 2025 revenue of \$8.6 Billion
- Company reported full year 2025 diluted earning per share was \$1.13
- National Credit tenant w/ S&P Global Rating of BB
- Major shareholders of AAP include Blackrock, Inc., T. Rowe Price Associates, Inc. & The Vanguard Group, Inc.

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DISCLAIMER

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EXCLUSIVELY OFFERED BY:

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