

# ADVANCE AUTO PARTS

1471 AL-21 BYPASS  
MONROEVILLE | ALABAMA 36460



ACTUAL SITE

# ADVISORY TEAM

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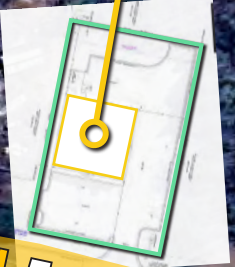
Bang Realty-Alabama Inc  
LIC # 119315



**COMMERCIAL INVESTMENT ADVISORS**

**CIA BROKERAGE COMPANY**

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# Highlights



## PRICE

\$930,000

## CAP RATE

8.00%

## NOI

\$74,400

## POINTS OF INTEREST

**Retailers | Entertainment:** Nearby retailers include Walmart Supercenter, Tractor Supply Co., Ace Hardware, True Value, Cato, Hibbett, Shoe Show, Farmers Home Furniture, Piggly Wiggly, Dollar General, Dollar Tree, Family Dollar, AT&T, Verizon, Cricket Wireless, Walgreens, O'Reilly Auto Parts, AutoZone, Anytime Fitness; Dining options include McDonald's, Sonic Drive-In, Pizza Hut, Hardee's, Guthrie's, Subway, Huddle House, Captain D's

**Higher Education:** 2 miles from **Coastal Alabama Community College : Monroeville** - a public, 2-year, comprehensive college that offers a variety of degree programs for university transfer, business technology & nursing

**Healthcare:** 1 mile from **Monroe County Hospital** - a 94-bed critical access hospital offering Emergency Care 24/7, Inpatient Care, Outpatient Services, and Surgical Procedures

## LOW UNEMPLOYMENT RATE

According to Bureau of Labor Statistics (November 2025), Alabama's rate at 2.7% | National unemployment rate at 4.6%

## STRONG HISTORICAL OCCUPANCY

5+ years remaining on corporate lease with an **ATTRACTIVE 15.8% rental escalation** on last renewal option (January 1, 2032)!

## CORPORATE GUARANTEED LEASE

Advance Auto Parts, Inc. (NYSE: AAP | S&P BB Credit Rating | Moody's Ba3 Rating) is a leading automotive aftermarket retailer serving both professional installers and do-it-yourself customers, **operating 4,297 stores primarily in the U.S.** with additional locations in Canada, Puerto Rico, and the U.S. Virgin Islands, and supporting **814 independently owned Carquest-branded stores** across North America and the Caribbean.

## SEASONED SALES LOCATION

Successfully open & operating since 1995 and currently in their **5th renewal option with an ATTRACTIVE 7.04% Rent to Sales Ratio!**

## STRONG INTRINSIC VALUE

Priced below replacement cost with low rents in-place - \$10.63 psf

## LARGE PARCEL | TRAFFIC COUNTS

Positioned on a ±0.826-acre lot - across the street from a Tractor Supply Co./Marvin's Anchored Retail Center with great visibility/access on AL-21 Bypass with traffic counts of 5,967 CPD!

## 2025 DEMOGRAPHICS (5-MI)

Population	53,865
Households	20,446
Average Household Income	\$61,044

# Financial Analysis

<b>SITE ADDRESS</b>	1471 AL 21-Bypass Monroeville   Alabama 36460
<b>TENANT</b>	<b>Advance Auto Parts Inc.</b>
<b>LESSEE ENTITY TYPE</b>	Corporate
<b>GROSS LEASABLE AREA</b>	±7,000 SF
<b>LOT SIZE</b>	±0.826 acre
<b>YEAR BUILT</b>	1995
<b>OWNERSHIP</b>	Fee Simple (Building & Land)
<b>PARKING LOT</b>	Concrete
<b>ROOF</b>	Rubber Membrane
<b>EXPENSE REIMBURSEMENT</b>	This is a <b>NN lease</b> . Landlord is responsible for the Roof Parking, Structure & HVAC.
<b>LEASE TERM</b>	5 years remaining
<b>RENTAL INCREASES</b>	15.8% increase in January 1, 2032 (first option)
<b>RENT COMMENCEMENT DATE</b>	February 6, 1995
<b>EXPIRATION DATE</b>	December 31, 2031
<b>OPTIONS</b>	One -year renewal option
<b>FINANCING</b>	All Cash or Buyer to obtain new financing at Close of Escrow



**ACTUAL SITE**

## Rent Roll

	<b>TERM</b>	<b>ANNUAL RENT</b>	<b>CAP RATE</b>	
	Current	01/01/26 to 12/31/31	\$74,400	8.00%
<b>RENEWAL OPTIONS</b>				
	1st Option	01/01/32 to 12/31/36	\$86,155 - 15.80%	

# Tenant Profile



**Advance Auto Parts, Inc.** provides a comprehensive range of automotive aftermarket parts and accessories in the United States and internationally. Its product offerings span essential vehicle systems, including batteries, brakes, engines, climate control, steering, suspension, and exhaust components. The company also supplies maintenance products, fluids, tools, interior and exterior accessories, and cleaning and performance items. In addition, Advance Auto Parts offers value-added services such as battery and wiper installation, engine light diagnostics, electrical system testing, recycling programs, and a loaner tool program.

Serving both professional installers and do-it-yourself customers, the company operates under the **Advance Auto Parts** operating **4,297** stores primarily in the U.S. with additional locations in Canada, Puerto Rico & the U.S. Virgin Islands, and supporting **814** independently owned **Carquest**-branded stores across North America and the Caribbean.

Advance Auto Parts, Inc. was founded in 1929 and is based in Raleigh, North Carolina.

## ADVANCE AUTO PARTS COMPANY PROFILE

<b>TYPE</b>	Public
<b>TRADED AS</b>	NYSE: AAP
<b>S&amp;P CREDIT RATING</b>	BB
<b>MOODY'S RATING</b>	Ba3
<b>INDUSTRY</b>	Retail: Auto Parts



# Site Plan

## Property Specifications

Lot Size ±0.826 Acre

GLA ±7,000 SF

## Parking Stalls

Regular 26

Handicap 3



# Monroeville



**ADVANCE**  
AUTO PARTS

Monroeville  
Housing Authority

Monroeville  
Commercial Truck  
Driving Site

SUBWAY HIBBETT  
DOLLAR GENERAL  
Hardee's  
AutoZone  
Guthrie's  
Pizza Hut  
Captain D's  
McDonald's

Englewood Health Care Center  
Skilled Nursing & Rehabilitation

verizon  
PAPA JOHN'S  
CATO  
SHOE SHOW  
DOLLAR TREE

Gate Precast  
Concrete Product  
Supplier

Walmart

21

True Value

AL-21 | 5,968 CPD

FAMILY  
DOLLAR

AL-41 | 9,259 CPD

ACE  
Hardware

W

41

City of  
MONROEVILLE

FRESENIUS  
KIDNEY CARE

TSC TRACTOR  
SUPPLY CO  
FARMERS  
home  
FURNITURE  
ANYTIME  
FITNESS  
MARVIN'S

MCH  
MONROE COUNTY  
HOSPITAL  
94 BEDS

COASTAL ALABAMA  
COMMUNITY COLLEGE  
MONROEVILLE  
CAMPUS

CHURCH'S  
TEXAS & CHICKEN

AL-21 | 15,909 CPD

SONIC

Flowers  
FOODS  
WHOLESALE BAKERY

DOLLAR  
GENERAL

MONROEVILLE  
ELEMENTARY  
410 STUDENTS

piggly wiggly  
O'Reilly AUTO PARTS

MONROEVILLE  
MIDDLE SCHOOL  
310 STUDENTS

Monroeville  
Veterans Park

MONROE COUNTY  
HIGH SCHOOL  
304 STUDENTS

21

WARRIOR

MONROE  
ACADEMY  
400 STUDENTS

BW Best Western

the Y

HH  
HUDDLE  
HOUSE

Quality

AMERICAS  
BEST VALUE INN  
BY SONESTA

# Monroeville Synopsis

**Monroeville** is the county seat of Alabama's Monroe County.

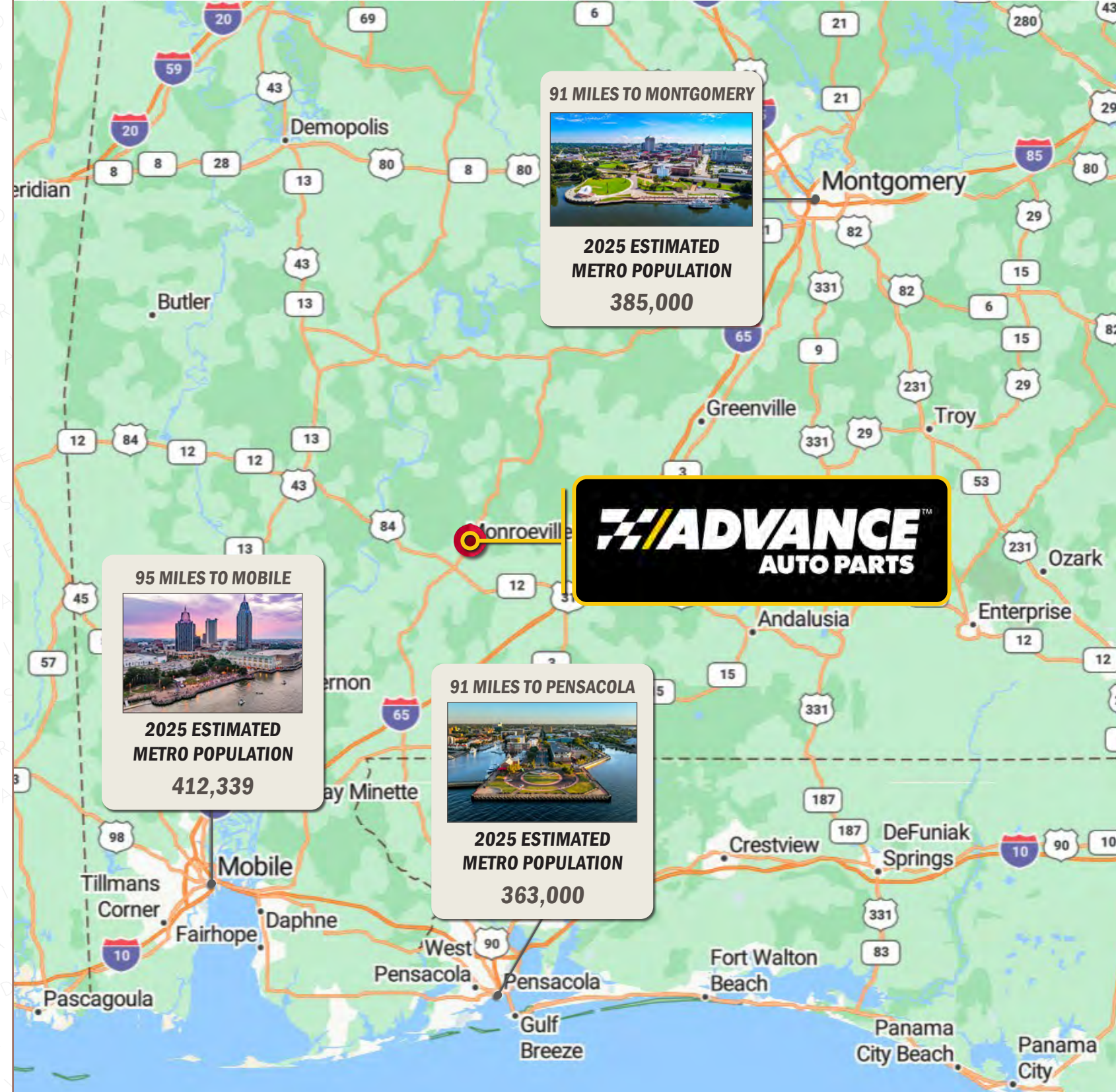
The city's literary heritage has played a major role in earning Monroeville widespread attention. Monroeville was the childhood home of world-renowned novelists Harper Lee, who made waves with *To Kill a Mockingbird*, and Truman Capote, who crafted the true-crime classic *In Cold Blood* with Lee's help. Today, this heritage is carried on through regular theatrical performances of *To Kill a Mockingbird*, the annual Alabama Writers Symposium and numerous other events and attractions.

**Monroe County's major employers** are anchored by manufacturing and forestry industries including **Alabama River Cellulose** (wood products), **Billy Barnes Enterprises** (transportation & logistics), **Georgia Pacific** (wood products), **Green Product Technologies** (steel-reinforced structural insulated panels), and **Gate Precast** (concrete product supplier).

**Major cities near Monroeville** include **Pensacola, Florida** (91 miles), **Mobile, Alabama** (95 miles) and **Montgomery, Alabama** (104 miles).

## 2025 Demographics

	1-MI	3-MI	5-MI
Population	2,459	5,909	8,127
Households	1,090	2,551	3,503
Daytime Demographics Age 16+	2,204	5,518	6,687
Median Age	41.3	41.8	41.9
Average Household Income	\$58,345	\$60,941	\$61,044



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## FOR MORE INFORMATION:

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