

ADVANCE AUTO PARTS

1471 AL-21 BYPASS
MONROEVILLE | ALABAMA 36460



ACTUAL SITE

ADVISORY TEAM

JUSTIN ZAHN

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BRIAN BROCKMAN

In State Broker

Bang Realty-Alabama Inc
LIC # 119315



COMMERCIAL INVESTMENT ADVISORS

CIA BROKERAGE COMPANY

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Highlights



PRICE

\$902,000

CAP RATE

8.25%

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

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



Rent Roll

	TERM	ANNUAL RENT	CAP RATE	
	Current	01/01/26 to 12/31/31	\$74,400	8.25%
RENEWAL OPTIONS				
	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

TYPE	Public
TRADED AS	NYSE: AAP
S&P CREDIT RATING	BB
MOODY'S RATING	Ba3
INDUSTRY	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

Englewood Health Care Center
Skilled Nursing & Rehabilitation

verizon
PAPA JOHN'S
CATO
SHOE SHOW
DOLLAR TREE

Walmart

SONIC

Flowers
FOODS
WHOLESALE BAKERY

WARRIOR

BW Best Western

HH
HUDDLE HOUSE

AMERICAS
BEST VALUE INN
BY SONESTA

Quality

21

41

City of
MONROEVILLE

True Value

FAMILY
DOLLAR

FRESENIUS
KIDNEY CARE

MONROEVILLE
ELEMENTARY
410 STUDENTS

DOLLAR
GENERAL

MONROEVILLE
MIDDLE SCHOOL
310 STUDENTS

piggly wiggly
O'Reilly AUTO PARTS

ACE
Hardware

W

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

MCH
MONROE COUNTY
HOSPITAL
94 BEDS

Monroeville
Veterans Park

the Y

COASTAL ALABAMA
COMMUNITY COLLEGE
MONROEVILLE
CAMPUS

CHURCH'S
TEXAS & CHICKEN

MONROE COUNTY
HIGH SCHOOL
304 STUDENTS

21

MONROE
ACADEMY
400 STUDENTS

Monroeville Synopsis

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

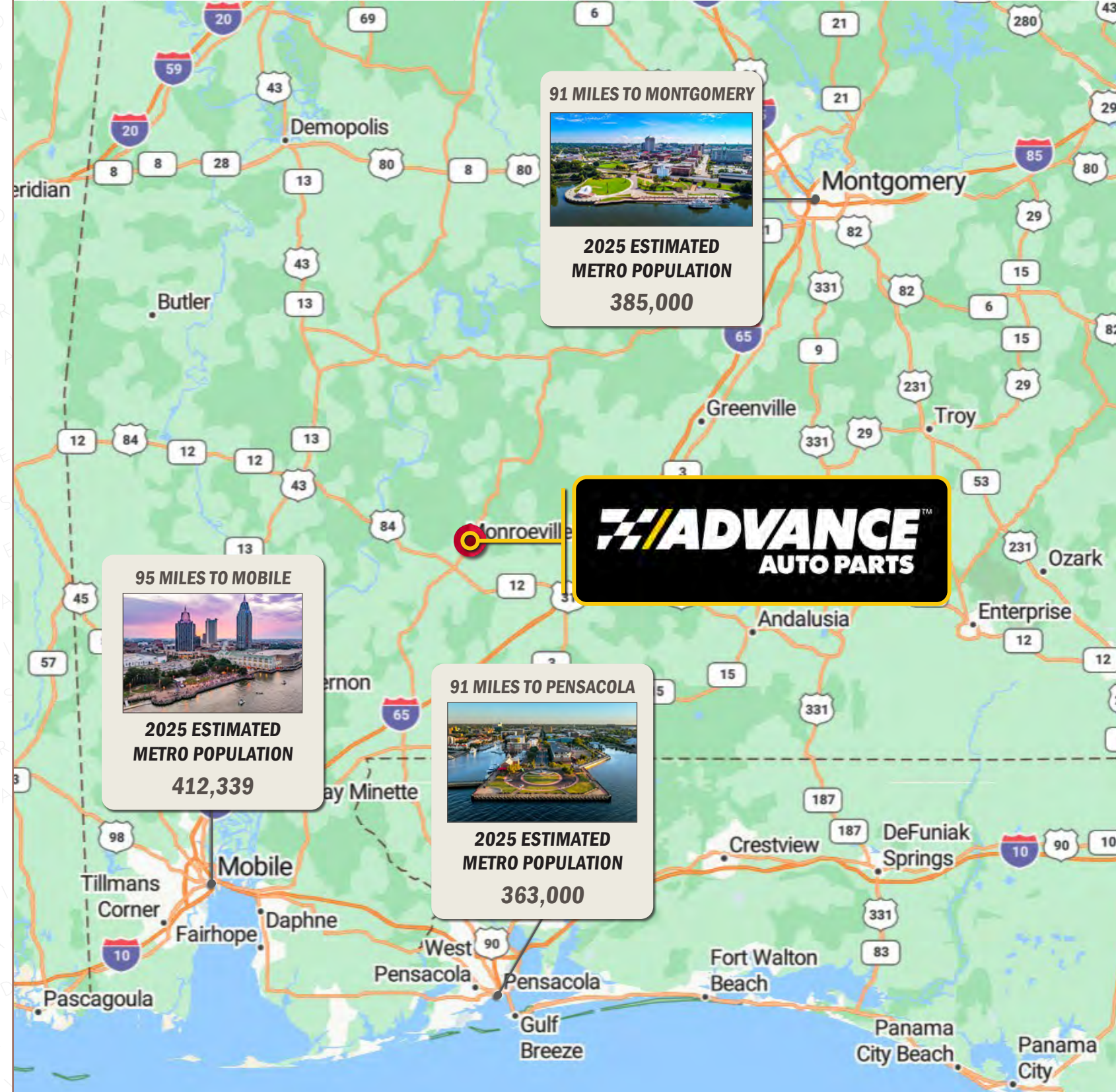
The city's literary heritage has played a major role in earning Monroeville widespread attention. Monroeville was the childhood home of world-renowned novelists Harper Lee, who made waves with *To Kill a Mockingbird*, and Truman Capote, who crafted the true-crime classic *In Cold Blood* with Lee's help. 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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