



Advance Auto Parts Store

Hemingway, South Carolina



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Company Overview

Cypress Real Estate Partners, LLC d/b/a Cypress Commercial & Investment Real Estate is an investment real estate brokerage firm that exclusively represents buyers and sellers of single-tenant income producing properties and shopping centers in the Carolinas and southeastern United States.

With over 80 years of investment real estate experience, Cypress has emerged as one of the top boutique investment real estate firms. Cypress' brokerage team prides itself on delivering superior client service while offering the most current and advanced marketing techniques in today's marketplace. Cypress has sold over \$1 billion in investment properties throughout the Carolinas and eastern half of the United States, representing both buyers and sellers in both metropolitan and rural marketplaces.

DISCLAIMER

It is the prospective purchaser's responsibility to conduct its own due diligence. The information contained in this brochure does not purport to be all-inclusive or to contain all of the information that a prospective purchaser may desire. Additional information and an opportunity to inspect the property will be made available to interested, qualified prospective purchasers. Owner and its representatives make no representation or warranty, express or implied, as to the accuracy or completeness of this information, and no legal commitments or obligations shall rise by reason of the contents herein. Cypress Real Estate Partners d/b/a Cypress Commercial & Investment Real Estate represents the Seller in this transaction.

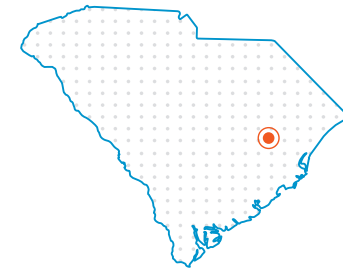
The owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest by any entity at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing this information or making an offer to purchase subject property unless and until a written agreement for the purchase of the property has been fully executed, delivered and approved by the owner.

Investment Overview

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



PROPERTY	Advance Auto Parts Store
LOCATION	400 N. Main Street, Hemingway, SC 29554
COUNTY	Williamsburg
ZONING	Commercial

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.



7,000

Square Feet
7,000 +/- SF



1.24

Acres



40

Parking Spaces



Sales Summary

PURCHASE PRICE
\$1,210,000

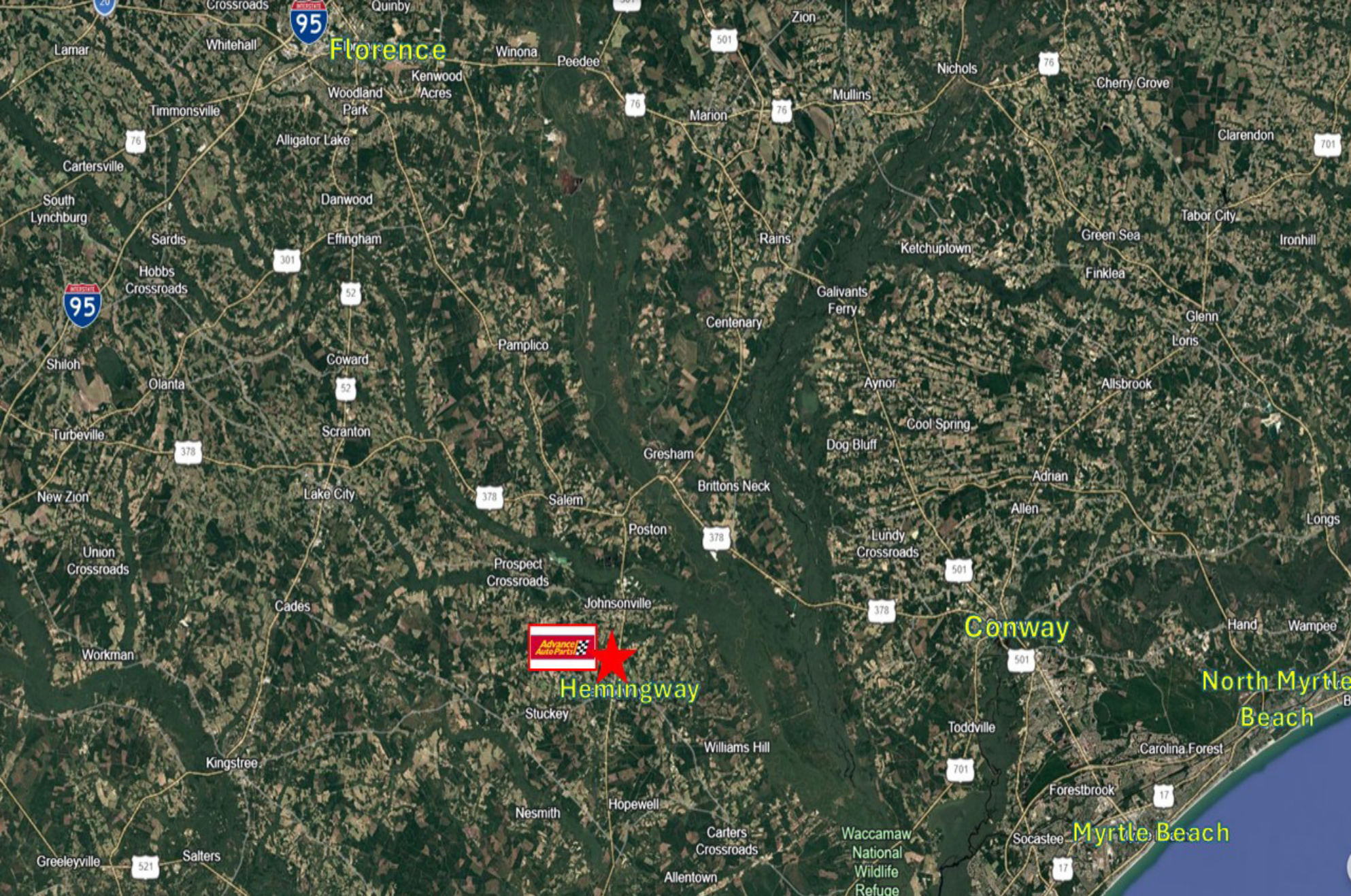
CAP RATE
6.65%

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%









KENNY'S BAR-B-QUE
HEMINGWAY, SC

Hemingway
Library

Advance
Auto Parts

N. Main Street

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.



Demographics

Population

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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