

FOR SALE



TruckPro Single Tenant Retail Building

3762 Highway 82 W Leland, MS

Addison Williams

+1 248 227 3611
awilliams@savills.us

savills





Contents

01	Executive summary	4
02	Property summary	6
03	Financial analysis	8
04	Location overview	10



Executive summary

Addison Williams from Savills is pleased to offer for sale a freestanding 12,500-square-foot retail building in Leland, MS. The subject property is 100% occupied by TruckPro, the largest independent distributor of heavy-duty truck and trailer parts in North America.

Operating at this location since 2000, TruckPro signed a new 10-year lease in 2022 , with over 6 years remaining now. The lease contains annual 1.5% escalations. The Tenant two 5-year options with continuing escalations.

The lease is on an Absolute NNN basis, whereby Landlord has zero responsibilities.

TruckPro recently merged with Fleetpride. The combined entity operates 450+ retail locations across the United States and Canada, plus more than 110 service centers, 6 primary distribution centers, and over 5,500 employees.

Investment Highlights

- 1. Dedication to the Site: Tenant recently exercised a new 10-year lease
- 2. Long-term Historical Occupancy: Tenant has been operating at this location for over 26 years
- 3. Inflation Hedging: 1.5% annual escalations
- 4. Located on US Hwy 82, seeing over 18,000 vehicles per day
- 5. Below market rent of \$7.06 PSF (NNN market rent within 3-mile radius: \$10.26 PSF)
- 6. Abs NNN lease: zero Landlord responsibilities



3762 Highway 82 W,
Leland, MS 38756



\$1,102,864



12,500 SF



5.62 AC



Property summary

Address	3762 Highway 82 W Leland, MS
Gross Building Area	12,500 SF
Land Area	5.62





Lease abstract

TruckPro	
Tenant	TruckPro, LLC
Guarantor	TruckPro, LLC
Size	12,500
Lease Type	Abs NNN
Start Date	12/2/2022
Year One Rent	\$88,229
Initial Lease Term	10
Lease Term Remaining	6.4
Escalations	1.50% annual
Renewal Options	Two 5-year options
Operating Expenses	
Taxes	Tenant shall pay all real estate taxes
Insurance	Tenant shall pay all insurance premiums
CAM	Tenant shall pay for common area maintenance
Utilities	Tenant shall pay for its use of utilities
Landlord Responsibilities	None
Assignment and Sublease	Tenant may assign with consent of Landlord which shall not be unreasonably withheld. Consent not required for transfers to subsidiaries or parent companies.



Net operating income

		Price	Price/SF	Cap Rate	Rentable SF
		\$1,102,864	\$88	8.00%	12,500
		Year One NOI 5/2026 - 4/2027	Monthly	Per SF	
Total Base Rent	12,500 SF	\$88,229.11	\$7,352.43	\$7.06	
Scheduled Base Rental Revenue		\$88,229.11	\$7,352.43	\$7.06	
Expense Reimbursement Revenue					
Real Estate Taxes		\$0.00	\$0.00	\$0.00	
Insurance		\$0.00	\$0.00	\$0.00	
Common Area Maintenance & Repairs		\$0.00	\$0.00	\$0.00	
Total Expense Reimbursement Revenue		\$0.00	\$0.00	\$0.00	
Gross Potential Income		\$88,229.11	\$7,352.43	\$7.06	
Vacancy/Collection Allowance	0.0%	\$0.00	\$0.00	\$0.00	
Effective Gross Income		\$88,229.11	\$7,352.43	\$7.06	
Operating Expense Estimates					
Real Estate Taxes		\$0.00	\$0.00	\$0.00	
Insurance		\$0.00	\$0.00	\$0.00	
Common Area Maintenance & Repairs		\$0.00	\$0.00	\$0.00	
Total Common Area Expenses		\$0.00	\$0.00	\$0.00	
Management/Administrational Fee	0.0%	\$0.00	\$0.00	\$0.00	
Replacement Reserve	\$0.00	\$0.00	\$0.00	\$0.00	
Total Expenses		\$0.00	\$0.00	\$0.00	
Net Operating Income		\$88,229.11	\$7,352.43	\$7.06	



Location summary

TruckPro is located along US-82, the main thoroughfare in Leland, MS, seeing over 18,000 vehicles per day. The property is well positioned near complementary business, such as Wilkerson's Diesel & Tire and Greenville Motor Sports. The site is also strategically placed between Leland and Greenville, two core municipalities of the "Mississippi Delta", providing easy freeway access and convenient supply chain availability.

Location Highlights

- Well-positioned between Greenville and Leland, MS, providing easy freeway and supply chain access
- Ideally located to serve the heavy commercial patronage of TruckPro
- Heavy traffic counts of 18,000+ bring steady commerce to the site
- Surrounded by complementary businesses such as Wilkerson's Diesel & Tire and Greenville Motor Sports
- Located in the Mississippi Delta, the birthplace of the blues

Aerial



Location photos



Disclaimer

Savills Inc., representative of the Seller, is solely authorized to present this property investment offering (the “Offering”). This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of (the “Property”).

Prior to submitting an offer to purchase the Property, interested parties should perform and rely upon their own investigations, analyses, estimates and projections and otherwise satisfy any concerns regarding material aspects of the proposed transaction including, but not limited to legal, municipal, environmental, operational, seismic, financial and physical issues, and all other matters affecting or pertaining to the Property. The Seller will be offering the Property including all appurtenances and tenant improvements, solely on an “As-Is, With-All-Fault” basis, without any representations or warranties. No person is authorized to make any representations or warranties on behalf of the Seller regarding the Property. Any and all information regarding the Property provided to any interested party by the Seller or Savills Inc., including all information contained in the Offering, is provided without any representation or assurance express or implied, regarding the accuracy, completeness or current status of applicability of such information. Each interested party is expected to undertake such reviews and investigations and make such inquiries as such party may believe to be necessary, appropriate or advisable for the purpose of forming a decision to make an offer to acquire the Property.

The Owner expressly reserves the right, as its sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or to terminate discussions with an entity at any time with or without notice which may arise as a result of review of this Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owner and any conditions to the Owner’s obligations therein have been satisfied or waived.

The material contained herein is confidential and is presented strictly as information for the exclusive use of the prospective purchaser. Receipt and review of this Offering by the prospective purchaser constitutes an agreement not to divulge, share or distribute the information to any other party, except the prospective purchaser’s legal counsel and financial advisors, without the prior specific written authorization of the Seller or Savills Inc. Each prospective purchaser shall also agree to and comply with the provisions of the confidentiality agreement executed by such prospective purchaser prior to receipt of this Offering.

This Offering is submitted subject to errors, changes, omissions, changes in price, market and other conditions. It contains selected information pertaining to the Property and does not purport to be all-inclusive or to contain all of the information that prospective purchasers may desire. It should be noted that any and all market analyses, estimates, and projections contained in this Offering are provided for general reference purposes only and are based on assumptions related to the general economy, competitions, real estate market trends, and other factors beyond the control of the Seller or Savills Inc.

Such analyses, estimates and projections are therefore subject to material variation, and may not be consistent with the views or assumptions held by other professionals.

ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

© 2024 Savills Inc. All Rights Reserved



Contact

Addison Williams

+1 248 227 3611
awilliams@savills.us

213 Hamilton Row
Birmingham, MI 48009
+1 313 474 5170

savills.us

Disclaimer: The material in this presentation has been prepared solely for informational purposes and is strictly confidential. Any disclosure, use, copying or circulation of this presentation (or the information contained within it) is strictly prohibited, unless you have obtained Savills prior written consent. Neither this presentation nor any part of it shall form the basis of, or be relied upon in connection with, any offer or transaction, or act as an inducement to enter into any contract or commitment whatsoever. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS GIVEN AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN AND SAVILLS IS UNDER NO OBLIGATION TO SUBSEQUENTLY CORRECT IT IN THE EVENT OF ERRORS. Savills shall not be held responsible for any liability whatsoever or for any loss howsoever arising from or in reliance upon the whole or any part of the contents of this document or any errors therein or omissions therefrom.