

**Advance
Auto Parts** 

NATCHEZ, MISSISSIPPI



Marcus & Millichap
NNN DEAL GROUP

OFFERING MEMORANDUM

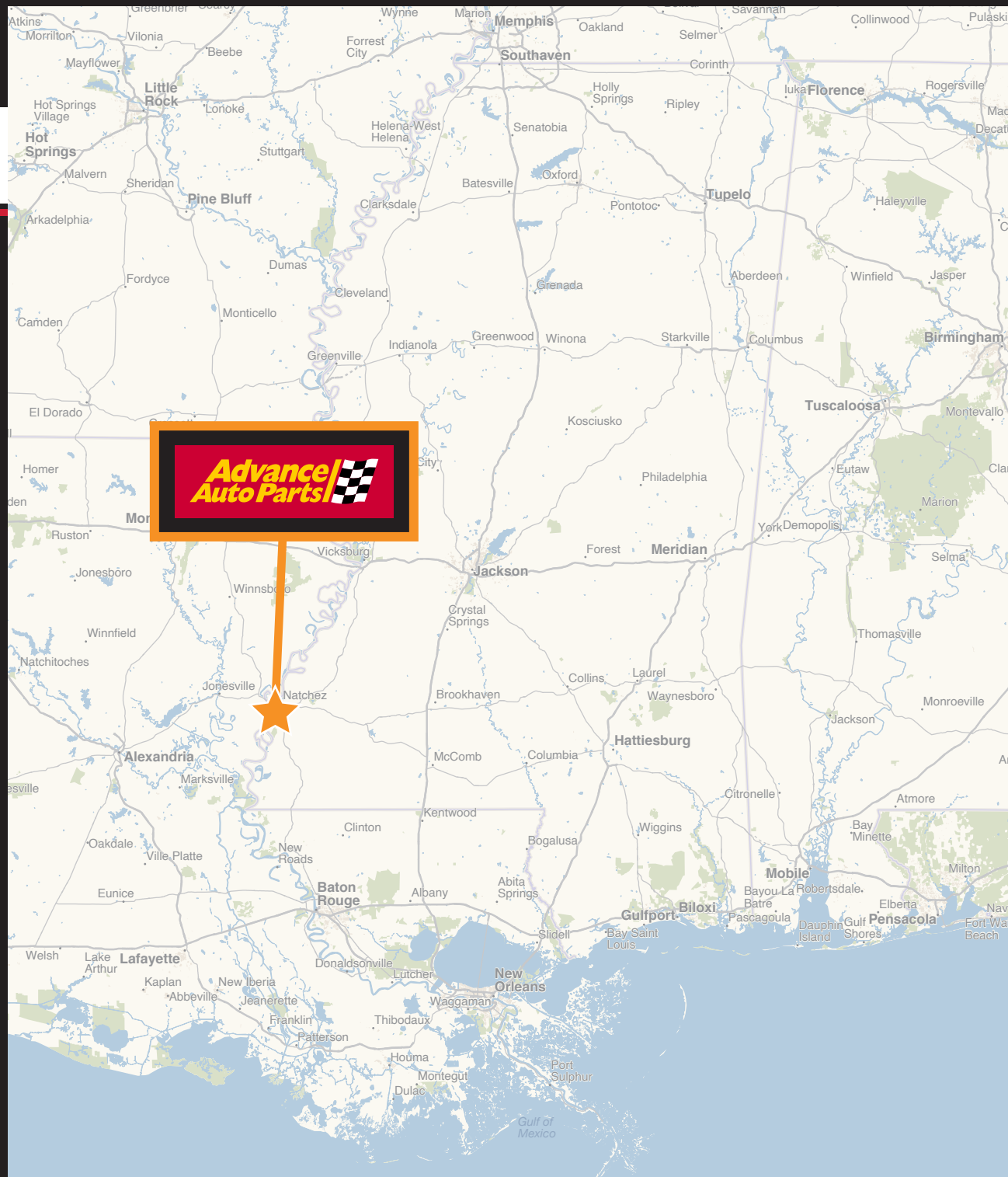
REPRESENTATIVE PHOTO

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ACTUAL SITE



179 SGT PRENTISS DR
NATCHEZ, MS 39120

PRICE: \$1,250,000

CAP: 6.15%

RENT: \$76,842

OVERVIEW	
PRICE	\$1,250,000
GROSS LEASABLE AREA (GLA)	6,733 SF
LOT SIZE	0.73 Acres
NET OPERATING INCOME	\$76,842
YEAR BUILT	1998

ANNUALIZED OPERATING DATA	
LEASE TERM	ANNUAL RENT
Years 1-5	\$76,842
Years 6-10	\$84,526
Option 1	\$92,979
Option 2	\$102,277

LEASE ABSTRACT	
LEASE TYPE	NNN
BASE TERM	10 Years
LEASE START	9/1/2023
LEASE EXPIRATION	8/31/2033
RENEWAL OPTIONS	2x5
INCREASES	10% every 5 years
LANDLORD OBLIGATION	None

NOTE: "As-Is / Where-Is" Offering.

Marcus & Millichap

INVESTMENT HIGHLIGHTS



LONG TERM INVESTMENT

Brand new 10 year NNN lease, commenced 9/1/2023



PASSIVE "SLEEP AT NIGHT" OPPORTUNITY

Absolute net lease calls for zero landlord responsibilities, tenant is responsible for all expenses, including roof & structure



STRONG CORPORATE GUARANTEE

Advance Auto Parts, holds a BB+ credit rating (S&P) and is backed by over 5,000 locations



MINIMAL COMPETITION

The subject property is the only Advance Auto within a 50+ mile radius



RECESSION RESISTANT PRODUCT

Auto part sales tend to do better in economic downturns, and was deemed an essential retailer during the pandemic



STRATEGICALLY LOCATED

Sgt Prentiss Dr (Blues Hwy) is the area's main retail corridor with 30,000 VPD passing by, neighboring tenants include Walmart, Dollar General, Wendy's, and Sonic





NATCHEZ MALL

OLLIE'S
GOOD STUFF CHEAP

HIBBETT SPORTS
GAME TESTED. ATHLETES APPROVED™

Applebee's

belk

GameStop

GameStop

Applebee's
GRILL & BAR

SUBWAY

Merit Health
Natchez

TACO BELL

KFC

Chevron

Pizza Hut

DJ's
COFFEE
of new Orleans

McDONALD'S

Walgreens

DOLLAR TREE

AT&T

Advance Auto Parts

HOME
HARDWARE CENTER

NATCHEZ
CHRYSLER
DODGE
Jeep
RAM

INDUSTRIAL AREA

NATCHEZ HIGH SCHOOL

SONIC

Wendy's

GREASE MONKEY
Oil Changes & More

Exxon



DOLLAR GENERAL



Exxon

Wendy's

Walmart

POPEYES

Walgreens

DOLLAR GENERAL

FAMILY DOLLAR

CATHEDRAL HIGH SCHOOL

HISTORIC DOWNTOWN NATCHEZ

Hampton Inn & Suites
BY HILTON

verizon

DQ
Grill & Chill

Super 8
BY WYNDHAM

NATCHEZ
TOYOTA

BURGER KING

Pizza Hut

CVS

Exxon

LOUISIANA
MISSISSIPPI RIVER
MISSISSIPPI

JOHN R. JUNKIN DR. - 21,000 VPD

SGT PRENTISS DR. - 30,000 VPD



HOME
HARDWARE CENTER



Advance Auto Parts

FREE FREE FREE SAVE \$5 FREE FREE

FREE FREE

ACTUAL SITE

TENANT SUMMARY

ADVANCE AUTO PARTS

Advance Auto Parts, Inc. is a leading automotive after market parts provider that has over 5,000 stores and Worldpac branches in the United States, Canada, Puerto Rico and the U.S. Virgin Islands. They serve both professional installer and do-it-yourself customers, providing them with quality products from reputable brands. Advance Auto Parts focuses on delivering exceptional customer service and convenience, and a wide range of services including battery testing and installation, oil recycling, loaner tool programs, and diagnostic services. Advance Auto Parts is publicly traded as NYSE: AAP.



Headquarters

RALEIGH, NC



Year Founded

1932



Standard and Poor's
Credit Rating

BB+



Locations

5,000+



Employees

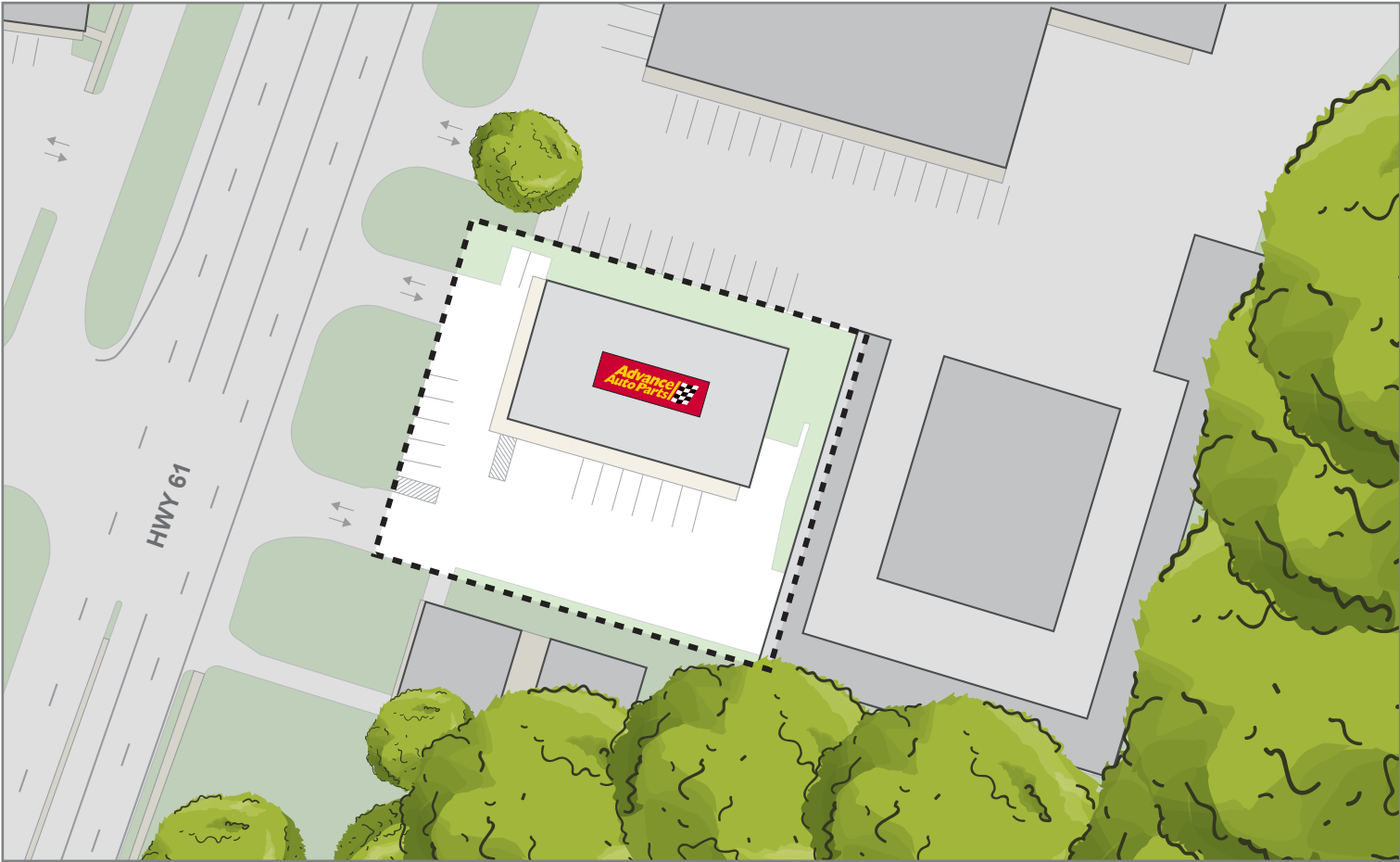
70,000+



2022 Revenue

\$11.2 BIL

SITE PLAN

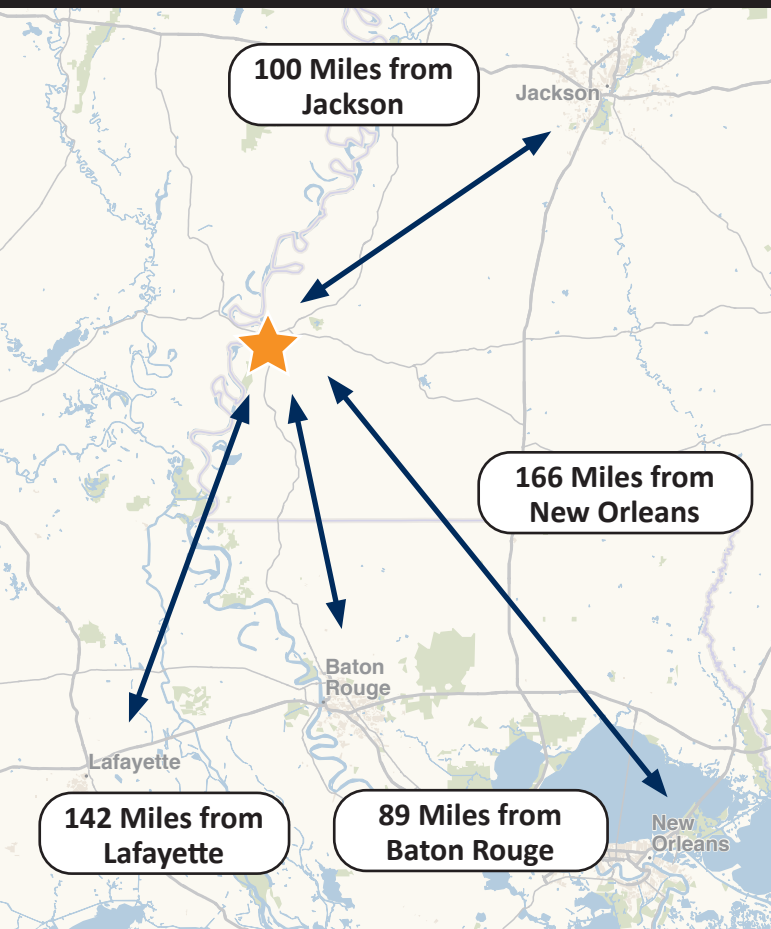




ACTUAL SITE



INGRESS/EGRESS TO SGT PRENTISS DR



LOCATION OVERVIEW / NATCHEZ, MS

Natchez, Mississippi is perched 200 feet above the Mississippi River on the state's highest promontory north of the Gulf of Mexico. Inhabited for centuries by prehistoric Indians and later by the Natchez Indians, Natchez was settled first by the French in 1716—the settlement is two years older than New Orleans. Natchez later became the first capital of the new state of Mississippi.

TOURIST DESTINATIONS



HISTORICAL SIGNIFICANCE

Natchez, known as “The Birthplace of Mississippi,” is one of the first settlements along the Mississippi River and is the home of many historical architectural monuments and Native American trails



MISSISSIPPI BLUES TRAIL

Mississippi is the home of the blues and American music, and Natchez is part of the Gold Record Road, which highlights the deep rooted musical history of the area



GAMING AND NIGHTLIFE

Locals and tourists are served by many live music venues, and Magnolia Bluffs Casino, which is located directly on the Mississippi River, and offers 45,000 SF of gaming space

DEMOGRAPHICS / NATCHEZ, MISSISSIPPI

POPULATION	1 MILE	3 MILES	5 MILES
2027 Projection	3,646	16,218	24,996
2022 Estimate	3,638	16,575	25,384
Growth 2022 - 2027	0.22%	-2.16%	-1.53%
2000 Census	4,050	20,947	31,057
2010 Census	3,820	18,054	27,348
Growth 2000 - 2010	-5.69%	-13.81%	-11.94%

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2027 Projections	1,589	7,230	10,856
2022 Estimate	1,574	7,302	10,897
Growth 2022 - 2027	0.97%	-0.98%	-0.37%
2000 Census	1,668	8,517	12,380
2010 Census	1,601	7,721	11,437
Growth 2000 - 2010	-4.06%	-9.35%	-7.62%

2022 EST. HOUSEHOLDS BY INCOME	1 MILE	3 MILES	5 MILES
\$200,000 or More	2.77%	2.89%	2.83%
\$150,000 - \$199,999	1.45%	1.99%	2.33%
\$100,000 - \$149,999	7.89%	6.88%	6.94%
\$75,000 - \$99,999	11.42%	9.10%	8.94%
\$50,000 - \$74,999	17.00%	12.15%	13.71%
\$35,000 - \$49,999	19.56%	14.79%	15.45%
\$25,000 - \$34,999	12.81%	11.50%	11.47%
\$15,000 - \$24,999	8.88%	12.05%	12.39%
\$10,000 - \$14,999	5.19%	8.22%	8.37%
Under \$9,999	13.04%	20.42%	17.56%
2022 Est. Average Household Income	\$60,253	\$54,245	\$54,864
2022 Est. Median Household Income	\$43,271	\$32,768	\$35,181
2022 Est. Per Capita Income	\$26,095	\$23,987	\$23,613

POPULATION PROFILE	1 MILE	3 MILES	5 MILES
2022 Estimated Population by Age	3,638	16,575	25,384
Under 4	6.1%	5.9%	6.1%
5 to 14 Years	11.8%	12.0%	12.2%
15 to 17 Years	3.1%	3.5%	3.7%
18 to 19 Years	2.2%	2.2%	2.2%
20 to 24 Years	5.6%	5.5%	5.7%
25 to 29 Years	7.0%	6.1%	6.1%
30 to 34 Years	6.9%	5.8%	5.7%
35 to 39 Years	6.6%	5.8%	5.7%
40 to 49 Years	12.0%	11.1%	11.0%
50 to 59 Years	10.9%	12.1%	12.4%
60 to 64 Years	6.7%	7.9%	7.8%
65 to 69 Years	6.5%	7.2%	7.0%
70 to 74 Years	5.3%	5.4%	5.4%
Age 75+	9.5%	9.3%	9.0%
2022 Median Age	40.6	42.7	42.3

2022 Population 25 + by Education Level	1 MILE	3 MILES	5 MILES
Elementary (0-8)	1.34%	3.62%	3.94%
Some High School (9-11)	5.72%	11.80%	12.34%
High School Graduate (12)	28.80%	31.12%	32.03%
Some College (13-15)	27.96%	21.13%	21.30%
Associates Degree Only	11.87%	9.24%	9.19%
Bachelors Degree Only	12.70%	11.04%	10.38%
Graduate Degree	11.40%	10.93%	9.65%

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