



1200 S 5th St

Leesville, LA 71446

Retail Investment Opportunity

Offering Memorandum



MATTHEWS™

EXCLUSIVELY LISTED BY



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Table of Contents

04	Property Overview
09	Financial Overview
11	Tenant Overview
12	Market Overview

PROPERTY OVERVIEW

Advance Auto Parts
1200 S 5th St Leesville, LA 71446



INVESTMENT HIGHLIGHTS

Property Highlights

- Offered at \$933,333, representing a 8.25% capitalization rate.
- The tenant recently signed an early extension to the lease, **showing their past success & long-term commitment to the location.**
- The site ranks in the top **78th percentile in brand ranking** for the state of Louisiana, as per AlphaMaps.
- The asset has a lease with approximately **±11.50 years of remaining lease term**, scheduled to expire on 12/31/2037
- **The lease provides two 5-year renewal options**, each featuring 10% rent escalations, supporting future income growth over an extended hold period.
- **NN lease structure** with the landlord responsible for roof, lot, structure, and 1/2 of HVAC over \$500
- The property consists of a **±7,000 SF building** situated on a **±0.84 acre parcel** with 28 parking spaces
- **All three HVAC units were replaced** in July 2026, significantly reducing near term capital expenditure requirements for the new owner.
- The location is **exposed to approximately ±26,200 vehicles per day**, offering meaningful visibility and traffic flow for a retail tenant.
- The property benefits from **dual access points**, which enhances ingress and egress improving overall site circulation.
- **Leesville is the county seat of Vernon Parish**, the **primary retail hub** for a rural region. Limited retail competition in this market supports stable sales volume for existing operators.
- **Fort Polk sits approximately 7 miles away** from the site. Fort Polk is a major U.S. Army installation and home to the Joint Readiness Training Center (JRTC) and the 3rd Brigade Combat team, 10th Mountain Division. Fort Polk has over 7,300 active duty troops stationed there.





PRAIRIE

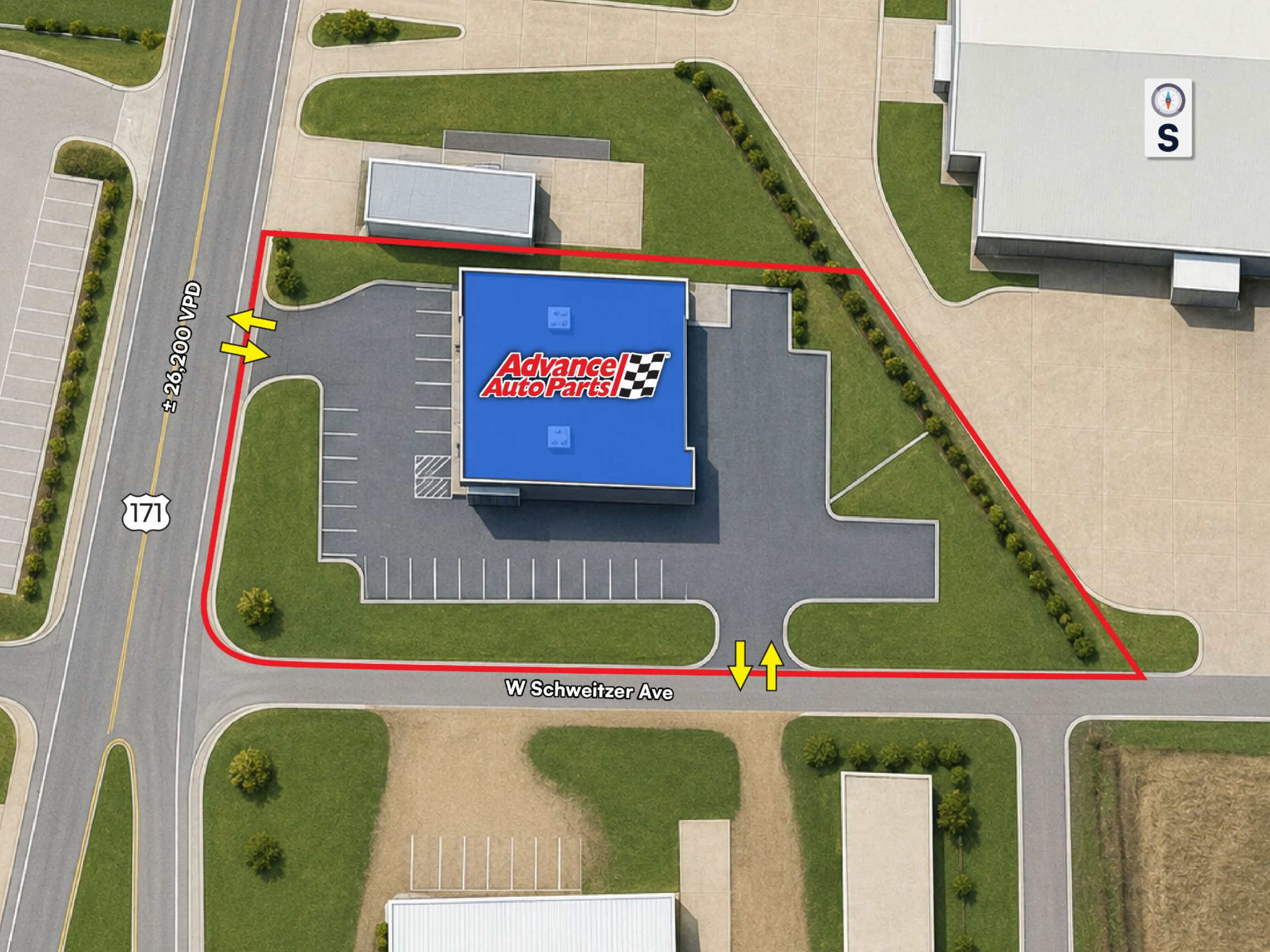


S 6th St ± 10-200 VPD

± 26,200 VPD

Vernon OCS and Food Stamp office





± 26,200 VPD

171

**Advance
Auto Parts**

W Schweitzer Ave



1200 S 5th St
Leesville, LA 71446

±7,000 SF
GLA

2000
Year Built

±26,200
Vehicles Per Day

NN
Lease Type

±0.84 AC
Lot Size



FINANCIAL OVERVIEW

Advance Auto Parts
1200 S 5th St Leesville, LA 71446



FINANCIAL SUMMARY

\$933,333

List Price

8.25%

Cap Rate

\$77,000

Annual Rent

±11.50 Years

Lease Term Remaining

Property Details

Tenant Trade Name	Advance Auto Parts
Type of Ownership	Fee Simple
Lease Type	NN
Landlords Responsibilities	Roof, structure, split HVAC replacement, Lot
Rent Commencement Date	5/19/2000
Lease Expiration Date	12/31/2037
Term Remaining on Lease	±11.50 Years
Increases	10% in Options
Options	Two, 5-Year Options

Annualized Operating Data

Term	Start	End	Monthly Rent	Annual Rent	Rent PSF	Cap Rate
Primary	1/1/2023	12/31/2027	\$5,833	\$70,000	\$10.00	7.50%
Primary	1/1/2028	12/31/2037	\$6,417	\$77,000	\$11.00	8.25%
Option 1	1/1/2038	12/31/2042	\$7,058	\$84,700	\$12.10	9.08%
Option 2	1/1/2043	12/31/2047	\$7,764	\$93,170	\$13.31	9.98%
Average	-	-	\$6,768	\$81,218	\$11.60	8.70%

*Tenant has renewed until 12/31/2037



TENANT SUMMARY

Year Founded
1932

Headquarters
Raleigh, NC

Ownership Status
Publicly Traded

Employees
±62,800

Locations
±4,700

Credit Rating
S&P: BB+

Annual Revenue
\$9.09 Billion



Tenant Overview

Advance Auto Parts, Inc. is a leading automotive aftermarket parts retailer with a nationwide presence serving both professional installers and do-it-yourself consumers. As one of the largest operators in the auto parts retail segment, the company benefits from strong brand recognition, a diversified customer base, and a long operating history dating back to the early 20th century. Its scale, established supply chain, and dual-channel retail strategy position it as a key participant in a resilient industry driven by ongoing vehicle maintenance needs.

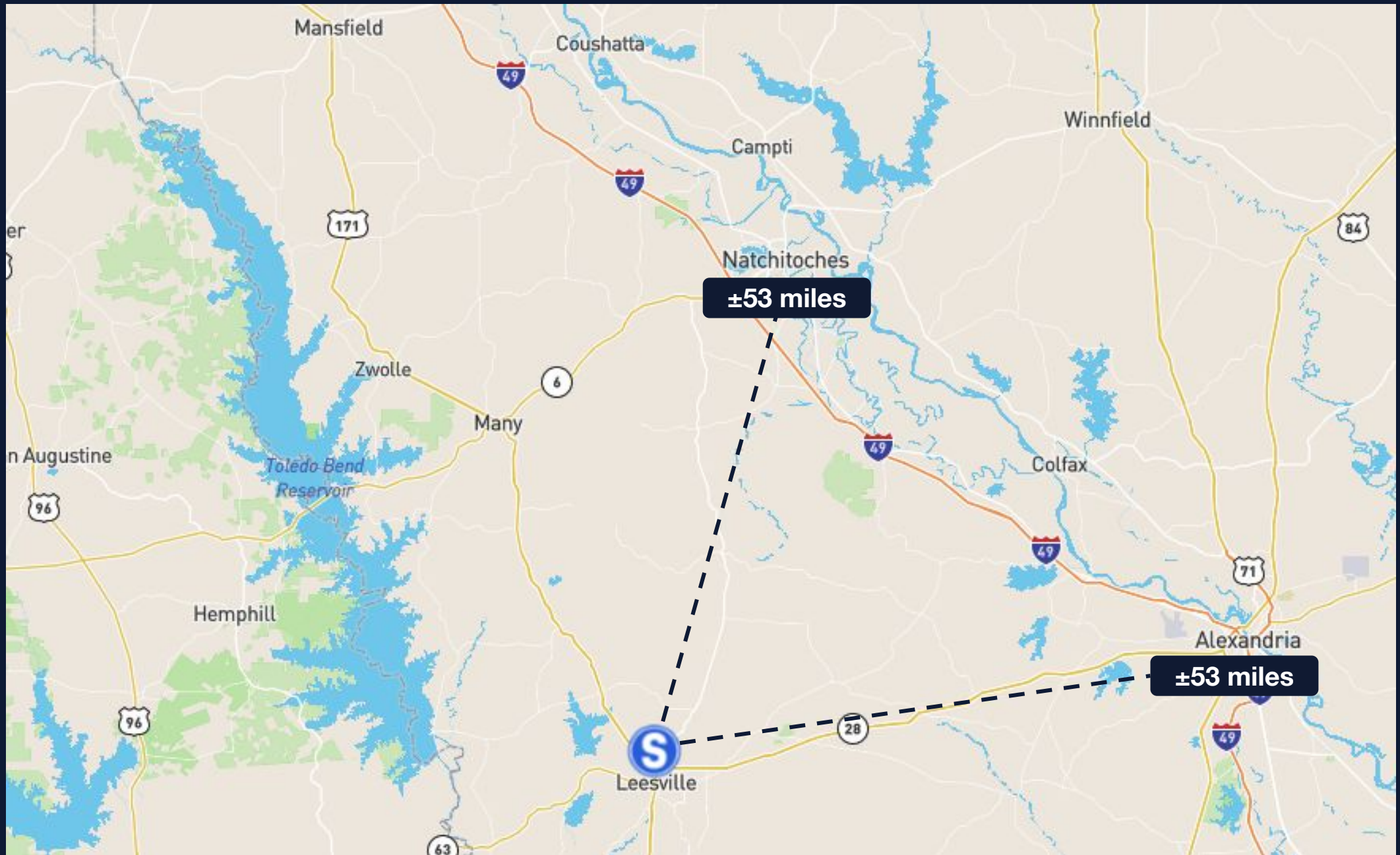
Founded in 1932 and headquartered in Raleigh, North Carolina, Advance Auto Parts is a publicly traded company listed on the New York Stock Exchange under the ticker AAP. The company operates approximately 4,300–4,800 locations across the United States, Canada, Puerto Rico, and the U.S. Virgin Islands, including both corporate stores and independently operated locations. Advance Auto Parts employs over 62,000 individuals and maintains a significant footprint through its Advance Auto Parts and Carquest brands. The company is generally rated below investment grade, with an approximate S&P credit rating of BB+ (non-investment grade), and does not maintain a widely published Moody's rating.

Why Invest in Advance Auto Parts?

- **Trusted National Brand:** A widely recognized name in the automotive aftermarket with over ±4,700 stores and an expansive network of Carquest and independent locations.
- **Stable Revenue and Market Demand:** Generates over \$9 billion in annual revenue, supported by resilient demand across DIY and professional customer segments
- **Operational Restructuring Underway:** A multi-year transformation plan—focused on store optimization, cost reduction, and supply chain consolidation—is expected to enhance margins and long-term profitability.
- **Strategic Refocus via Asset Sale:** The \$1.5 billion divestiture of its Worldpac unit strengthens the balance sheet and allows focus on core retail operations.
- **Credit Ratings with Upgrade Potential:** Currently rated BB+ (S&P) and Ba3 (Moody's) with stable liquidity and restructuring initiatives offering potential for future improvement.
- **Tailwinds from Aging Vehicle Fleet:** The increasing average vehicle age in the U.S. supports long-term demand for aftermarket parts and services.
- **Retail Adaptability:** Leveraging digital platforms, loyalty programs, and customer analytics to drive engagement and sales efficiency.

MARKET OVERVIEW

Advance Auto Parts
1200 S 5th St Leesville, LA 71446



LEESVILLE, LA

Local Market Overview

Leesville serves as the commercial and governmental center of Vernon Parish in western Louisiana and benefits from a stable economic foundation tied to military activity, regional healthcare, education, and local retail trade. The city's proximity to Fort Johnson, one of the U.S. Army's primary Joint Readiness Training Center installations, supports a consistent population base and drives demand for housing, services, hospitality, and neighborhood retail. The area maintains a lower cost of living than many Louisiana metros, attracting military households, retirees, and workforce residents seeking affordability and accessibility. Regional connectivity via U.S. Highway 171 also positions the market within driving distance of Alexandria, Lake Charles, and eastern Texas employment centers.

The broader market continues to benefit from public investment, defense-related employment, and infrastructure improvements throughout western Louisiana. Leesville's economy is supported by healthcare providers, educational institutions, logistics activity, and service-sector employment tied to military operations. Local demand drivers include workforce housing, medical services, grocery-anchored retail, and small business expansion. The city's affordability, access to outdoor recreation, and stable institutional presence provide long-term support for residential and commercial real estate fundamentals, particularly within workforce-oriented property sectors.



Property Demographics

Population	3-Mile	5-Mile	10-Mile
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Current Year Estimate	8,889	15,565	30,666
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Households	3-Mile	5-Mile	10-Mile
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Current Year Estimate	3,927	6,875	12,259
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Income	3-Mile	5-Mile	10-Mile
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Average Household Income	\$67,668	\$75,921	\$79,343
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ALEXANDRIA, LA MSA

Local Market Overview

Alexandria serves as the principal commercial and healthcare center for Central Louisiana, strategically positioned along Interstate 49 between Shreveport, Baton Rouge, and Lafayette. As the parish seat of Rapides Parish, the city anchors a regional trade area extending across multiple surrounding parishes and supports a stable economic base driven by healthcare, logistics, education, manufacturing, and government services. Alexandria and neighboring Pineville collectively function as the urban core of Central Louisiana, benefiting from regional transportation access, affordable housing costs, and institutional employment stability.

The city's economy is anchored by major healthcare systems, Alexandria International Airport, England Airpark, and regional educational institutions. England Airpark, a redeveloped former Air Force base, has become a significant industrial and aviation asset supporting manufacturing, aerospace operations, and logistics users. Alexandria also benefits from a strong medical sector, with hospitals and healthcare providers serving a broad regional population. Combined with lower operating costs relative to larger Louisiana metros, Alexandria continues to attract service-based employers, industrial users, and regional retailers seeking central market access.



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By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

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