



4559 Hartley Bridge Rd, Macon, GA 31216

Retail  
Investment Opportunity  
Offering Memorandum

Long Term Lease Extension | All Brick Construction | NNN Lease



MATTHEWS™

## Exclusively Listed By



**Josh Bishop**

EVP & Senior Director

**(315) 730-6228**

josh.bishop@matthews.com

License No. 688810 (TX)

**Maxx Bauman** | Broker of Record | Broker Lic. No.: 451849 (GA) | Firm Lic. No.: Lic. No.: 80041 (GA)

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# Property Overview



**\$1,670,345**

List Price

**±7.75 Years**

Lease Term Remaining

**NNN**

Lease Type

**±6,000 SF**

GLA

**±0.75 AC**

Lot Size

**2009**

Year Built

## Investment Highlights

### Lease & Location Highlights

- 2009 build-to-suit construction for Advance Auto Parts
- All red brick construction prototype
- Long term lease extension, proving the tenants commitment to the location and market
- Located just off I-75 with traffic counts at the intersection exceed 92,000 vehicles daily
- 5-Mile population of 37,847 residents
- ± 7.75-Years remaining on a recently extended lease
- Corporately guaranteed lease

### Tenant Highlights

- Advance Auto Parts (NYSE: AAP) is one of the nation's largest automotive aftermarket parts providers, serving both professional installers and do-it yourself customers.
- Lease is corporate guaranteed by Advance Stores Company, Inc. (S&P Rated BB)
- Considered an essential retailer, Advance Auto Parts has maintained consistent operations and rent payments, including throughout the COVID-19 pandemic.

# Aerial Map



# Aerial Map



# Site Plan



# Property Photos



# Financial Overview

4559 Hartley Bridge Rd Macon, GA 31216



# Financial Summary



**\$1,670,345**

List Price

**7.25%**

Cap Rate

**2009**

Year Built

**±92,400 VPD**

Hartley Bridge Rd & I-75

**\$121,100**

NOI

## Tenant Summary

Tenant Trade Name	Advance Auto Parts
Type of Ownership	Fee Simple
Lease Guarantor	Corporate
Lease Type	NNN
Landlords Responsibilities	Structure
Original Lease Term	15 Years
Rent Commencement Date	5/14/2009
Lease Expiration Date	12/31/2033
Term Remaining on Lease	±7.75 Years
Increases	10% In Options
Options	Three, 5-Year Options

## Annualized Operating Data

	Monthly Rent	Annual Rent	Increases	Cap Rate
<b>Current - 12/31/2033</b>	<b>\$10,091.67</b>	<b>\$121,100.04</b>	<b>-</b>	<b>7.25%</b>
Option 1	\$11,100.84	\$133,210.04	10.00%	7.98%
Option 2	\$12,210.92	\$146,531.05	10.00%	8.77%
Option 3	\$13,432.01	\$161,184.15	10.00%	9.65%

# Tenant Overview

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.

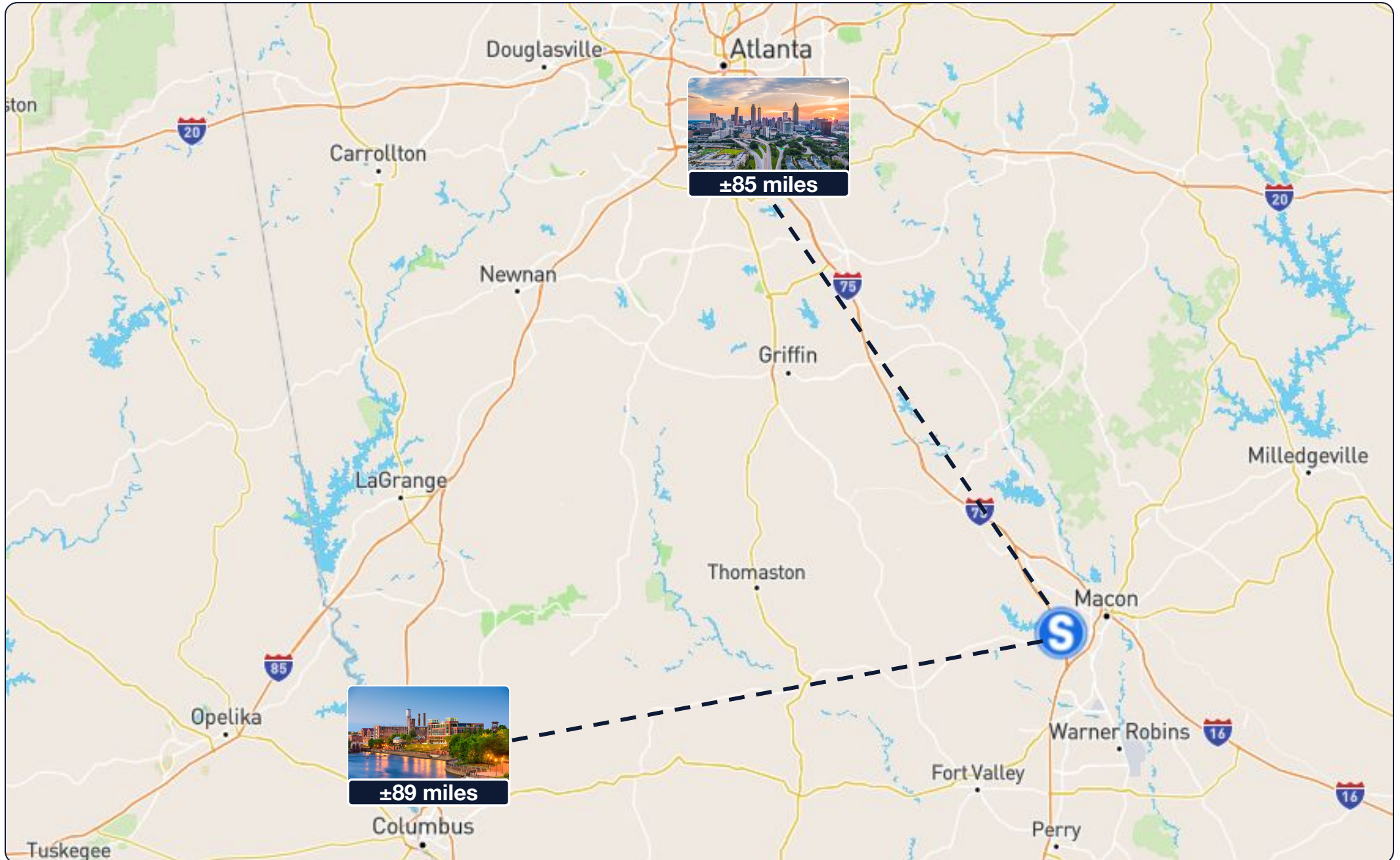
Founded in 1932 and headquartered in Raleigh, North Carolina, Advance Auto Parts is a publicly traded company listed on the New York Stock Exchange under the ticker AAP. The company operates approximately 4,300–4,800 locations across the United States, Canada, Puerto Rico, and the U.S. Virgin Islands, 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

4559 Hartley Bridge Rd, Macon, GA 31216



# Macon, GA

## Market Demographics

**157,000+**

Total Population

**\$83,545**

Average HH Income

**36**

Median Age

**55%**

Homeownership Rate



## Local Market Overview

Macon serves as a central Georgia hub with steady population trends supported by its strategic location along Interstate 75 and proximity to Atlanta. The region benefits from a diverse economic base that includes healthcare, education, logistics, and advanced manufacturing. Household incomes remain attainable relative to national averages, supporting affordability and consistent renter and homeowner demand across multiple property types. The presence of Mercer University and a growing medical sector contributes to a stable daytime population and ongoing workforce development, reinforcing long-term economic sustainability.

The area continues to experience reinvestment in its historic downtown and surrounding neighborhoods, attracting both residents and small businesses seeking lower costs compared to larger metros. Macon's accessibility to regional distribution corridors enhances its appeal for industrial and retail uses, while its cultural heritage and revitalized districts support tourism and local engagement. These dynamics position the market as a cost-effective alternative within the Southeast, with balanced growth across residential and commercial sectors.

## Property Demographics

Population	3-Mile	5-Mile	10-Mile
Current Year Estimate	16,080	37,847	179,388
Households	3-Mile	5-Mile	10-Mile
Current Year Estimate	5,592	13,584	70,884
Income	3-Mile	5-Mile	10-Mile
Average Household Income	\$86,224	\$78,043	\$83,545

# Atlanta, GA MSA

Atlanta is a major metropolitan center in the Southeast and one of the nation's most influential economic and cultural hubs. Known for its strong transportation infrastructure—anchored by Hartsfield-Jackson Atlanta International Airport, the world's busiest—Atlanta offers exceptional connectivity for both domestic and international business. The city's diverse economy is driven by sectors such as logistics, technology, film production, finance, and higher education. With a rapidly growing population, pro-business environment, and significant corporate presence—including numerous Fortune 500 headquarters—Atlanta combines affordability, talent, and innovation.

Retailers and businesses operating in Atlanta benefit from a growing and diverse consumer base, steady population gains, and robust demand across its urban and suburban markets. With its position as a major transportation hub, expansive highway infrastructure, and the world's busiest airport, Atlanta supports long-term commercial growth and economic resilience. The city consistently outperforms national benchmarks in job growth and in-migration, driven by its role as a corporate headquarters hub, its thriving entertainment and tech sectors, and favorable cost of living. Strong demographic fundamentals, cultural vibrancy, and continued infrastructure investment further reinforce Atlanta's position as a resilient and strategically positioned market for retail growth.

Total Population  
**6.4 Million**

Annual Visitors  
**50 Million**

Tourism Economic Impact  
**\$18 Billion**

GDP  
**\$570.7 Billion**



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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 4559 Hartley Bridge Rd, Macon, GA, 31216 ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

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

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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.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

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