



201 W Vineyard Rd, Griffin, GA 30223

**Retail
Investment Opportunity**
Offering Memorandum

High-Traffic Retail Corridor | Brand New Lease Signed in 2020 | Hard Signalized Corner

Representative Photo



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Exclusively Listed By



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Representative Photo

Property Overview



\$1,190,470
List Price

±7.25 Years
Lease Term Remaining

NNN
Lease Type

±6,714 SF
GLA

±0.67 AC
Lot Size

1999/2017
Year Built/Year Remodeled

Investment Highlights

Lease & Location Highlights

- 1999 build-to-suit construction for Advance Auto Parts
- The store was remodeled to their newest prototype in 2017
- Advance Auto signed a brand new lease in 2020, proving their commitment to the location and market
- Strong 10% rental increase will take place in September of 2028
- Corporately guaranteed lease from Advance Auto
- NNN lease structure, with landlord responsible for structure only (Standard AAP NNN Lease)
- Hard signalized corner lot with traffic counts in excess of 37,751 vehicles daily
- 5-Mile population of 42,587 residents
- Affluent demographics with an average household income of \$99,227 annually

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.

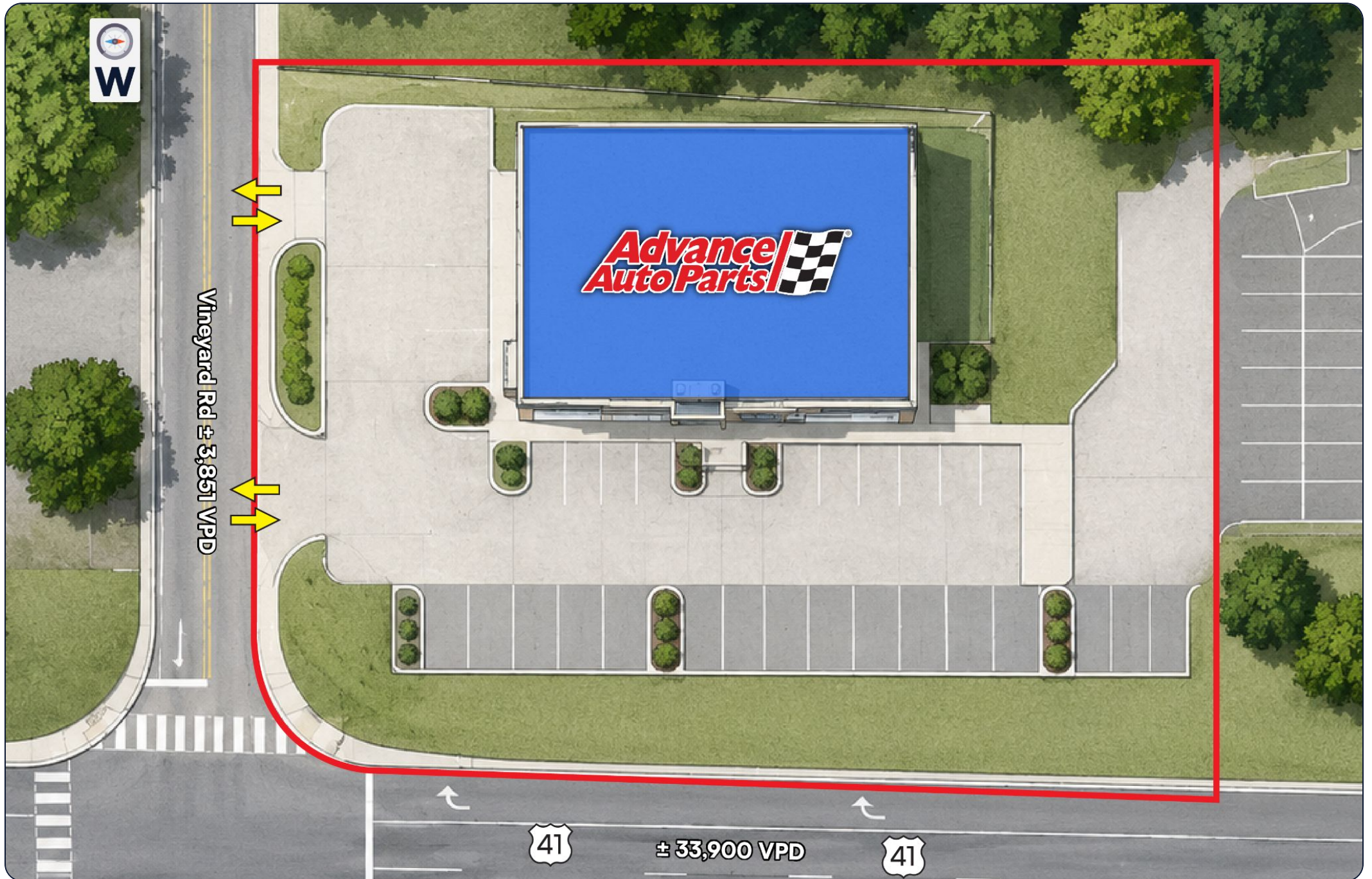
Aerial Map



Aerial Map



Site Plan



Financial Overview

201 W Vineyard Rd, Griffin, GA 30223



Representative Photo

Financial Summary



\$1,190,470

List Price

6.15%

Cap Rate

1999/2017

Year Built/Year Remodeled

±37,751 VPD

US Hwy 41 & Vineyard Rd)

\$73,213.92

NOI

Tenant Summary

Tenant Trade Name	Advance Auto Parts
Type of Ownership	Fee Simple
Lease Guarantor	Corporate
Lease Type	NNN
Landlords Responsibilities	Structure Only
Original Lease	2001
Rent Commencement Date	2020
Lease Expiration Date	8/31/2033
Term Remaining on Lease	±7.2 Years
Increases	10% In Options
Options	Four, 5-Year Options

Annualized Operating Data

	Monthly Rent	Annual Rent	Increases	Cap Rate
Current - 08/31/2028	\$6,101.16	\$73,213.92	-	6.15%
09/01/2028 - 8/31/2033	\$6,711.28	\$80,535.31	10.00%	6.77%
Option 1	\$7,382.40	\$88,588.84	10.00%	7.44%
Option 2	\$8,120.64	\$97,447.73	10.00%	8.19%
Option 3	\$8,932.71	\$107,192.50	10.00%	9.00%
Option 4	\$9,825.98	\$117,911.75	10.00%	9.90%

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.

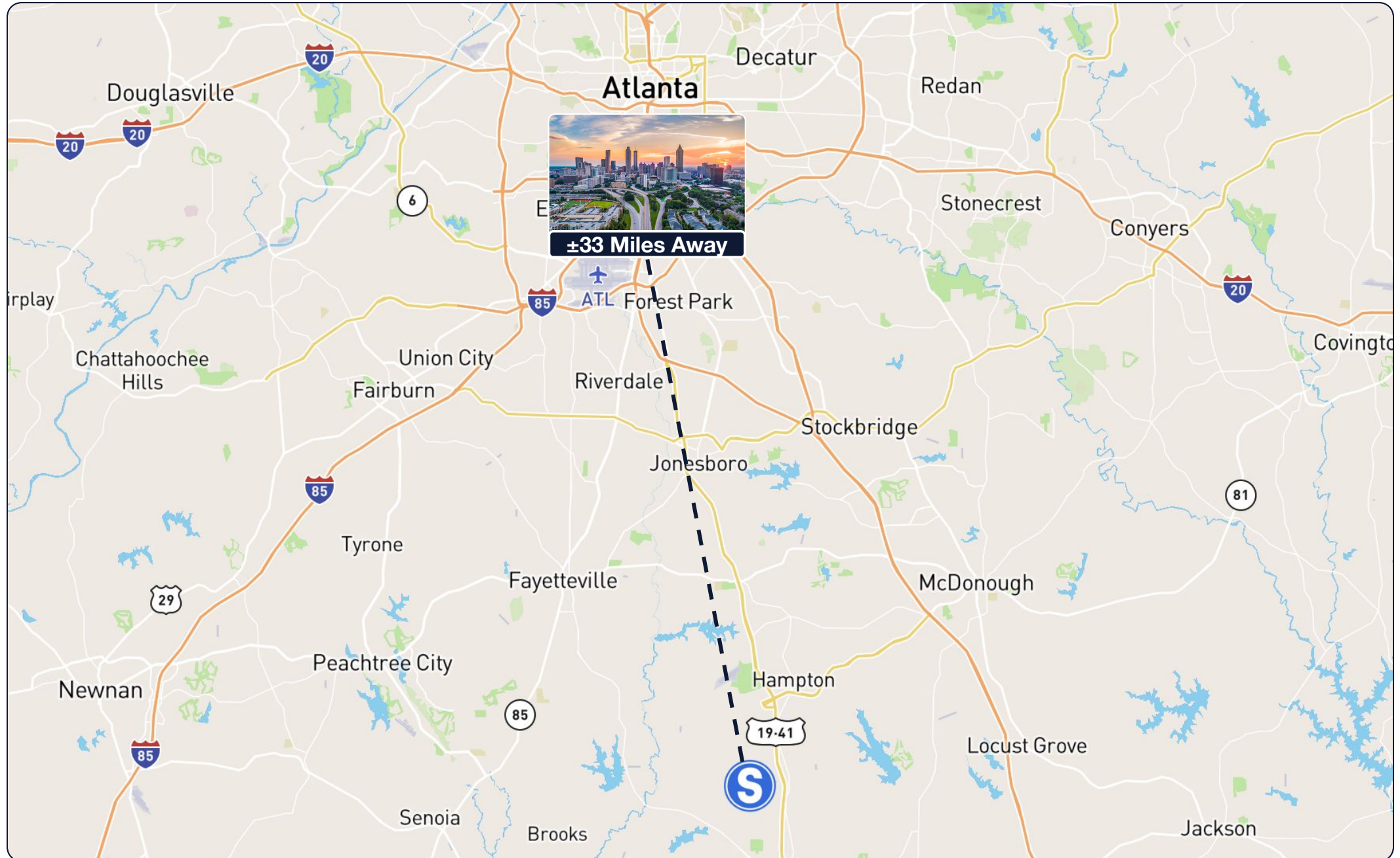
Founded in 1932 and headquartered in Raleigh, North Carolina, Advance Auto Parts is a publicly traded company listed on the New York Stock Exchange under the ticker AAP. The company operates approximately 4,300–4,800 locations across the United States, Canada, Puerto Rico, and the U.S. Virgin Islands,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

201 W Vineyard Rd, Griffin, GA 30223



Griffin, GA

Market Demographics

24,000

Total Population

\$99,227

Average HH Income

34

Median Age

\$220,900

Median Property Value



Local Market Overview

Griffin, Georgia is positioned approximately 33 miles south of Downtown Atlanta and continues to benefit from the outward growth of the Atlanta metropolitan area. The city offers a cost-effective business environment, attainable housing, and strong regional connectivity through U.S. Highway 19/41 and proximity to Interstate 75. Griffin serves as the county seat of Spalding County and maintains a diversified employment base supported by manufacturing, healthcare, logistics, education, and public administration. The community has experienced ongoing residential development as households seek more affordable alternatives within commuting distance of Atlanta's primary employment corridors.

The market is supported by a stable workforce, expanding industrial activity, and continued public investment in infrastructure and downtown revitalization initiatives. Griffin's historic downtown district, educational institutions, and healthcare systems contribute to a balanced local economy with long-term growth potential. Industrial and distribution users continue to target South Metro Atlanta locations due to lower operating costs and strategic transportation access. As Atlanta's growth expands further south, Griffin remains positioned to attract additional residential, retail, and industrial investment while maintaining a smaller-market operating environment.

Property Demographics

Population	3-Mile	5-Mile	10-Mile
Five-Year Projection	13,153	42,587	131,354
Current Year Estimate	13,055	42,327	127,417
2020 Census	12,555	40,461	118,899
Growth Current Year-Five-Year	0.75%	0.61%	3.09%
Growth 2020-Current Year	3.98%	4.61%	7.16%
Households	3-Mile	5-Mile	10-Mile
Current Year Estimate	4,982	16,402	46,394
2020 Census	4,718	15,106	42,483
Growth 2020-Current Year	5.61%	8.58%	9.21%
Income	3-Mile	5-Mile	10-Mile
Average Household Income	\$85,215	\$99,227	\$115,373

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 201 W Vineyard Rd, Griffin, GA, 30223 ("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.

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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.

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