



The information contained here-within this document is believed to be reliable, although Triple Net Investment Group makes no warranty or representation on the accuracy of the information. Please understand the property information is subject to change without notice. Buyer must verify all information and assumes all risk for any inaccuracies



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HIGHLIGHTS

- Strong Traffic Volume 18,000 vehicle per day
- Near highway 52 and 460 and 4 mile form I-77 when entering Bluefield
- Minimum Landlord Responsibilities (Structure and foundation)
- S&P: BBB- / STABL
- Strong Operating History - Tenant has operated at location since 2004



PROPERTY SUMMARY

Triple Net Investment Group is pleased to offer for sale corporate Advanced Auto Parts located at 3160 E Cumberland Road, Bluefield, WV. Advanced Auto Parts occupies a 7,000 -square foot rental space on 1.06 acres of land. The original lease commenced in July 2004. Advanced Auto Parts currently has over 2 years lease remaining with three 5 years options through 2036. Advanced Auto Parts offers customers the convenience of trusted expertise's in Auto Care. This Advance Auto Parts is located in the downtown area of Bluefield, WV with national tenants such as Wal-Mart, Lowe, Dollar General, McDonalds and other retail brands.

Property Information	
Property	Advance Auto Parts
Property Address	3160 E. Cumberland Road Bluefield, WV 24701
Price	\$996,380.00
Rentable Square Feet	7,000 SF
Lot size	1.06 acres
Options	Three (3), (5 Years Option)

Year Built	
Lease Start Date	07/29/2004
Lease End Date	11/30/2021
Cap Rate	10%
NOI	\$99,380.00
Increases	10% In Each Option

About the Tenant

Advanced Auto Parts founded in Roanoke, VA in 1932, Advance Auto Parts (AAP) is a leading automotive aftermarket parts provider, serving both professional installers and do-it-yourself customers. Advance Auto Parts has a long and proud history of serving customers, communities and team members exceptionally well, which is why the company has thrived for over 85 years. The combined enterprise of AAP (including Carquest branded stores) operates over 5,200 company-owned and 1,300 independently owned stores covering every U.S. state, the Virgin Islands, Puerto Rico, and Canada with more than 70,000 employees. It is the auto parts company with most stores after acquiring General Parts Incorporated in October 2013.

Advance Auto Parts works hard to create an environment of honesty, integrity, mutual trust and dedication. Since their founding by Arthur Taubman in 1932, these values haven't changed. Today Advanced Auto Parts to continue to increase the number of their stores and expand the markets they serve as part of their growth strategy.



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About the Area

Bluefield is a city in Mercer County, West Virginia, United States. Nestled at the foot of the 3,400-foot East River Mountain, Bluefield is the most elevated town in West Virginia, at 2,655 feet above sea level. The town is sometimes called "Summit City", because of its high altitude, and "Nature's Air-Conditioned City" for its pleasant summer temperatures. This greater Bluefield area was shaped in its early days by a rich tradition of railroading and mining, referred to as the "Gateway to the Southern Coalfields." Mining still provides a part of our economy in the region, but now education and healthcare are two of our strongest industries and represents the largest employers in the area. Our public education system as well as private and public colleges and universities are a strong attraction to our neighborhoods Bluefield continues to develop as one of the brightest spots in the West Virginia, not only as a business location, but as a home for a talented workforce.



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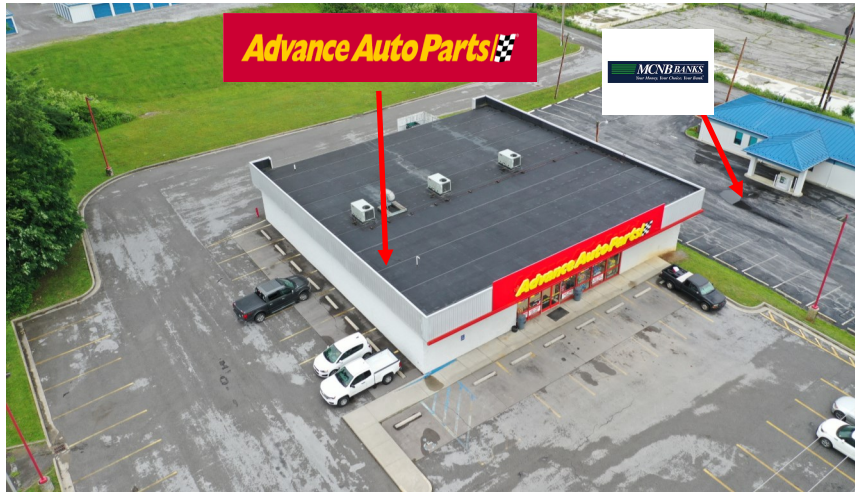
Demographics

	1 Miles	3 Miles	5 miles
Total Population	4,520	12,343	15,576
Media Age	43.60	41.40	41.50
Avg. Household Income	\$52,014	\$37,593	\$41,569
Households	2,059	5,413	6,761
Daytime Employees	2,656	10,718	11,556





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