

O'REILLY AUTO PARTS

7532 S. TRYON STREET
CHARLOTTE, NORTH CAROLINA



OFFERED BY:

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Listed in Conjunction with Broker of Record

Philip J. Stewart Jr.

Stewart Realty, LLC

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RDO
INVESTMENTS

O'REILLY AUTO PARTS

7532 S. TRYON STREET
CHARLOTTE, NORTH CAROLINA 28217

TENANT:	O'Reilly Auto Parts
GUARANTOR:	O'Reilly Automotive Stores, Inc. (Corporate Guaranty)
CREDIT RATING:	S&P: BBB Moody's: Baa1
LOCATION:	7532 S. Tryon Street Charlotte, North Carolina 28217
TYPE OF OWNERSHIP:	Fee Simple
LEASE TYPE:	NN+ Landlord Responsible for Roof (25 Year Warranty), Structure and Parking Lot Replacement (Not Maintenance)
LIST PRICE:	\$2,820,000
CAP RATE:	5.25%
LEASE TERM:	15 Years
BASE RENT:	\$148,026 ▪ Years 1-10 \$156,907 ▪ Years 11-15
RENT ESCALATIONS:	6% in Year 11 and in each of the 5 year options
OPTIONS:	Four, 5-Year Options
SQUARE FOOTAGE:	7,584 SF
LAND AREA:	1.58 +/- Acres
RENT COMMENCEMENT:	September 1, 2020
LEASE EXPIRATION:	August 31, 2035
PARCEL NUMBER:	201-371-48
RIGHT OF FIRST REFUSAL:	10 Business Days
FINANCING:	Delivered Free and Clear



Property Info

O'REILLY AUTO PARTS

7532 S. TRYON STREET
CHARLOTTE, NC 28217

PROPERTY OVERVIEW:

RDO Investments is pleased to present 7532 South Tryon Street, a 7,684 square foot freestanding O'Reilly Auto Parts located in the heart of Charlotte, North Carolina.

The O'Reilly Auto Parts in Charlotte provides the rare opportunity to acquire a recently constructed, fee simple interest in a class "A" O'Reilly Auto Parts retail location. The building was constructed in 2020 and features an **oversized 1.58 acre lot which allows for future development or expansion**. The property has an **upgraded brick and stucco construction** and **upgraded architectural lighting fixtures**. The site is located off of Tryon Street, the main retail thoroughfare which runs throughout Charlotte. There are over 35,500 vehicles which pass in front of the site each day. Interstate 485 is located just south of the site with an estimated 112,000 vehicles per day. The property has excellent visibility from Tryon Street and has a direct curb cut into the **upgraded concrete parking lot**. Located inside the Beltway, it is in the center of the areas retail core just off Interstate 77 and Interstate 485 and only minutes from uptown Charlotte.

O'Reilly's signed a 15 year NN lease in 2020 which expires in August of 2035. The NN+ lease has Landlord responsible for **Roof (25 Year Transferable Warranty)**, Structure and Parking Lot (Concrete) Replacement Only. The original 15 year lease has a 6% rental increase in year 11 and within four, 5-year option periods. Area retailers include Publix, Lowes, Walmart, Chick-Fil-A, McDonald's, 7-Eleven, Panera Bread, Walgreens, Chili's, etc. **The property is minutes from the Microsoft Charlotte Campus as well as the Federal Bureau of Investigation (FBI) and Maersk.**

LOCATION OVERVIEW:

Charlotte is the **largest city in North Carolina and the 17th largest city in the United States**. Part of North Carolina's "Urban Crescent" region it is situated in the southern part of the state, known for its pleasant climate, with mild winters and warm summers. The city was named after Queen Charlotte of Great Britain and has a rich history dating back to colonial times.

Charlotte is a major financial hub, often referred to as the **"Wall Street of the South."** The city is home to the headquarters of several major financial institutions, including Bank of America, Ally Bank, Fifth Third Bank, Truist Financial and the East Coast headquarters of Wells Fargo. The financial sector plays a crucial role in the local economy, providing jobs and contributing to the city's growth and has made it the second-largest banking center in the United States.

One of Charlotte's most compelling selling points is the city's remarkable affordability. Despite being a leading national business center, Charlotte has been able to maintain a low cost of living and a high quality of life, both of which are enhanced by the charm and hospitality for which the Carolinas and the Southeast are known. In recent years, the U.S. Conference of Mayors has praised Charlotte for being the **"Nation's Most Livable City."** Beyond economic appeal, the area's mild winters and falls couple with favorable springs and summers to create a comfortable climate that constantly draws new residents.

Based upon the 2010-2020 Census, the national demographics consulting firm Sites USA has estimated that for 2023 there are approximately 162,814 residents and 74,636 households within a five-mile radius of the Property. According to Sites USA, the average household income within a five-mile radius of the Property was estimated to be \$108,166



Tenant Info

O'REILLY AUTO PARTS

7532 S. TRYON STREET
CHARLOTTE, NC 28217

TENANT PROFILE:

O'Reilly Automotive, Inc., together with its subsidiaries, operates as a retailer and supplier of automotive aftermarket parts, tools, supplies, equipment, and accessories in the United States and Mexico. The company provides new and remanufactured automotive hard parts and maintenance items, such as alternators, batteries, brake system components, belts, chassis parts, driveline parts, engine parts, fuel pumps, hoses, starters, temperature control, water pumps, antifreeze, appearance products, engine additives, filters, fluids, lighting products, and oil and wiper blades; and accessories, including floor mats, seat covers, and truck accessories. It also offers auto body paint and related materials, automotive tools, and professional service provider service equipment. In addition, the company provide enhanced services and programs comprising used oil, oil filter, and battery recycling; battery, wiper, and bulb replacement; battery diagnostic testing; electrical and module testing; check engine light code extraction; loaner tool program; drum and rotor resurfacing; custom hydraulic hoses; and professional paint shop mixing and related materials. Further, it offers do-it-yourself and professional service for domestic and imported automobiles, vans, and trucks. The company was founded in 1957 and is headquartered in Springfield, Missouri.

FINANCIAL PERFORMANCE:

For TTM, O'Reilly Auto Parts reported record net revenues of \$15.219 billion and net income of \$2.258 billion. Based on the 2nd Quarter 10Q, Net Income was \$1.144 billion with Revenues of \$7.776 billion for the six months ended June 30. In addition to record breaking sales, the company had a 9.0% increase in comparable store sales and a 16% increase in diluted earnings per share to \$10.22. The company opened 100 net, new stores across 34 U.S. states, Puerto Rico, and Mexico so far in 2023 and are on pace to meet their goal of 180 to 190 net, new store openings in 2023.

STOCK SYMBOL

ORLY

NASDAQ

CREDIT RATING

BBB/BAA1

S&P | MOODY'S

LOCATIONS

6027

MARKET CAP

\$56.35B

REVENUES (22')

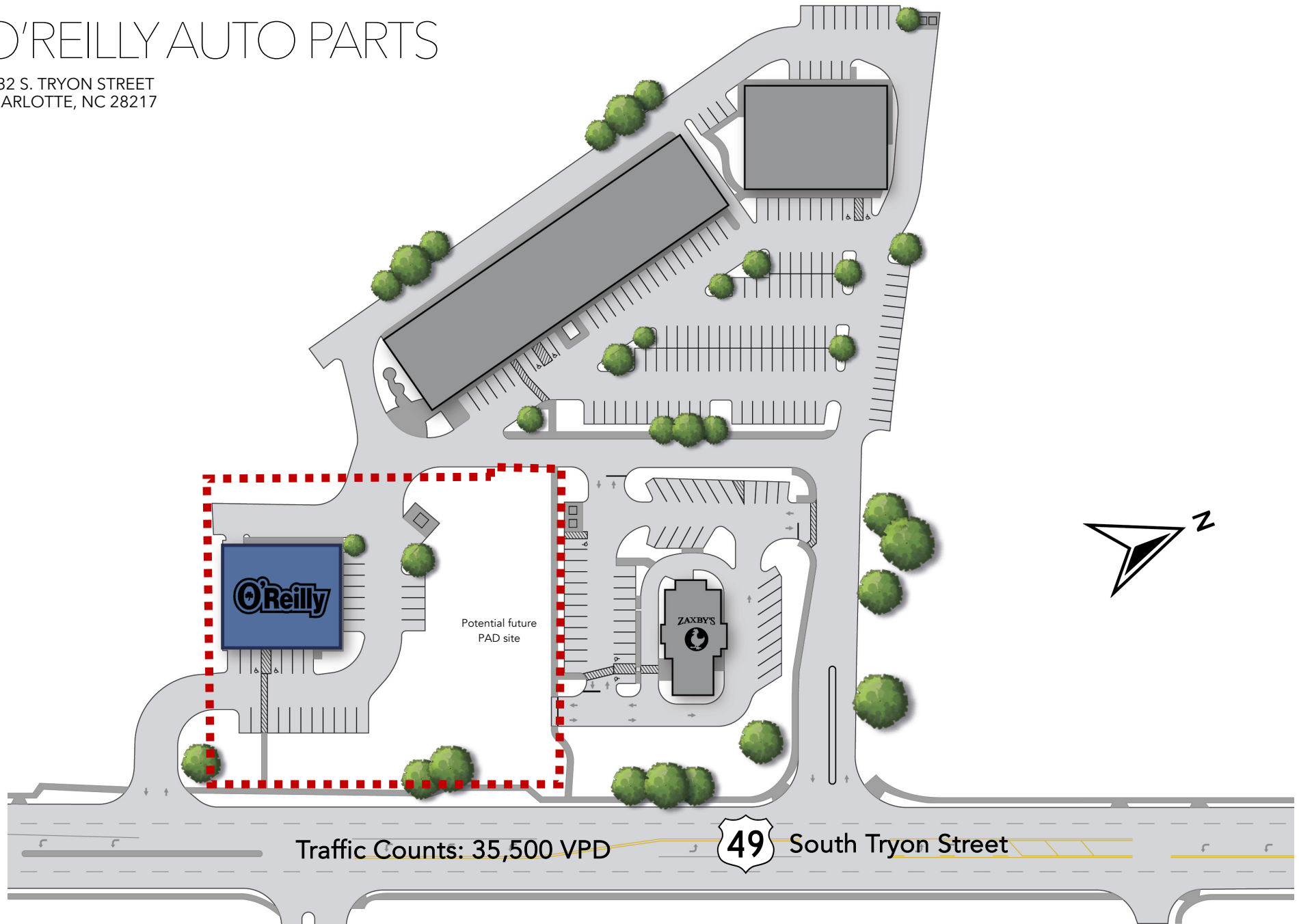
\$14.4B



Site Plan

O'REILLY AUTO PARTS

7532 S. TRYON STREET
CHARLOTTE, NC 28217





Traffic Counts: 35,500 VPD

South Tryon Street

AERIALS



AERIALS



UPTOWN.

Charlotte



Traffic Counts: 35,500 VPD

South Tryon Street



RETAILER MAP



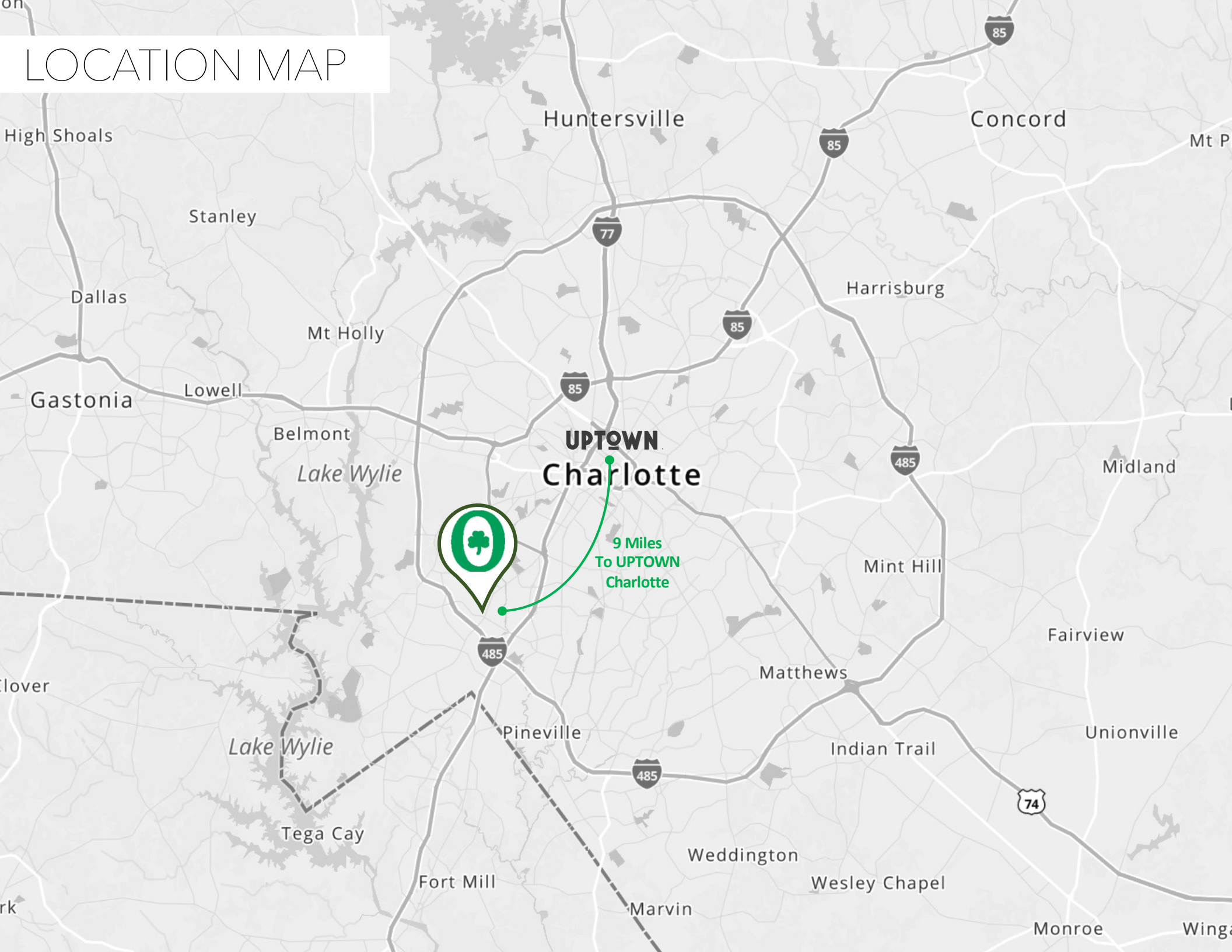
88,000 Sq Ft Office Space
500+ Hotel Rooms
20+ Restaurants
5 Apartments Complex's
4 Universities & Schools



FBI



LOCATION MAP





O'Reilly AUTO PARTS

7532

2.10

33.99

SAVES \$8

\$12

2.99

CURBSIDE PICKUP AVAILABLE

FREE

FREE

FREE

FREE

FREE

FREE

FREE

FREE

FREE

FREE

Demographics

O'REILLY AUTO PARTS

7532 S. TRYON STREET
CHARLOTTE, NC 28217

7532 S Tryon St Charlotte, NC 28217	1 mi radius	3 mi radius	5 mi radius
Population			
2023 Estimated Population	11,816	55,599	162,814
2028 Projected Population	12,199	59,342	175,559
2020 Census Population	11,783	53,740	158,414
2010 Census Population	8,365	41,173	123,449
Projected Annual Growth 2023 to 2028	0.6%	1.3%	1.6%
Historical Annual Growth 2010 to 2023	3.2%	2.7%	2.5%
2023 Median Age	32.5	32.4	34.6
Households			
2023 Estimated Households	4,974	22,004	68,913
2028 Projected Households	5,167	23,599	74,636
2020 Census Households	4,886	20,993	66,211
2010 Census Households	3,416	15,715	50,620
Projected Annual Growth 2023 to 2028	0.8%	1.4%	1.7%
Historical Annual Growth 2010 to 2023	3.5%	3.1%	2.8%
Race and Ethnicity			
2023 Estimated White	26.9%	28.9%	43.3%
2023 Estimated Black or African American	43.0%	37.9%	32.8%
2023 Estimated Asian or Pacific Islander	9.3%	8.8%	6.5%
2023 Estimated American Indian or Native Alaskan	0.6%	1.1%	0.7%
2023 Estimated Other Races	20.1%	23.2%	16.7%
2023 Estimated Hispanic	22.7%	26.8%	18.6%
Income			
2023 Estimated Average Household Income	\$101,430	\$97,248	\$108,166
2023 Estimated Median Household Income	\$71,599	\$73,502	\$83,972
2023 Estimated Per Capita Income	\$42,698	\$38,508	\$45,814
Education (Age 25+)			
2023 Estimated Elementary (Grade Level 0 to 8)	6.4%	8.5%	6.0%
2023 Estimated Some High School (Grade Level 9 to 11)	4.8%	6.2%	4.7%
2023 Estimated High School Graduate	28.2%	23.5%	18.6%
2023 Estimated Some College	18.5%	16.8%	17.4%
2023 Estimated Associates Degree Only	8.2%	7.0%	6.6%
2023 Estimated Bachelors Degree Only	23.3%	26.4%	31.8%
2023 Estimated Graduate Degree	10.7%	11.5%	14.8%
Business			
2023 Estimated Total Businesses	676	4,612	11,369
2023 Estimated Total Employees	10,109	69,134	139,640
2023 Estimated Employee Population per Business	15.0	15.0	12.3
2023 Estimated Residential Population per Business	17.5	12.1	14.3

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