

O'Reilly AUTO
PARTS

CHARLOTTE, NC
O'REILLY AUTO PARTS



CHARLOTTE, NC

O'REILLY AUTO PARTS

7532 S. TRYON STREET | CHARLOTTE, NORTH CAROLINA 28217

- 01. INVESTMENT
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All properties visits are by appointment only.



O'Reilly AUTO PARTS

7532

01. INVESTMENT

INVESTMENT HIGHLIGHTS

15 YEAR BTS FOR O'REILLY AUTO PARTS IN 2020

- New 15 Year Lease (commenced in 2020) with Four, 5 Year option to extend, demonstrating a long-term commitment to the site.
- Upgraded Masonry and Brick construction with a concrete parking lot and metal roof.
- 6% Rental Increase in Year 11 and every 5 years within the option periods.

OVERSIZED 1.58 ACRE LOT WITH FUTURE DEVELOPMENT POTENTIAL

- The oversized lot adds a value-add component if a future owner wants to subdivide and develop the unused additional land.

Corporately Guaranteed | Investment Grade Tenant

- The Lease is corporate guaranteed by O'Reilly Automotive Stores Inc, an investment grade (S&P: BBB), a nationally recognized tenant with over 6,290 locations.

HIGH TRAFFIC RETAIL CORRIDOR

- The property is located along Tryon Street, which is the leading retail thoroughfare throughout Charlotte. Traffic Counts directly in front of the property exceed 35,000 vehicle per day.

HIGH GROWTH CHARLOTTE MARKET

- Charlotte has experienced explosive growth, with over a 17% population increase between 2019 - 2024



INVESTMENT SUMMARY

ASKING PRICE:	\$2,620,000
CAP RATE:	5.65%
NET OPERATING INCOME:	\$148,026
LOCATION:	7532 S. Tryon Street - Charlotte, NC 28217
RENTABLE AREA:	7,584 SF
LAND AREA:	1.58 acres
TENANT:	O'Reilly Auto Parts
GUARANTOR:	Corporate
CREDIT RATING:	BBB
LEASE TYPE:	NN+ Landlord Resp for Roof (25-Year Warranty), Structure & Parking Lot Replacement (Not Maintenance)
LEASE TERM:	15 Years
INCREASES:	6% in Year 11 and in each option period
OPTIONS:	Four, 5-Year Renewals
RENT COMMENCEMENT:	September 1, 2020
LEASE EXPIRATION:	August 31, 2035
RIGHT OF FIRST REFUSAL:	10 Business Days



O'Reilly AUTO PARTS

INVESTMENT OFFERING

RDO Investments is pleased to present 7532 South Tryon Street, a 7,684 square-foot freestanding O'Reilly Auto Parts 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, allowing for future development or expansion. The property has an upgraded brick and stucco construction and upgraded architectural lighting fixtures. The site is off Tryon Street, the leading retail thoroughfare throughout Charlotte. Over 35,500 vehicles pass in front of the site each day. Interstate 485 is located just south of the site, with an estimated 112,000 cars daily. 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 area's 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 the Landlord responsible for the 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, the Federal Bureau of Investigation (FBI), and Maersk.





02. TENANT

\$16.4 BILLION

2024 Annual Revenues

\$69.5 BILLION

Market Cap

OWNERSHIP

Public

TICKER SYMBOL

ORLY (NASDAQ)

CREDIT RATING

BBB (S&P)

LOCATIONS

6,291

OF EMPLOYEES

92,709



O'Reilly AUTO PARTS

7532

Get up to \$10 off
Get up to \$20 off
Get up to \$15 off
FREE
WE TURN
OR PIC
MILITARY DISCOUNT
SUPPORT OUR TROOPS
FREE
CHECK ENGINE LIGHT SOLUTIONS

A photograph of an O'Reilly Auto Parts store. The building has a prominent red facade with the company's logo and name in large, white, three-dimensional letters. The store is located at 7532. The windows display various promotional signs, including one for a military discount and another for a \$10 off promotion. A white car is parked in the foreground on the left, and a silver car is parked on the right. The sky is clear and blue.

O'Reilly Automotive, Inc

O'Reilly Automotive, Inc. and its subsidiaries operate 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 provides 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 (Jan 25'), O'Reilly Auto Parts reported record net revenues of \$16.444 billion and net income of \$3.231 billion. In addition to record-breaking sales, the company had a 9.0% increase in comparable store sales. The company was on track to open 200 net new store openings in 2024 across 48 U.S. states, Puerto Rico, and Mexico.



03. LOCATION

Microsoft
FBI
 MAERSK



Walmart
 Publix GNC State Farm T-Mobile
 THE UPS STORE 7-ELEVEN Panera ABC SMOOTHIE KING IHOP



76
 Pizza Hut
 boostmobile



MAA SOUTH TRYON

FAMILY DOLLAR
 MAGGIE'S LAUNDRY
 BIGNON'S
 T-TAILS
 LA PACHUQUENA
 Dance studios
 La'Wan's

South Tryon Street



S. Tryon St.
35,500
 VEHICLES PER DAY

AERIALS





FAMILY DOLLAR
MAGGIE'S LAUNDRY
BIGNON'S
WORLD'S BEST
TT L'NOUVELES
LA PACHUQUEÑA
Dance STUDIO
La'Wan's

ZAXBY'S

THE ADDISON
SOUTH TRYON


UPTOWN.
Charlotte

WHITEHALL
ESTATES

MAA SOUTH TRYON



South Tryon Street

S. Tryon St.
35,500 
 VEHICLES PER DAY

AERIALS

RETAILER MAP



FAMILY DOLLAR
La'Quan's
ZAXBY'S
MAGGIE'S LAUNDRY
BOY'S NEXT DOOR

McDonald's **IHOP** **Arby's**
T-Mobile **Chick-fil-A** **7-ELEVEN**

O'Reilly AUTO PARTS

Walmart

LOWE'S

Publix **State Farm** **GNC**
UPS THE UPS STORE

Pizza Hut **Bojangles** **CITGO**

JJ

Walgreens
WAFFLE HOUSE



Panera BREAD

FBI

SUBWAY

Microsoft

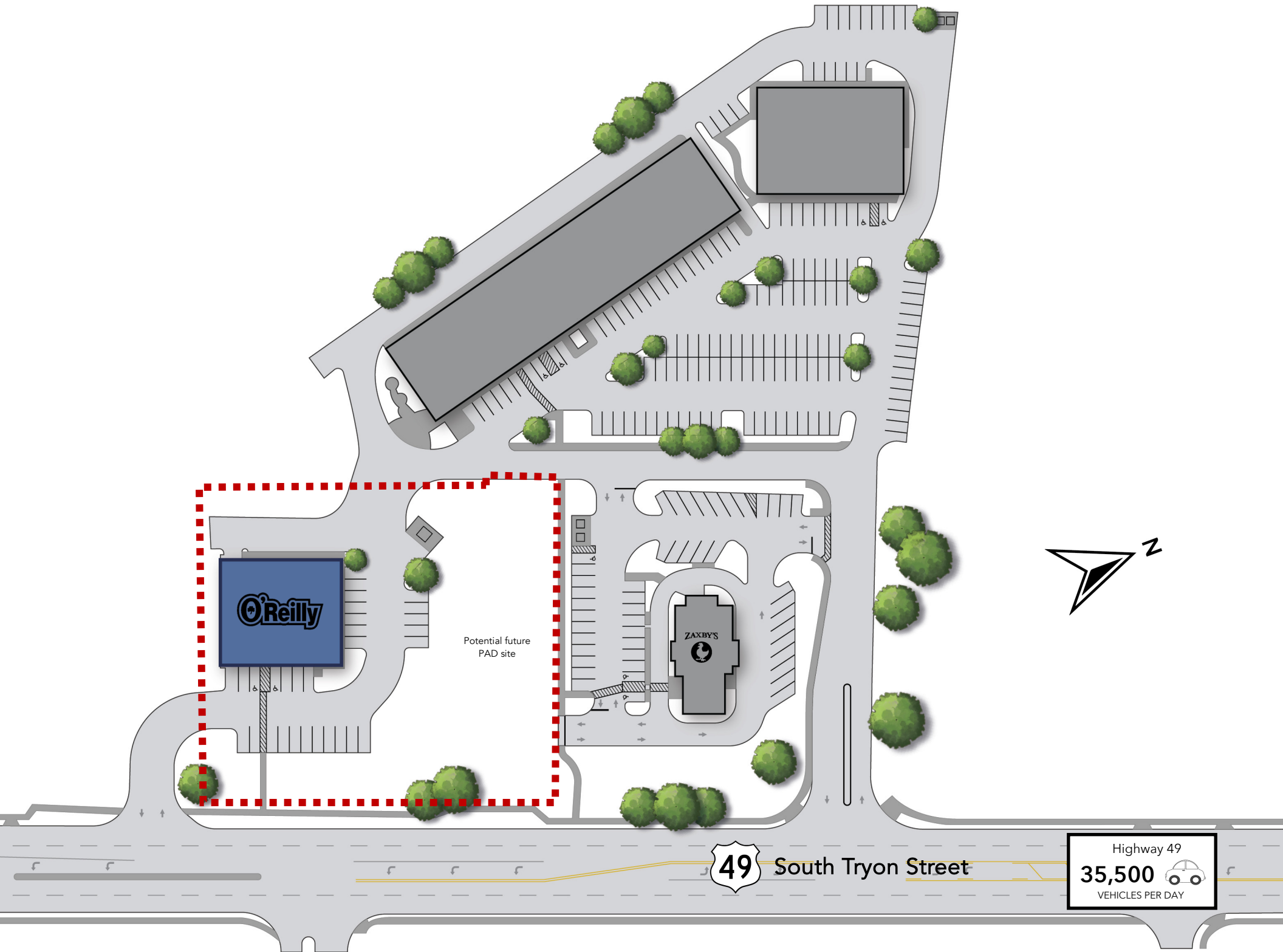
planet fitness

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

CHIPOTLE MEXICAN GRILL

MAERSK





O'Reilly

Potential future
PAD site

ZAXBY'S

49

South Tryon Street

Highway 49
35,500
VEHICLES PER DAY

CHARLOTTE HARBOR, FLORIDA
675 MILES

CHARLOTTE COURT HOUSE, VIRGINIA
214 MILES

CHARLOTTE AMALIE, ST. THOMAS
1,836 MILES

CHARLOTTE MICHIGAN
748 MILES

04. MARKET



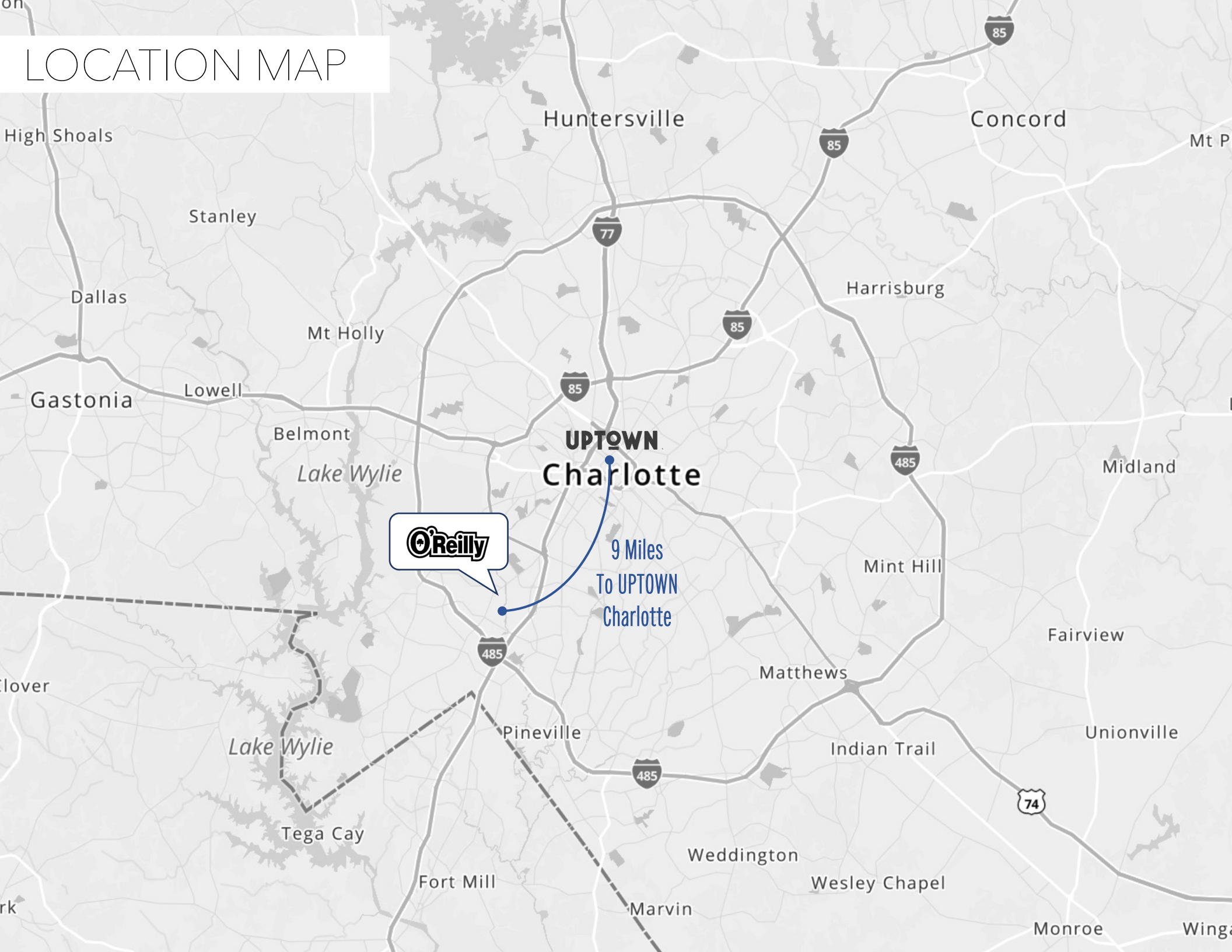
Charlotte is the largest city in North Carolina and the 17th largest city in the United States. It is situated in the southern part of the state in the “Urban Crescent” region, known for its pleasant climate, with mild winters and warm summers. The city was named after Queen Charlotte of Great Britain 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, making 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 2024 there are approximately 162,165 residents and 71,379 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 \$116,355.

LOCATION MAP



UPTOWN
Charlotte



9 Miles
To UPTOWN
Charlotte

AREA DEMOGRAPHICS

	<u>1 Mile Radius</u>	<u>3 Mile Radius</u>	<u>5 Mile Radius</u>
2024 Estimated Population:	11,546	54,393	162,165
2029 Estimated Population:	12,677	58,828	175,935
Projected Annual Growth 2024 to 2029:	2.0%	1.6%	1.7%
Projected Annual Growth 2010 to 2024:	2.7%	2.3%	2.2%
2024 Estimated Households:	5,287	22,734	71,379
2029 Projected Households:	5,802	24,624	77,491
2024 Estimated Average Household Income:	\$103,516	\$96,153	\$116,355

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