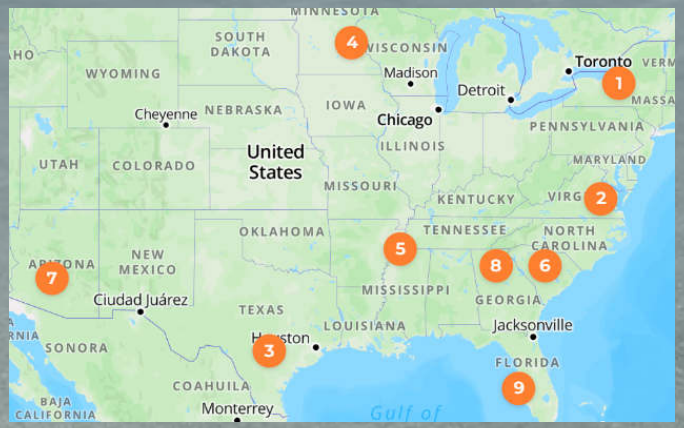
Marcus & Millichap

NAPA AUTO PARTS

9-Store Net-Lease Portfolio

CORPORATE NAPA AUTO PARTS PORTFOLIO FEATURING LONG-TERM NNN LEASES AND GEOGRAPHIC DIVERSIFICATION
(PORTFOLIO MAY BE PURCHASED IN WHOLE OR IN PARTS)



THE **OFFERING**

NAPA AUTO PARTS PORTFOLIO

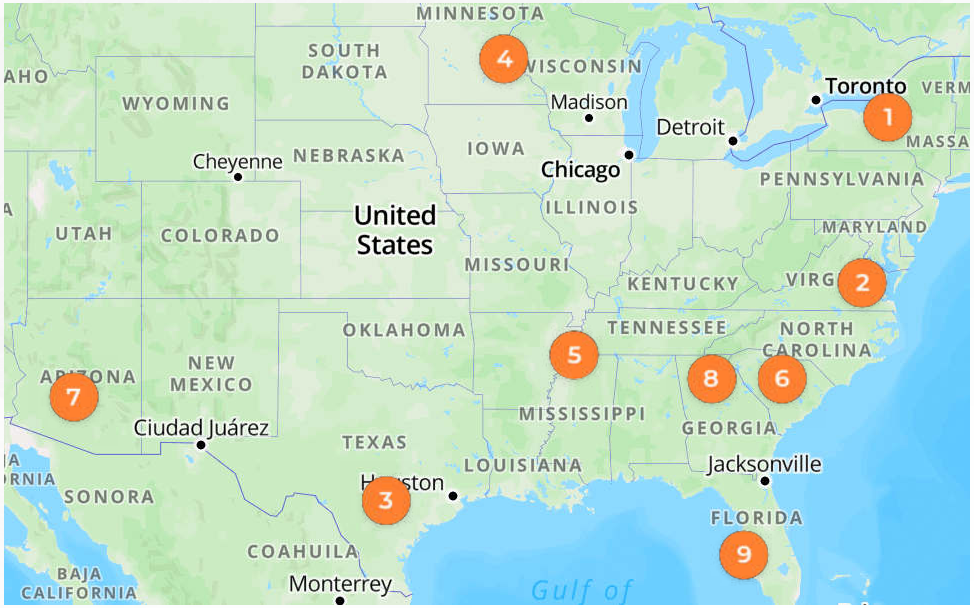
Executive Summary

Marcus & Millichap has been selected to exclusively market a premier 9-property NAPA Auto Parts portfolio spanning nine states. The portfolio is leased to Genuine Parts Company (NYSE: GPC) and its subsidiary, offering a highly secure income stream backed by a Fortune 500 parent company with over $24.3 billion in 2025 revenue. Demonstrating strong commitment to these locations, the tenant recently executed 5-year lease extensions across the entire portfolio—eight Master Lease renewals and one new direct lease for the Florida location. All extended terms commence on November 1, 2027, running through October 31, 2032, ensuring stable and predictable cash flow.

The portfolio consists of 56,976 SF across nine master-leased renewal properties plus one direct lease in Palmetto, FL, generating a current annual base rent of $938,088 ($16.47/SF average). The properties feature rent escalations in Year 4 of the renewal term for the eight master leases, with strong built-in growth and an Absolute NNN structure on the majority of the assets.

The portfolio is exceptionally passive and features built-in yield growth. The eight master-leased properties include rent escalations in Year 4 of the renewal term, providing a reliable inflation hedge. Furthermore, these eight properties operate under an Absolute NNN Master Lease with absolute zero landlord responsibilities. The ninth property (Palmetto, FL) operates under a standard NNN lease where ownership is responsible only for the roof, exterior walls, structural supports, foundations, underground utility lines, and parking areas.Strategically positioned across New York, Virginia, Texas, Minnesota, Mississippi, South Carolina, Arizona, Georgia, and Florida, this nationwide footprint effectively mitigates regional economic risk while capitalizing on consistent automotive aftermarket demand. Ultimately, this offering presents a compelling opportunity to acquire a stabilized, geographically diversified portfolio entirely insulated by an investment-grade corporate guarantor.





NAPA / GENUINE PARTS COMPANY **LEASE SUMMARY**

#	Property Address	County / State	Bldg SF	Tenant	Term	Renewal Options Remaining	Current Rent (Monthly, thru 10/31/2027)	Rent Yrs 1–3 (Monthly)	Rent Yrs 4–5 (Monthly)
1	7234 Oswego Road, Liverpool, NY 13090	Onondaga Co., NY	7,920	Genuine Parts Company	11/1/2027 – 10/31/2032 (1st Renewal Term)	5 of 6 five-yr options remain	$10,649	$10,890	$11,217
2	3901 Williamsburg Road, Richmond, VA 23231	Henrico Co., VA	7,920	Genuine Parts Company	11/1/2027 – 10/31/2032 (1st Renewal Term)	5 of 6 five-yr options remain	$11,124	$11,124	$11,458
3	2010 Pat Booker Road, Universal City, TX 78148	Bexar Co., TX	6,000	Genuine Parts Company	11/1/2027 – 10/31/2032 (1st Renewal Term)	5 of 6 five-yr options remain	$8,275	$8,500	$8,755
4	1531 South Robert Street, West St. Paul, MN 55118	Dakota Co., MN	7,056	Genuine Parts Company	11/1/2027 – 10/31/2032 (1st Renewal Term)	5 of 6 five-yr options remain	$7,386	$8,232	$8,479
5	8891 US Highway 51 North, Southaven, MS 38671	DeSoto Co., MS	7,056	Genuine Parts Company	11/1/2027 – 10/31/2032 (1st Renewal Term)	5 of 6 five-yr options remain	$7,325	$7,644	$7,873
6	4507 Hardscrabble Road, Columbia, SC 29229	Richland Co., SC	6,000	Genuine Parts Company	11/1/2027 – 10/31/2032 (1st Renewal Term)	5 of 6 five-yr options remain	$7,664	$8,000	$8,240
7	2150 East Thomas Road, Phoenix, AZ 85016	Maricopa Co., AZ	9,024	Genuine Parts Company	11/1/2027 – 10/31/2032 (1st Renewal Term)	5 of 6 five-yr options remain	$14,017	$14,664	$15,104
8	1423 Buford Highway, Buford, GA 30518	Gwinnett Co., GA	6,000	Genuine Parts Company	11/1/2027 – 10/31/2032 (1st Renewal Term)	5 of 6 five-yr options remain	$11,734	$11,000	$11,330
9	1416 US Hwy 301E (1416 10th St. E.), Palmetto, FL 34221	Manatee Co., FL	6,000	Genuine Automotive Supply, Inc. (GA corp.)	11/1/2027 – 10/31/2032 (Initial Term)	One 5-yr option (90-day notice)	$10,104	$11,083	$11,415
	Total — 8 GPC renewal stores (excl. Palmetto)								

NAPA / GENUINE PARTS COMPANY **PRICING MATRIX**

Address	Market	Cap Rate	Price
2150 E Thomas Rd	Phoenix, AZ	6.75%	$2,613,333
1416 US Hwy 301 E	Palmetto, FL	8.50%	$1,564,706
1423 Buford Hwy	Buford, GA	6.50%	$2,030,769
1531 Robert St S	West St Paul, MN	6.75%	$1,461,867
8891 Highway 51 N	Southaven, MS	7.25%	$1,265,986
7234 Oswego Rd	Liverpool, NY	6.75%	$1,934,933
4507 Hardscrabble Rd	Columbia, SC	7.00%	$1,371,429
2010 Pat Booker Rd	Universal City, TX	6.50%	$1,569,231
3901 Williamsburg Rd	Richmond, VA	6.75%	$1,977,600
PORTFOLIO TOTAL			**$15,789,854**

NAPA AUTO PARTS (NASDAQ: GPC)

NAPA Auto Parts is a major automotive parts retailer and distributor in North America, operating as a subsidiary of Genuine Parts Company (NYSE: GPC). In 2025, Genuine Parts reported annual revenue of $24.3 billion, reflecting a 1.7% increase from the previous year. The company secured the 175th position on the 2024 Fortune 500 list, underscoring its significant presence in the U.S. market.

NAPA Auto Parts operates a robust network of over 6,000 locations across the U.S. and Canada, serving both professional repair shops and individual consumers. Backed by the financial strength of its parent company, Genuine Parts Company, NAPA maintains a consistent presence in the automotive aftermarket. Its widespread distribution model and focus on essential vehicle maintenance contribute to steady demand, reinforcing its position as a key player in the automotive parts industry.

NAPA AUTO PARTS
6,000+
LOCATIONS

2025 REVENUE
$24.3+
BILLION





THE **HIGHLIGHTS**

NEW 5-YEAR LEASE EXTENSIONS
The tenant executed 5-year lease extensions across the entire portfolio, commencing November 1, 2027, and running through October 31, 2032. This demonstrates strong commitment to the sites and provides reliable cash flow.

BUILT-IN RENT GROWTH
The eight master-leased properties feature a scheduled 3.0% rent increase at the start of Year 4 of the renewal term, providing a reliable hedge against inflation.

INVESTMENT-GRADE TENANT CREDIT
Fully leased to Genuine Parts Company (NYSE: GPC) and its subsidiary. GPC is a Fortune 500 company holding an investment-grade credit rating, with a network of over 6,000 NAPA Auto Parts stores.

FORTUNE 500 PARENT COMPANY
Genuine Parts Company secured the 175th position on the 2024 Fortune 500 list. Backed by over $23.5 billion in 2024 revenue, the guarantor provides exceptional financial stability.

PASSIVE ABSOLUTE NNN MASTER LEASE
Eight properties operate under an absolute NNN Master Lease structure. This minimizes landlord responsibilities to absolute zero, with the tenant responsible for all taxes, insurance, and maintenance.

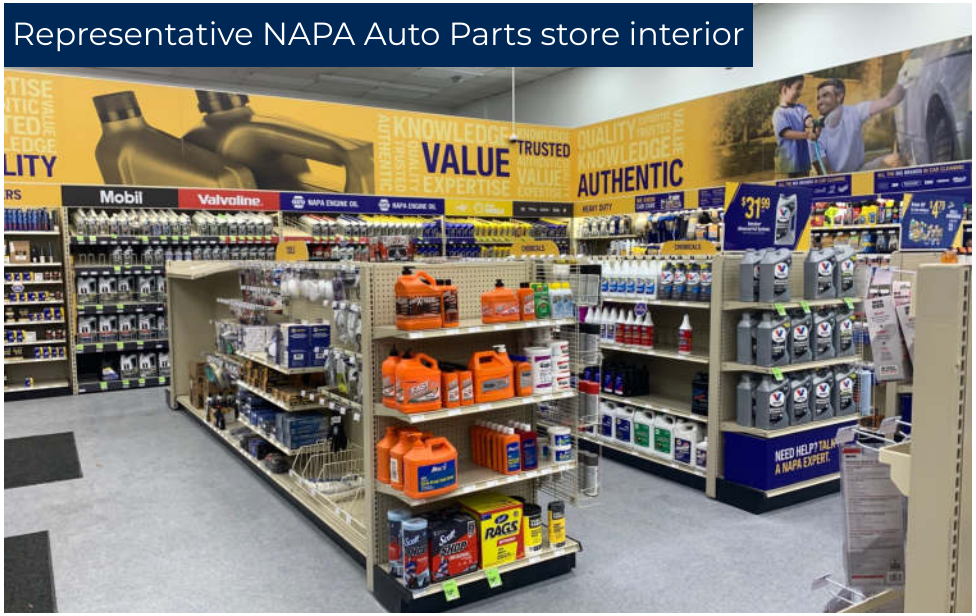
MINIMAL LANDLORD RESPONSIBILITIES (FLORIDA)
The Palmetto, Florida property operates under a NNN lease structure. Ownership is only responsible for the roof, structure, foundation, and parking areas, keeping management requirements very low.

STRATEGIC GEOGRAPHIC DIVERSIFICATION
The portfolio encompasses a national retail footprint strategically distributed across nine states (NY, VA, TX, MN, MS, SC, AZ, GA, FL), effectively mitigating localized market risks.

RENEWAL OPTIONS REMAINING
The Master Lease features five 5-year renewal options remaining for eight properties. The Florida location also includes an additional 5-year option, providing long-term security beyond the current term.

INTERIOR **PHOTOS**

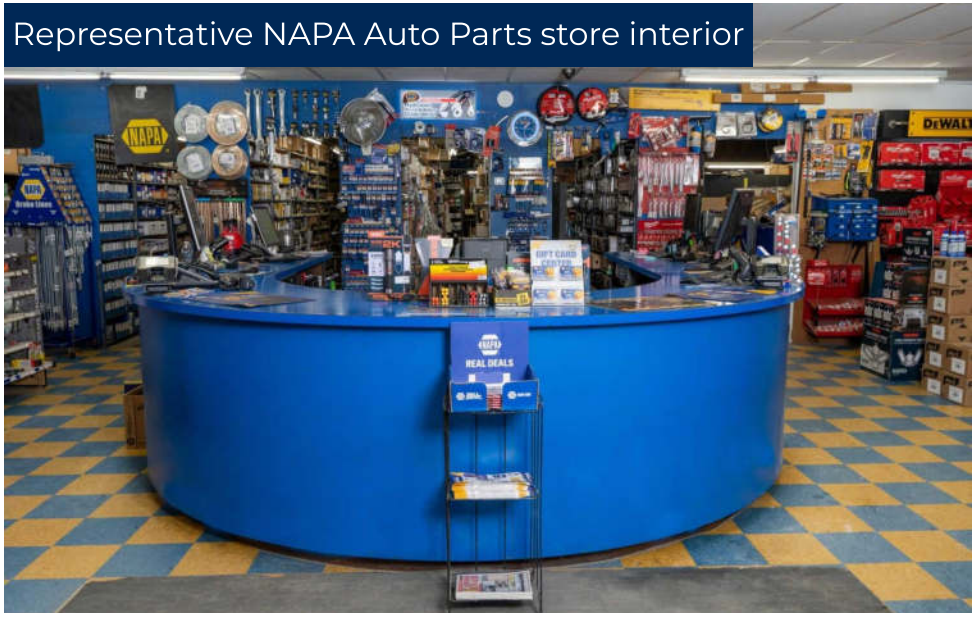
Representative NAPA Auto Parts store interior



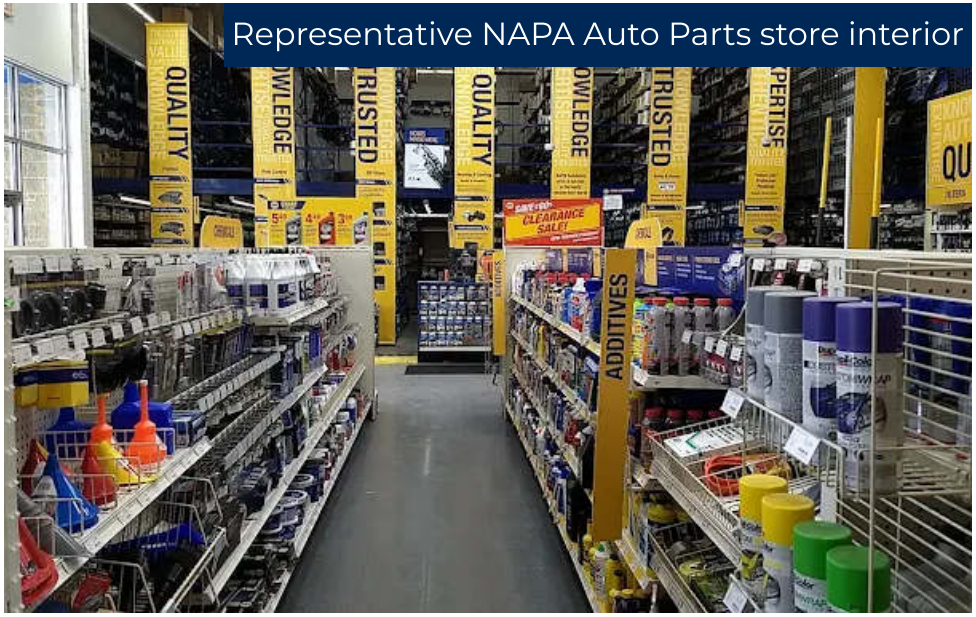
Representative NAPA Auto Parts store interior



Representative NAPA Auto Parts store interior



Representative NAPA Auto Parts store interior



EXTERIOR **PHOTOS**











NAPA AUTO PARTS

7234 Oswego Road, Liverpool, NY 13090

Marcus & Millichap


MAZZYE'S Meats
DUNKIN'
sharkeys
Liverpool, New York
OSWEGO RD
NAPA AUTO PARTS
7234 OSWEGO ROAD
LIVERPOOL, NY
FLAMINGO BOWL
LIVERPOOL BYP
Fastrac


NAPA AUTO PARTS
7234 OSWEGO ROAD
LIVERPOOL, NY
Oswego Rd
Sawmill Creek
57
Sawmill Creek

LIVERPOOL, **NY**

Liverpool, a village in Onondaga County, New York, is a lakeside suburb located northwest of the city of Syracuse. The village sits on the northern shore of Onondaga Lake and is part of the broader Syracuse metropolitan area. Liverpool's convenient location provides easy access to major transportation routes like Interstate 90 (the New York State Thruway) and Interstate 81. Local recreational and cultural activities can be found at Onondaga Lake Park, the nearby Destiny USA shopping and entertainment complex, and the Salt Museum.

ECONOMY

- The area's largest employers are Upstate University Health System with 9,525 workers, Syracuse University with 4,621 employees, and St. Joseph's Hospital Health Center with 3,745 workers. Other major regional employers include Wegmans and Crouse Hospital.
- While historically centered on manufacturing with companies like Carrier, General Electric, and Lockheed Martin, the local economy is now primarily driven by the service sector. The education and health care sectors have emerged as the region's main source of job creation and economic stability.
- Within Liverpool itself, major corporate presences include the headquarters of Raymour & Flanigan Furniture and Mattresses, as well as JMA Wireless. The largest employment sectors for Liverpool residents are educational services, health care, and manufacturing.

HEALTHCARE & EDUCATION SECTORS

Growth in the education and health sectors has been a stabilizing force for the regional economy. Upstate Medical University and Syracuse University serve as the area's largest employers, providing thousands of jobs and driving innovation.

MANUFACTURING & LOGISTICS HUB

Though the economy has shifted toward services, manufacturing remains an important component. Major employers like Lockheed Martin continue to operate in the area with over 2,200 employees. Additionally, local companies like JMA Wireless and Tactair Fluid Controls maintain significant operations in Liverpool.

INSTITUTIONS OF HIGHER LEARNING

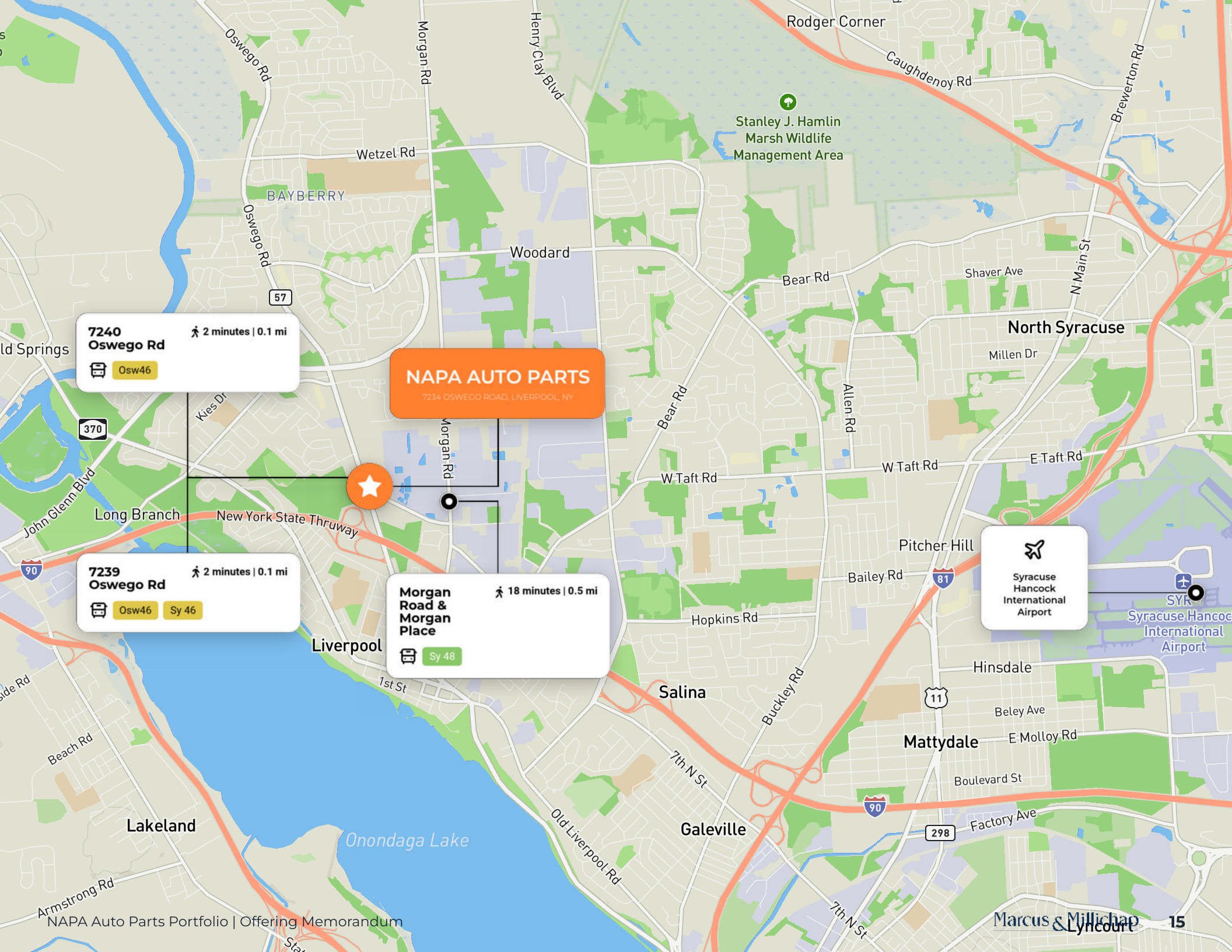
The regional workforce is heavily supported and educated by prominent local institutions. Syracuse University, Upstate Medical University, Le Moyne College, and Onondaga Community College all contribute to a highly skilled and educated talent pool in the Syracuse metropolitan area.


Wegmans
Bayberry Cir
Dew Line Rd
Laurel Ln
John Glenn Blvd
McDonald's
Walgreens
Georgian Ct
57
DOLLAR GENERAL
Roberta Dr
Victory Packaging
A Smurfit Westrock Company
ALDI
Super 8
Kwik Fill
Steelway Blvd S
DOLLAR TREE
Pascale's WINE & LIQUORS Fayetteville, NY
Thrifty Shopper
ALDI
DUNKIN'
MAZZYE'S Meats
DUNK & BRIGHT
Old Cove Rd
Oswego Rd
Duerr Park
FLAMINGO BOWL
Sharkey's Bar and Grill
Cold Springs Rd
Duerr Rd
370
Morgan Rd
Morgan Pl
NAPA AUTO PARTS
7234 OSWEGO ROAD, LIVERPOOL, NY
New York State Thruway
38
Bypass
Crown Rd
Fastrac
S Harding Ave
S Lincoln Ave
Parker Ave
Wilson Ave

MAJOR **EMPLOYERS**



EMPLOYER	INDUSTRY	EMPLOYEES	DISTANCE
Upstate University Health System	Health care	9,525	6.9 mi
Syracuse University	Higher education	4,621	6.9 mi
St. Joseph's Hospital Health Center	Health care	3,745	2.7 mi
Wegmans	Grocery / Retail	3,713	2.3 mi
Crouse Hospital	Health care	2,700	6.9 mi
Lockheed Martin	Manufacturing	2,250	5.8 mi


NAPA AUTO PARTS
7234 OSWEGO ROAD, LIVERPOOL, NY
7240 Oswego Rd
2 minutes | 0.1 mi
Osw46
7239 Oswego Rd
2 minutes | 0.1 mi
Osw46
Sy 46
Morgan Road & Morgan Place
18 minutes | 0.5 mi
Sy 48
Syracuse Hancock International Airport
Stanley J. Hamlin Marsh Wildlife Management Area
Rodger Corner
Caughdenoy Rd
Brewerton Rd
Wetzel Rd
BAYBERRY
Oswego Rd
Morgan Rd
Henry Clay Blvd
Woodard
Bear Rd
Shaver Ave
N Main St
North Syracuse
Millen Dr
Allen Rd
W Taft Rd
E Taft Rd
Kies Dr
John Glenn Blvd
Long Branch
New York State Thruway
Pitcher Hill
Bailey Rd
Hopkins Rd
Liverpool
1st St
Salina
Buckley Rd
Hinsdale
Beley Ave
Mattydale
E Molloy Rd
Boulevard St
7th N St
Factory Ave
Beach Rd
Lakeland
Onondaga Lake
Old Liverpool Rd
Galeville
Armstrong Rd
57
370
90
81
11
298

NAPA AUTO PARTS

3901 Williamsburg Road, Richmond, VA 23231



Marcus & Millichap


Little Appliance
PARTS • SALES • SERVICE • INSTALLATION
SHERWIN WILLIAMS
COVER THE EARTH
NAPA AUTO PARTS
3901 WILLIAMSBURG RD
RICHMOND VA
TREVOR'S
Grill and Tavern
WILLIAMSBURG RD
SOUTHEASTERN MARINE
KLOCKNER DR


NAPA AUTO PARTS
3901 WILLIAMSBURG ROAD
RICHMOND, VA
Williamsburg Rd
60
Klockner Dr

RICHMOND, **VA**

Richmond, the capital city of Virginia, is strategically located at the fall line of the James River. The city is approximately 100 miles south of Washington, D.C., and 70 miles west of Williamsburg via Interstate 64. The Greater Richmond metro encompasses the independent city and surrounding counties like Henrico, where Williamsburg Road serves as a vital commercial artery. Art, history, and cultural activities can be found at the Virginia Museum of Fine Arts (VMFA), Maymont, the American Civil War Museum, or the Edgar Allan Poe Museum.

ECONOMY

- The largest employers in the area are VCU Health and Virginia Commonwealth University, with over 20,000 workers combined. Dominion Energy, CoStar Group, and Truist are other major corporate entities in the metro.
- Finance and professional services remain a significant driver in the local economy. The city serves as a regional banking center, supported by a large presence of banking institutions and corporate headquarters.
- Finance and professional services remain a significant driver in the local economy. The city serves as a regional banking center, supported by a large presence of banking institutions and corporate headquarters.

LARGE GOVERNMENT SECTOR

As the capital of Virginia, the state government employs tens of thousands of workers throughout the Richmond region. Additional economic stability comes from federal entities, most notably the Federal Reserve Bank of Richmond, and local municipalities.

FORTUNE 500 CORPORATE HEADQUARTERS

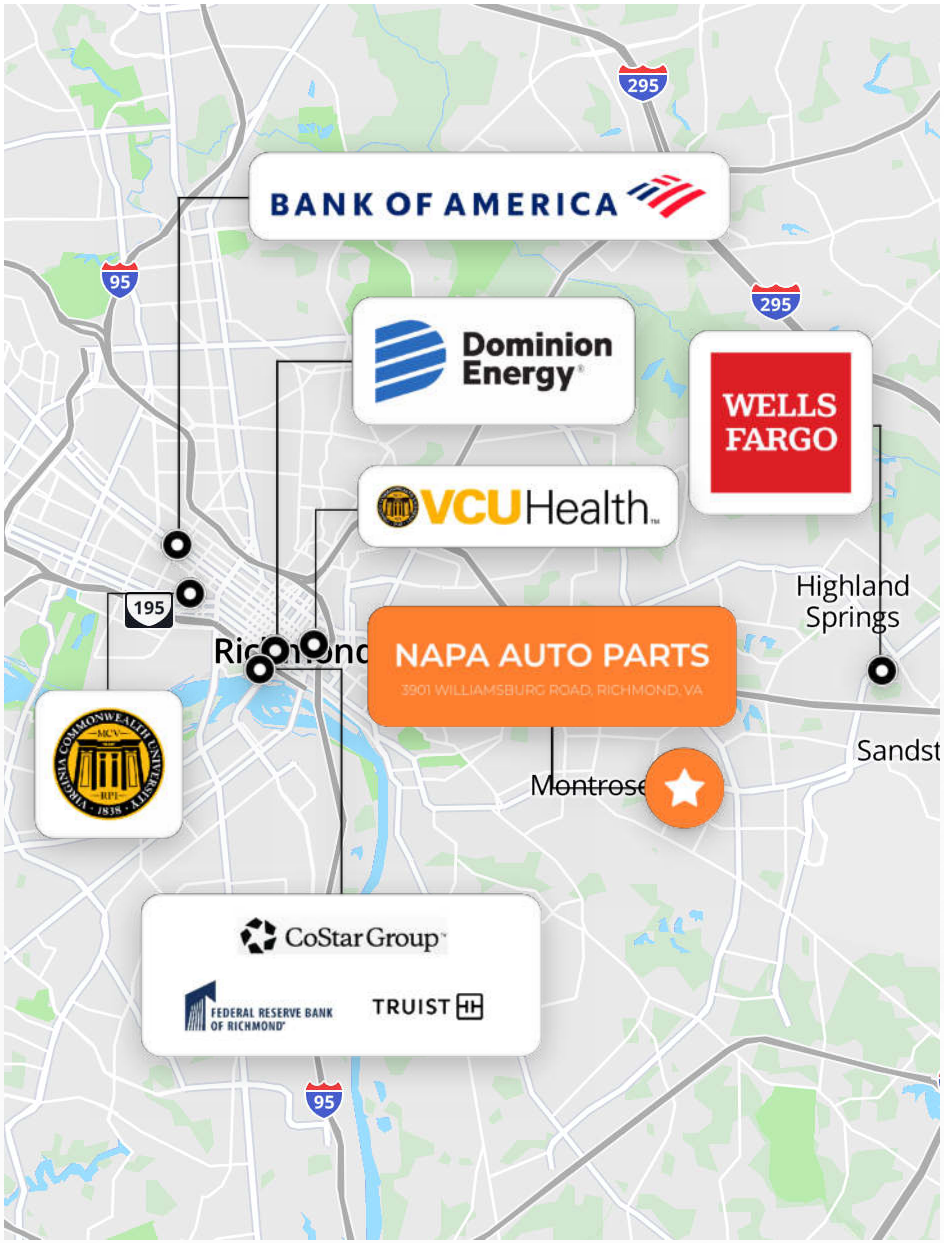
Strategically located along the East Coast, the Greater Richmond area is home to multiple Fortune 500 companies—including Dominion Energy, Altria Group, Markel, and CarMax—which drive significant corporate investment and economic growth.

INSTITUTIONS OF HIGHER LEARNING

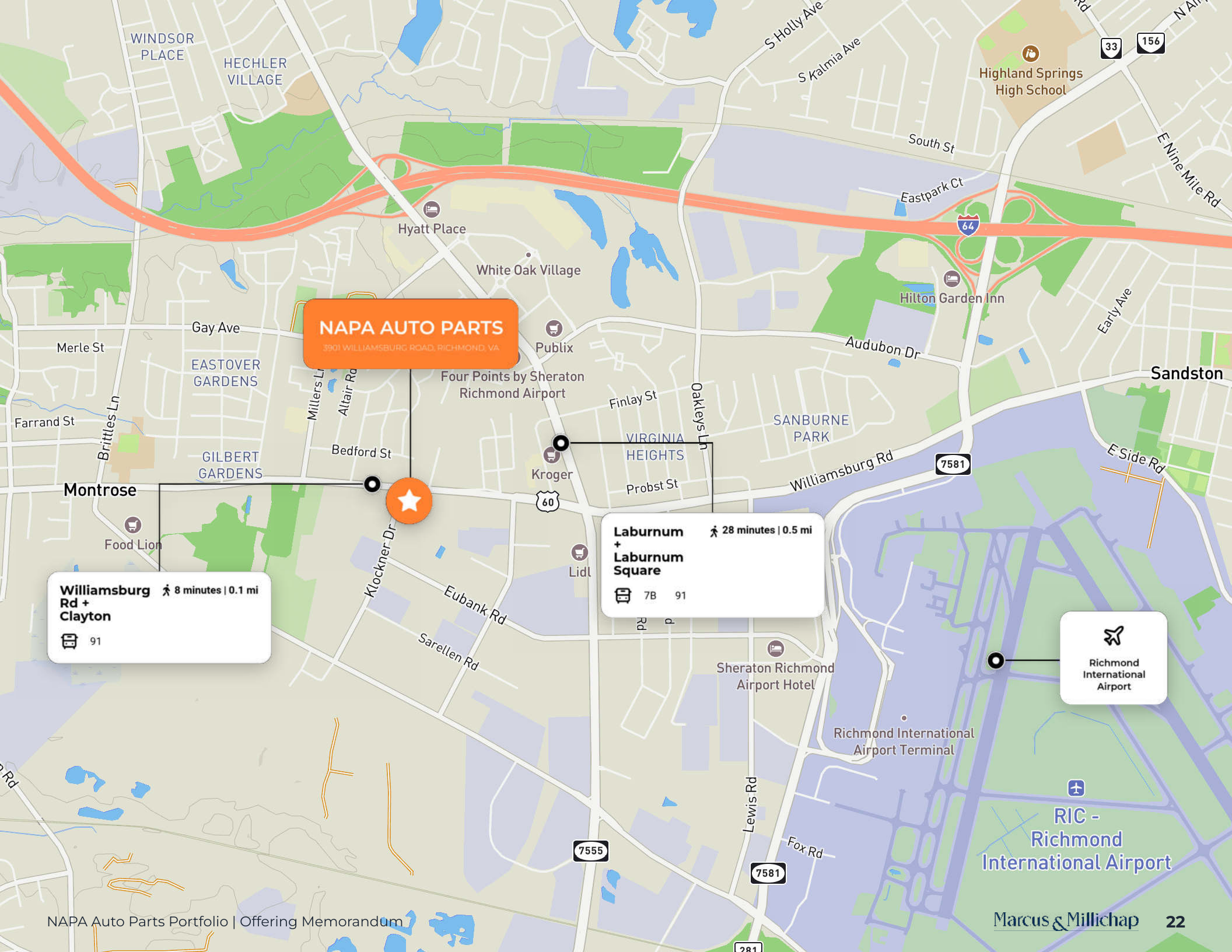
Virginia Commonwealth University (VCU), the University of Richmond, and Virginia Union University contribute heavily to an educated, highly skilled, and diverse local workforce.


White Oak Village
Memory Care Community
Experience Extraordinary
CHASE
Chick-fil-A
Cracker Barrel
ABC
PANDA EXPRESS
CHINESE KITCHEN
five BELOW
QDOBA
MEXICAN EATS
goodwill
Olive Garden
ITALIAN KITCHEN
Panera BREAD
Publix
WELLS FARGO
WAFFLE HOUSE
COUNTRY Style
NAPA AUTO PARTS
3901 WILLIAMSBURG ROAD, RICHMOND, VA
Hillsborough County
PUBLIC SCHOOLS
Preparing Students for Life
EAST END
AUTO SALES
FOOD LION
LIDL
MEXICAN
RESTAURANT
CANASTAS CHICKEN
haley
BUICK - GMC
AIRPORT
Wawa
S Laburnum Ave
Hillbrook Ave
Eastover Ave
Millers Ln
Altair Rd
Klockner Dr
Eubank Rd
Sarellen Rd
Robins Rd
Raleigh Rd
Coxson Rd
Lewis Rd
EASTOVER GARDENS
GILBERT GARDENS
VIRGINIA HEIGHTS
Montrose
Food Lion
Express Airport
Sheraton Richmond Airport Hotel
60

MAJOR **EMPLOYERS**



EMPLOYER	INDUSTRY	EMPLOYEES	DISTANCE
VCU Health	Health care	13,500	3.5 mi
Virginia Commonwealth University	Public four-year university	7,832	4.5 mi
Dominion Energy	HQ; energy services	5,433	4.2 mi
Truist	Banking	4,549	3.8 mi
Federal Reserve Bank Richmond	Federal reserve bank	2,700	4.0 mi
Wells Fargo	Banking	2,582	4.0 mi
CoStar Group	Real estate information and analytics	2,400	4.0 mi
Bank of America	Banking	1,921	4.0 mi


NAPA AUTO PARTS
3901 WILLIAMSBURG ROAD, RICHMOND, VA
Williamsburg Rd + Clayton
8 minutes | 0.1 mi
91
Laburnum + Laburnum Square
28 minutes | 0.5 mi
7B 91
Richmond International Airport
WINDSOR PLACE
HECHLER VILLAGE
S Holly Ave
S Kalmia Ave
Highland Springs High School
South St
Eastpark Ct
E Nine Mile Rd
Hyatt Place
White Oak Village
Hilton Garden Inn
Early Ave
Gay Ave
Merle St
EASTOVER GARDENS
Publix
Four Points by Sheraton Richmond Airport
Audubon Dr
Sandston
Finlay St
Oakleys Ln
SANBURNE PARK
Farrand St
Brittles Ln
Millers Ln
Altair Rd
Bedford St
GILBERT GARDENS
VIRGINIA HEIGHTS
Kroger
Williamsburg Rd
E Side Rd
Montrose
Probst St
Food Lion
Klockner Dr
Lidl
Eubank Rd
Sarellen Rd
Sheraton Richmond Airport Hotel
Richmond International Airport Terminal
Lewis Rd
Fox Rd
RIC - Richmond International Airport
7581
7555
60
33
156
64



NAPA AUTO PARTS

2010 Pat Booker Road, Universal City, TX 78148

Marcus & Millichap


UNIVERSAL SQUARE
SHOPPING CENTER
Firestone
COMPLETE AUTO CARE
FOUR KINGS
NAPA AUTO PARTS
2010 PAT BOOKER RD
UNIVERSAL CITY, TX
PAT BOOKER RD
UNIVERSAL CITY BLVD
MIDAS
BatteriesPlus
Power it. Light it. Fix it.
CVS
pharmacy
CashAmerica
Kawasaki
Of Universal City


NAPA AUTO PARTS
2010 PAT BOOKER ROAD
UNIVERSAL CITY, TX

UNIVERSAL CITY, **TX**

Universal City is located in the northeastern section of the San Antonio metro area, primarily within Bexar County. Known as "The Gateway to Randolph AFB," the city of roughly 20,200 residents sits immediately adjacent to Joint Base San Antonio-Randolph (JBSA-Randolph). The city offers easy access to Downtown San Antonio, located roughly 19 miles away, and is about a 15-minute drive from the San Antonio International Airport. Local recreational activities can be found at the city's Olympia Hills Golf Course, and the area serves as a quick starting point to access the Texas Hill Country and San Antonio's downtown attractions.

ECONOMY

- The area's major employers include Joint Base San Antonio, H-E-B, and the City of Universal City. The Judson Independent School District, Schertz-Cibolo-Universal City Independent School District, and Northeast Lakeview College are other major educational employers in the community.
- The real estate and service sectors are significant drivers in the local economy, heavily influenced by the constant rotation of military personnel during PCS cycles. The surrounding community caters heavily to active-duty families and veterans who live side-by-side in the area.
- Nearby JBSA-Randolph has a massive impact on the local economy. JBSA as a whole employs approximately 67,350 full-time equivalents. Many of the service members and civilian workers live in Universal City due to its 3-to-5-minute proximity to the base's West Gate.

LARGE MILITARY & DEFENSE SECTOR

Growth in the education and health sectors has been a stabilizing force for the regional economy. Upstate Medical University and Syracuse University serve as the area's largest employers, providing thousands of jobs and driving innovation.

STRATEGIC RETAIL & LOGISTICS HUB

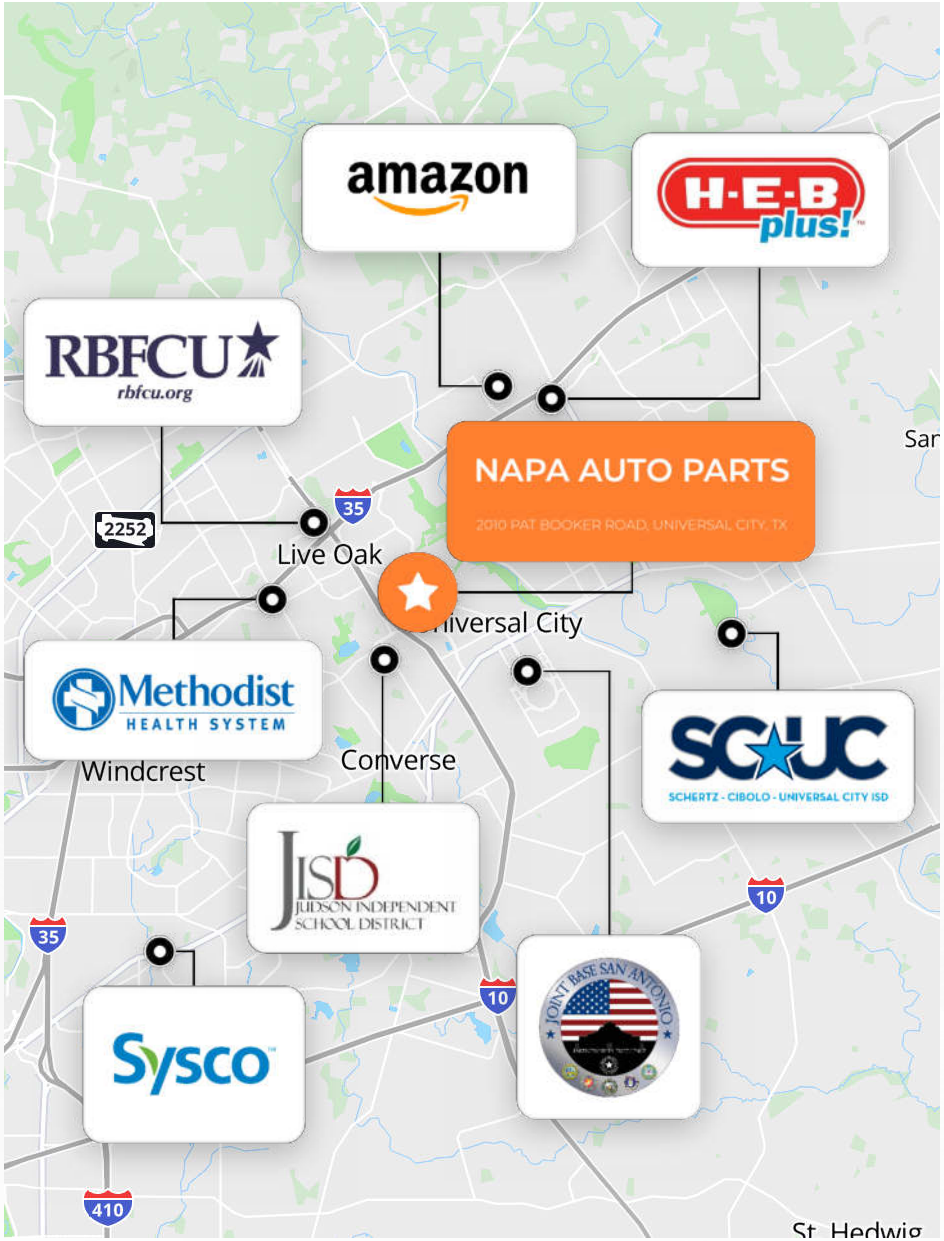
Though the economy has shifted toward services, manufacturing remains an important component. Major employers like Lockheed Martin continue to operate in the area with over 2,200 employees. Additionally, local companies like JMA Wireless and Tactair Fluid Controls maintain significant operations in Liverpool.

EDUCATIONAL ANCHORS

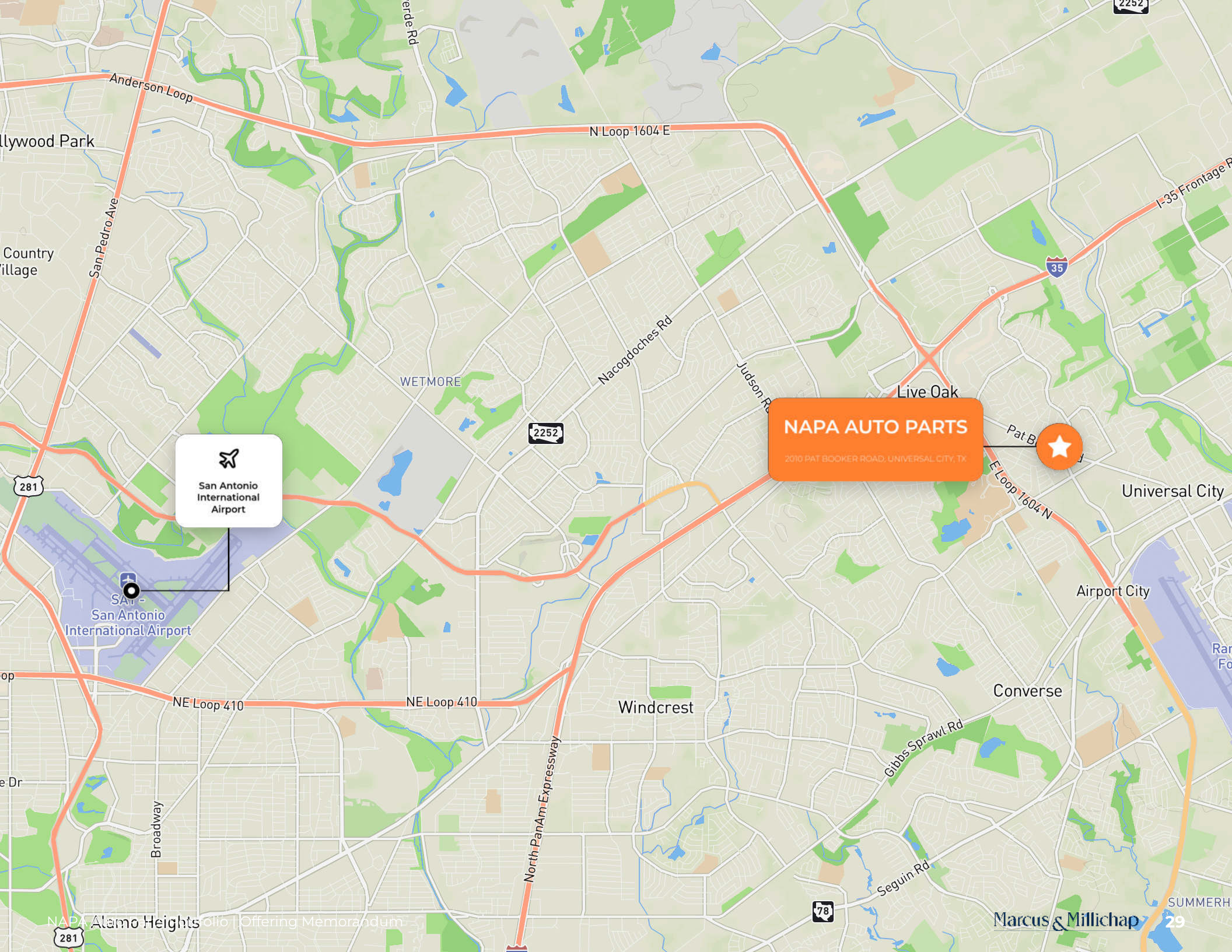
Local education provides substantial employment and workforce development. Northeast Lakeview College operates within Universal City as a major employer, while the community is also served by the Judson and Schertz-Cibolo-Universal City Independent School Districts.


Noy's Thai Cuisine
Zeller Motor Co.
Universal City
NAPA AUTO PARTS
2010 PAT BOOKER ROAD, UNIVERSAL CITY, TX
The Four Kings Casino and Slots
enterprise
CVS pharmacy
Village Elementary Explorers
golden corral Buffet & Grill
healthyspot.
Chipotle Mexican Grill
Sukhumvit
Little Caesars
Chick-fil-A
Shipley Do-Nuts
Walmart
CHASE
SUBWAY
H-E-B
Centerbrook
Tusayan
Gothic Dr
Alabaster
Coronado Blvd
Universal City Blvd
Sage Dr
Triangle Center
Pat Booker Rd
E Loop 1604
Super 8 by Wyndham Universal City
Golden Corral
Boulder Dr
Palisades Dr
Granada Dr
Amistad Blvd
Lakeview Pkwy
Kitty Hawk Rd
Walmart Supercen
Northeast Lakeview College
Kitty Hawk Middle School
Granite Mist
Dukeway Dr
W Byrd Blvd
Texas Dr
218
1518
250m

MAJOR **EMPLOYERS**



EMPLOYER	INDUSTRY	EMPLOYEES	DISTANCE
Joint Base San Antonio	Military & Defense	67,000	1.8 mi
H-E-B	Grocery / Retail	20,000	2.5 mi
Methodist Healthcare System	Health Care	12,000	3.5 mi
Judson ISD	Education	3,450	1.5 mi
Randolph-Brooks Federal Credit Union	Financial Services	2,400	1.0 mi
Schertz-Cibolo-Universal City ISD	Education	2,000	3.8 mi
Sysco	Distribution & Logistics	800	9.8 mi
Amazon	E-commerce / Distribution	700	5.5 mi


NAPA AUTO PARTS
2010 PAT BOOKER ROAD, UNIVERSAL CITY, TX
San Antonio International Airport
SAT - San Antonio International Airport
Anderson Loop
N Loop 1604 E
San Pedro Ave
Nacogdoches Rd
WETMORE
Live Oak
Universal City
Airport City
Converse
Windcrest
NE Loop 410
Broadway
North PanAm Expressway
Gibbs Sprawl Rd
Seguin Rd
Alamo Heights
I-35 Frontage
E Loop 1604 N
281
2252
35
78



NAPA AUTO PARTS

1531 South Robert Street, West St. Paul, MN 55118

Marcus & Millichap


MENARDS
CVS pharmacy
AutoZone
MIDAS
THE MELT DOWN
Denny's
OLD NATIONAL BANK
us bank
REX Music Store
Huntington Bank
THOMPSON AVE E
ROBERT ST
DISCOUNT TIRE
NAPA AUTO PARTS
1531 S ROBERT ST
WEST ST PAUL, MN


NAPA AUTO PARTS
1531 SOUTH ROBERT STREET
WEST SAINT PAUL, MN
Robert St S

WEST ST. PAUL, **MN**

West St. Paul, a thriving, mature suburb of the Twin Cities, is located immediately south of the Mississippi River from downtown St. Paul. It is a dense, well-established community known for its strong blend of residential neighborhoods and dynamic commercial corridors, including the critical Robert Street spine. Positioned minutes from the state capitol and major inner-metro employment hubs, it offers excellent regional connectivity via I-494.

ECONOMY

- The property at 1531 S Robert Street is central to West St. Paul's primary commercial artery, featuring over 200 diverse businesses including retail, dining, and professional services.
- Major metro employers within a short commute include government offices, healthcare institutions (like Regions Hospital and United Hospital), and various corporate centers in St. Paul.
- The community boasts a skilled, diverse, and mature workforce that serves a wide range of industries throughout the St. Paul metro area.

CENTRAL METRO ACCESS

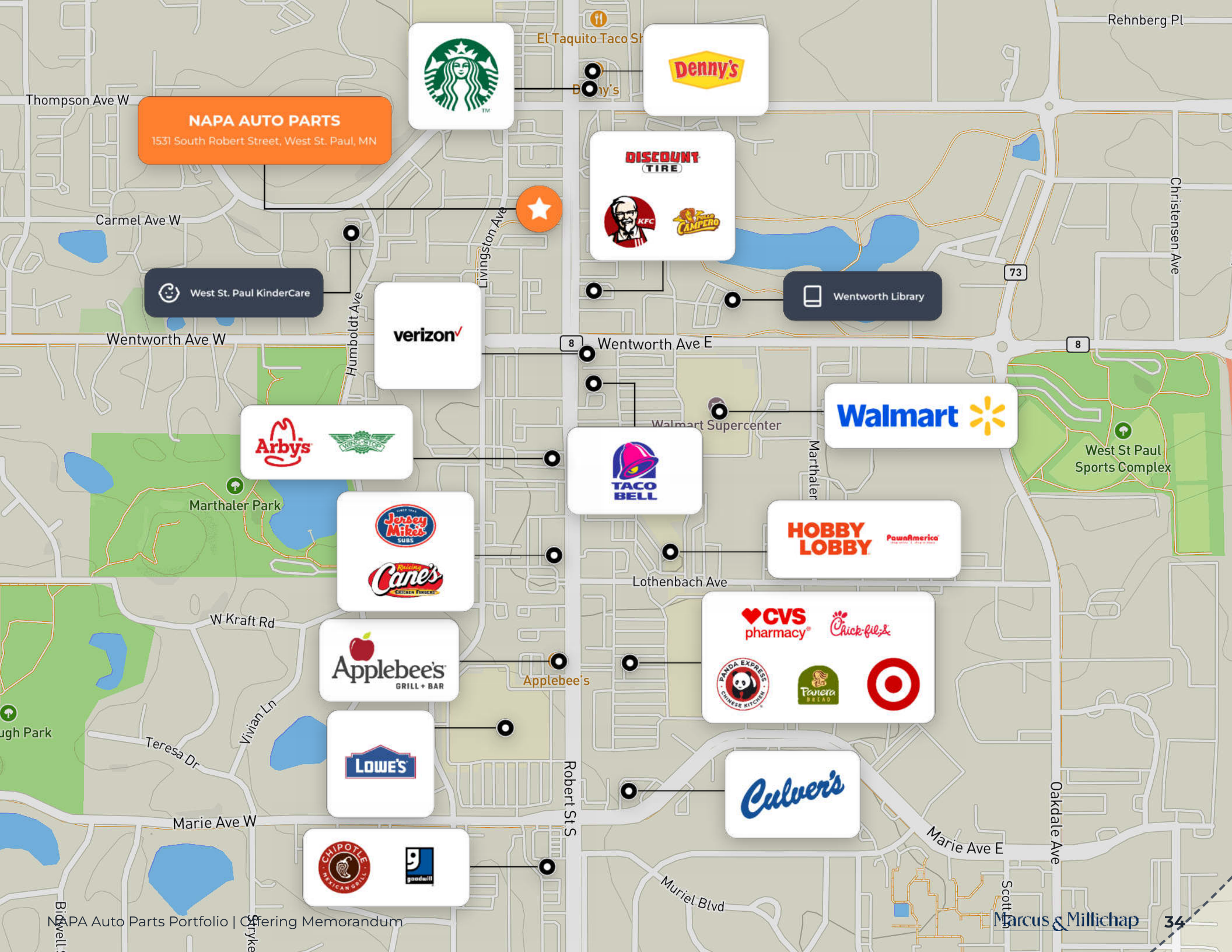
Minutes from downtown St. Paul and the Minnesota State Capitol, providing direct access to thousands of government, financial, and service jobs.

STABLE & DIVERSE ECONOMY

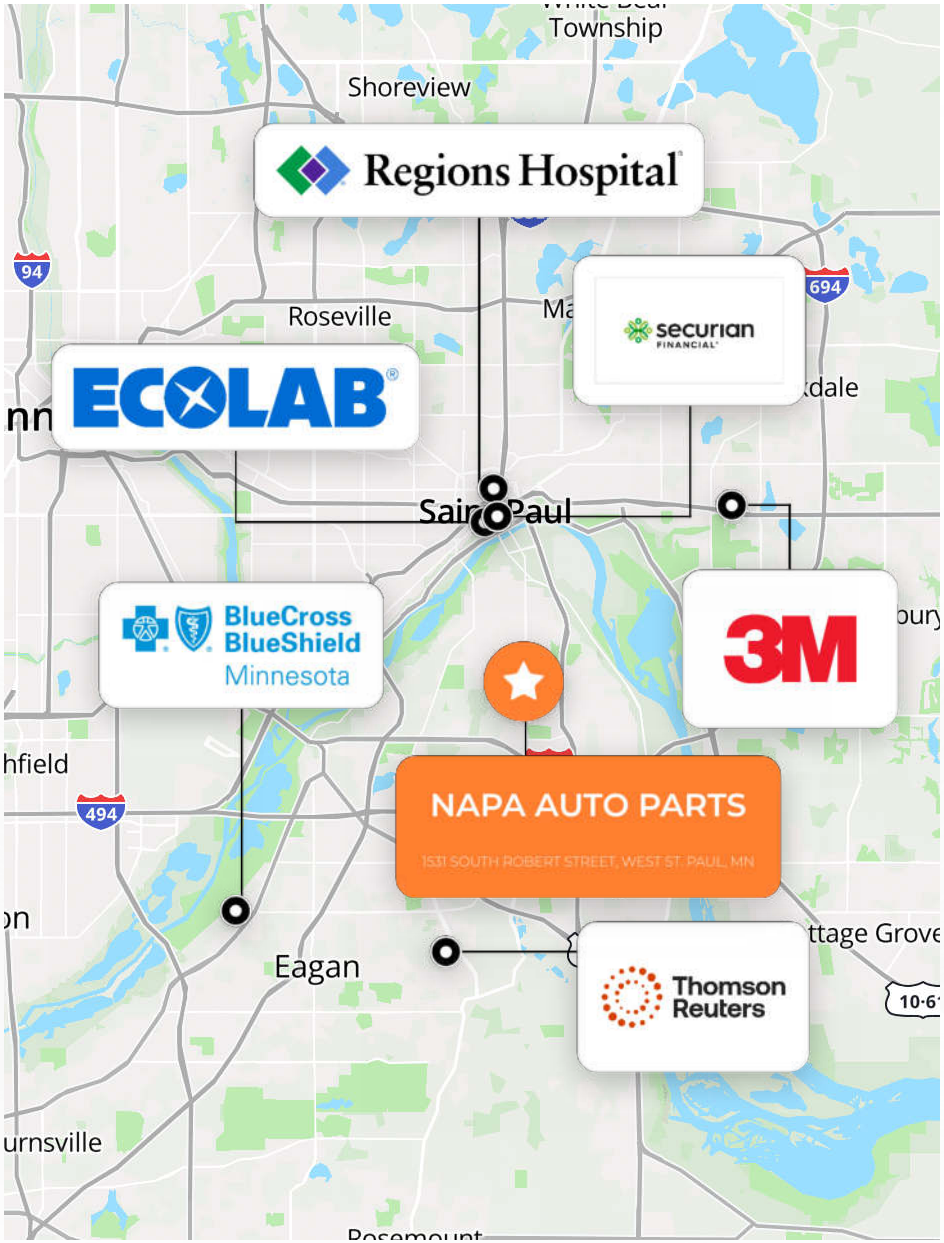
Supported by a mature, high-density residential population and a balanced local economy with strong retail, service, and healthcare sectors.

TOP-TIER HIGHER EDUCATION

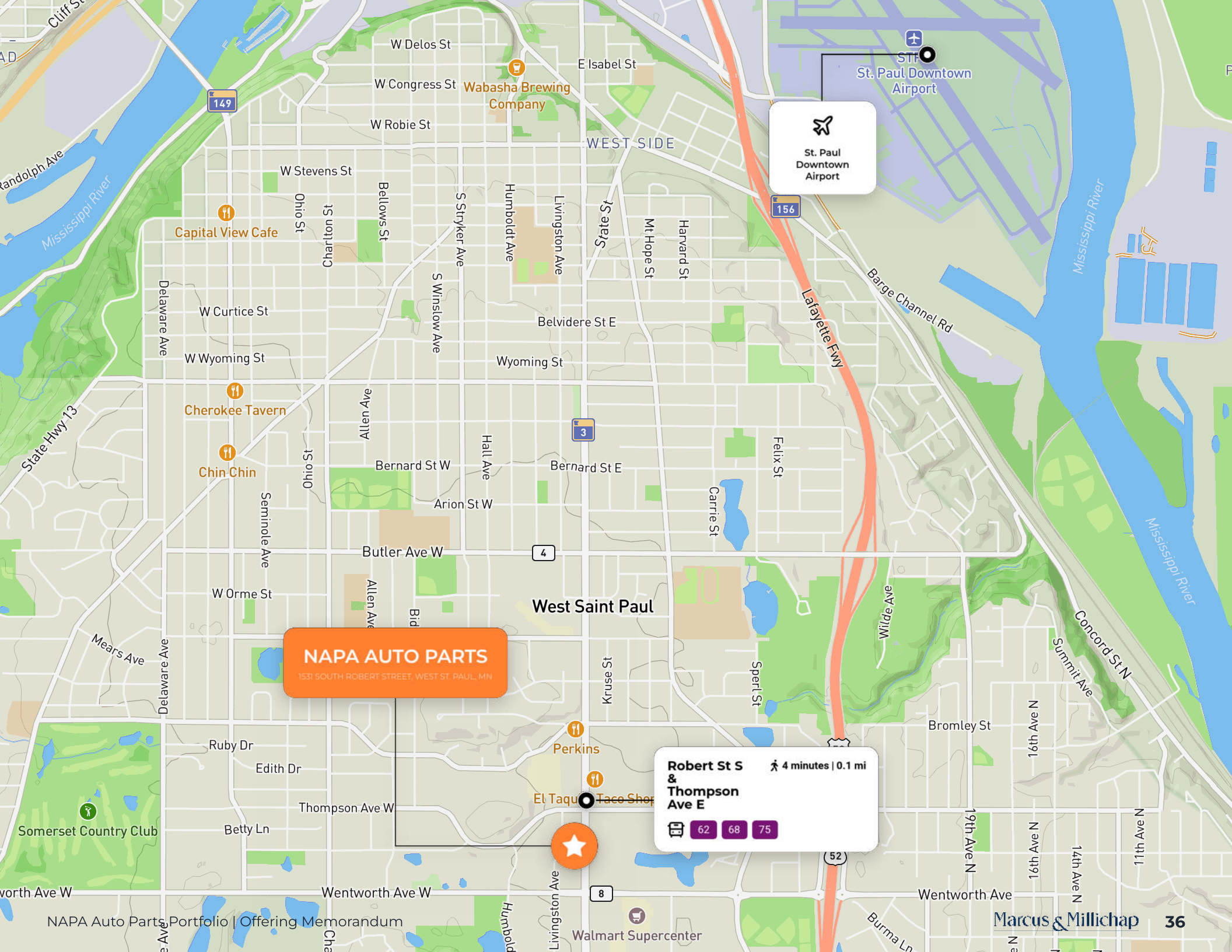
Residents and businesses benefit from easy access to multiple nearby institutions, including the University of St. Thomas, Macalester College, and St. Catherine University.


NAPA AUTO PARTS
1531 South Robert Street, West St. Paul, MN
Thompson Ave W
Carmel Ave W
Wentworth Ave W
Wentworth Ave E
Humboldt Ave
Livingston Ave
Robert St S
Marthaler
Christensen Ave
Rehnberg Pl
Lothenbach Ave
W Kraft Rd
Teresa Dr
Vivian Ln
Marie Ave W
Marie Ave E
Muriel Blvd
Oakdale Ave
Scott
Marthaler Park
West St Paul Sports Complex
Walmart Supercenter
Applebee's
West St. Paul KinderCare
Wentworth Library
El Taquito Taco Sh
Denny's
DISCOUNT TIRE
verizon
Walmart
Arby's
TACO BELL
HOBBY LOBBY
Jersey Mike's SUBS
Raising Cane's
Applebee's GRILL + BAR
CVS pharmacy
Chick-fil-A
LOWE'S
Culver's
CHIPOTLE MEXICAN GRILL
goodwill
8
73

MAJOR **EMPLOYERS**



EMPLOYER	INDUSTRY	EMPLOYEES	DISTANCE
3M	Manufacturing & Conglomerate	12,000	9.1 mi
Thomson Reuters	Information Services & Technology	7,000	7.1 mi
Regions Hospital	Healthcare	3,800	4.6 mi
Ecolab	Manufacturing & Chemicals	3,500	3.7 mi
Blue Cross and Blue Shield of Minnesota	Healthcare & Insurance	3,000	9.9 mi
Securian Financial	Finance & Insurance	2,500	3.6 mi


NAPA AUTO PARTS
1531 SOUTH ROBERT STREET, WEST ST. PAUL, MN
West Saint Paul
WEST SIDE
St. Paul Downtown Airport
STP
St. Paul Downtown Airport
Robert St S & Thompson Ave E
4 minutes | 0.1 mi
62
68
75
Wabasha Brewing Company
Capital View Cafe
Cherokee Tavern
Chin Chin
Perkins
Somerset Country Club
Walmart Supercenter
W Delos St
E Isabel St
W Congress St
W Robie St
W Stevens St
W Curtice St
W Wyoming St
Wyoming St
Belvidere St E
Bernard St W
Bernard St E
Arion St W
Butler Ave W
W Orme St
Ruby Dr
Edith Dr
Thompson Ave W
Betty Ln
Wentworth Ave W
Wentworth Ave
Bromley St
Mississippi River
Lafayette Fwy
Barge Channel Rd
State Hwy 13
Randolph Ave
Cliff St
Ohio St
Charlton St
Bellows St
S Stryker Ave
S Winslow Ave
Humboldt Ave
Livingston Ave
State St
Mt Hope St
Harvard St
Delaware Ave
Allen Ave
Hall Ave
Seminole Ave
Carrie St
Felix St
Kruse St
Sperl St
Wilde Ave
Concord St N
Summit Ave
16th Ave N
19th Ave N
14th Ave N
11th Ave N
Mears Ave
149
156
3
4
8
52



NAPA AUTO PARTS

8891 US Highway 51 North, Southaven, MS 38671

Marcus & Millichap


EXXON
STATELINE RD W
CHINA WOK
CollectionTWELVE
Vintage
Akili's
HOUSE to HOME
NAPA AUTO PARTS
8891 HIGHWAY 51 N
SOUTHHAVEN, MS
HWY 51 N
Mr. Wholesale Autos
Used Car Dealer
DOLLAR GENERAL
UNION AUTO PARTS


NAPA AUTO PARTS
8891 U.S. 51
SOUTHAVEN, MS
51
First Commercial Dr N

SOUTHAVEN, **MS**

The city of Southaven, MS is located along the Tennessee-Mississippi border about 13 miles south of downtown Memphis. Southaven is in DeSoto County and is one of the best places to live in Mississippi. With a population of 51,824 people and 11 constituent neighborhoods it is also one of the largest suburbs of Memphis. Due to its location, Southaven is nicknamed 'the Top of Mississippi'. Southaven MS is the third largest community in Mississippi.

ECONOMY

- Major employers include DeSoto County Schools with 3,872 employees, Baptist Memorial Hospital with 1,750 employees, and Williams-Sonoma with 993 employees. Fed Ex Ground also has a package sorting hub with 433 employees, and Amazon operates a distribution center with 400 workers.
- The top three types of occupations include office and administrative support (18.14%), management (10.10%), and sales (10.02%), spread among the top three industries of healthcare (13.29%), transportation (11.70%), and retail (10.49%).
- Southaven holds a diverse economical sector including : Agriculture, food and beverage, Distribution and logistics, Forestry, energy, and chemicals, Retail.

PROXIMITY TO MEMPHIS

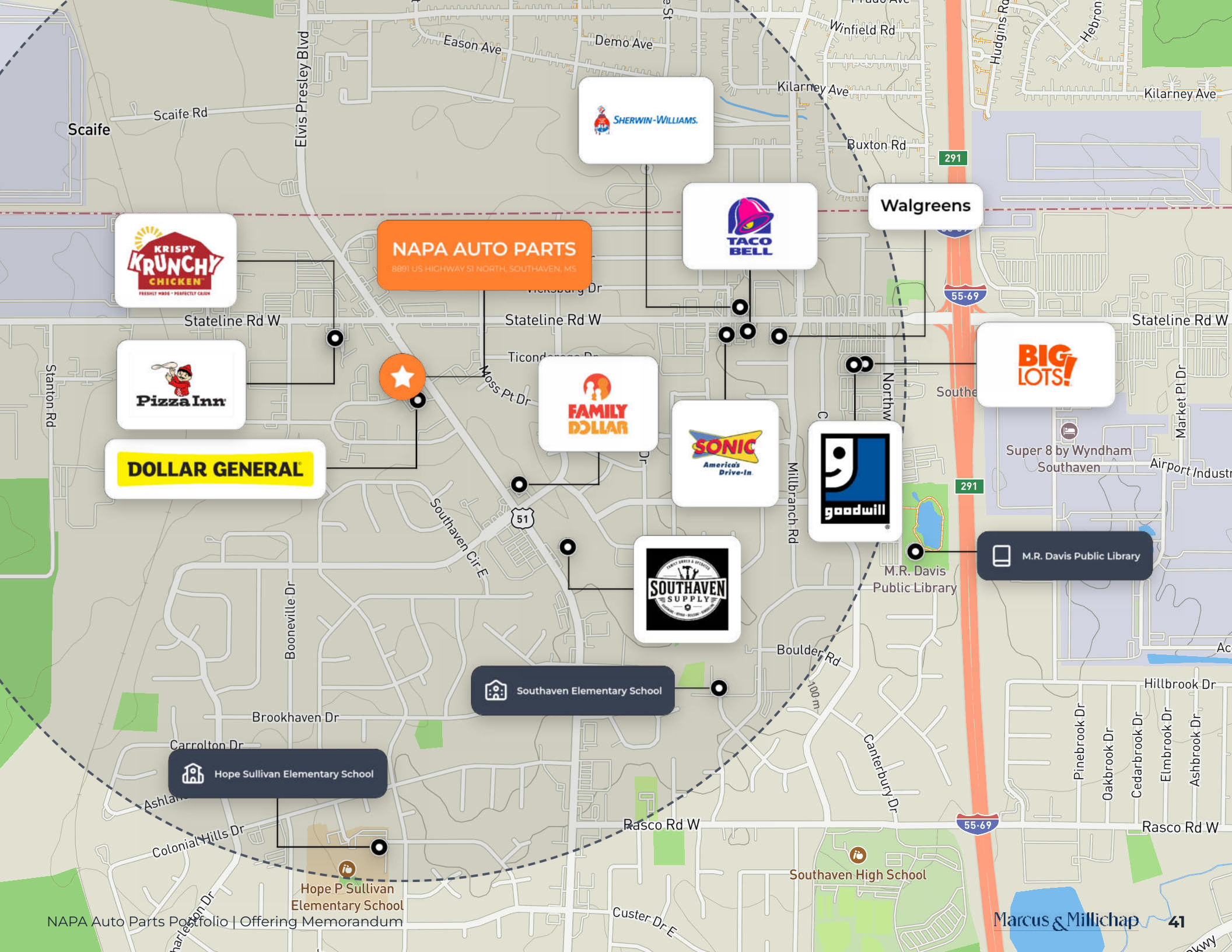
Residents of Southaven benefit from a average to short commute distance to major employment area in downtown Memphis ranging from 15 to 16 minutes (12 Miles).

DISTRIBUTION & LOGISTICS HUB

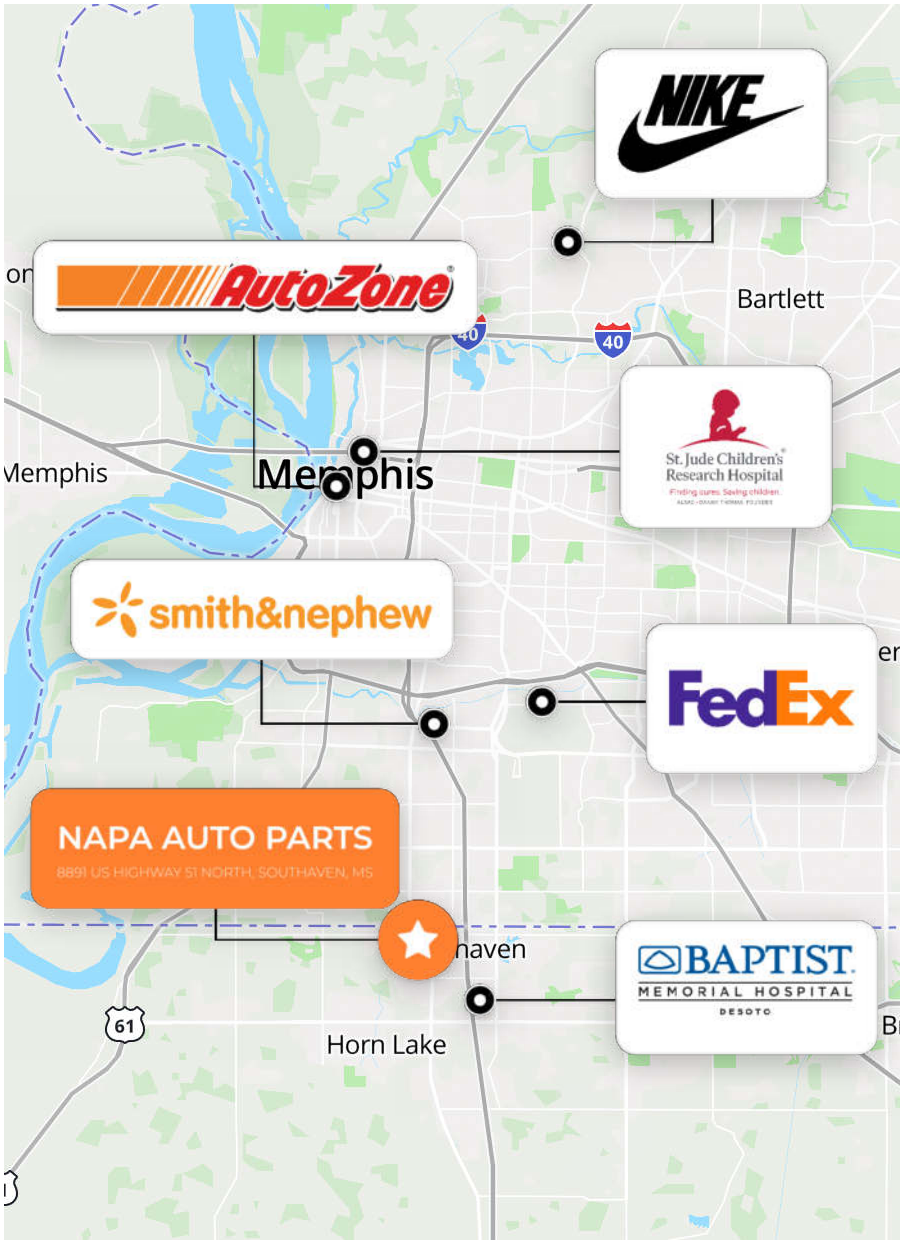
The area also benefits from different distribution and retail companies like Fed Ex Ground, Amazon, Williams-Sonoma, and Dollar Tree operate distribution or sorting centers in the area.

INSTITUTIONS OF HIGHER LEARNING

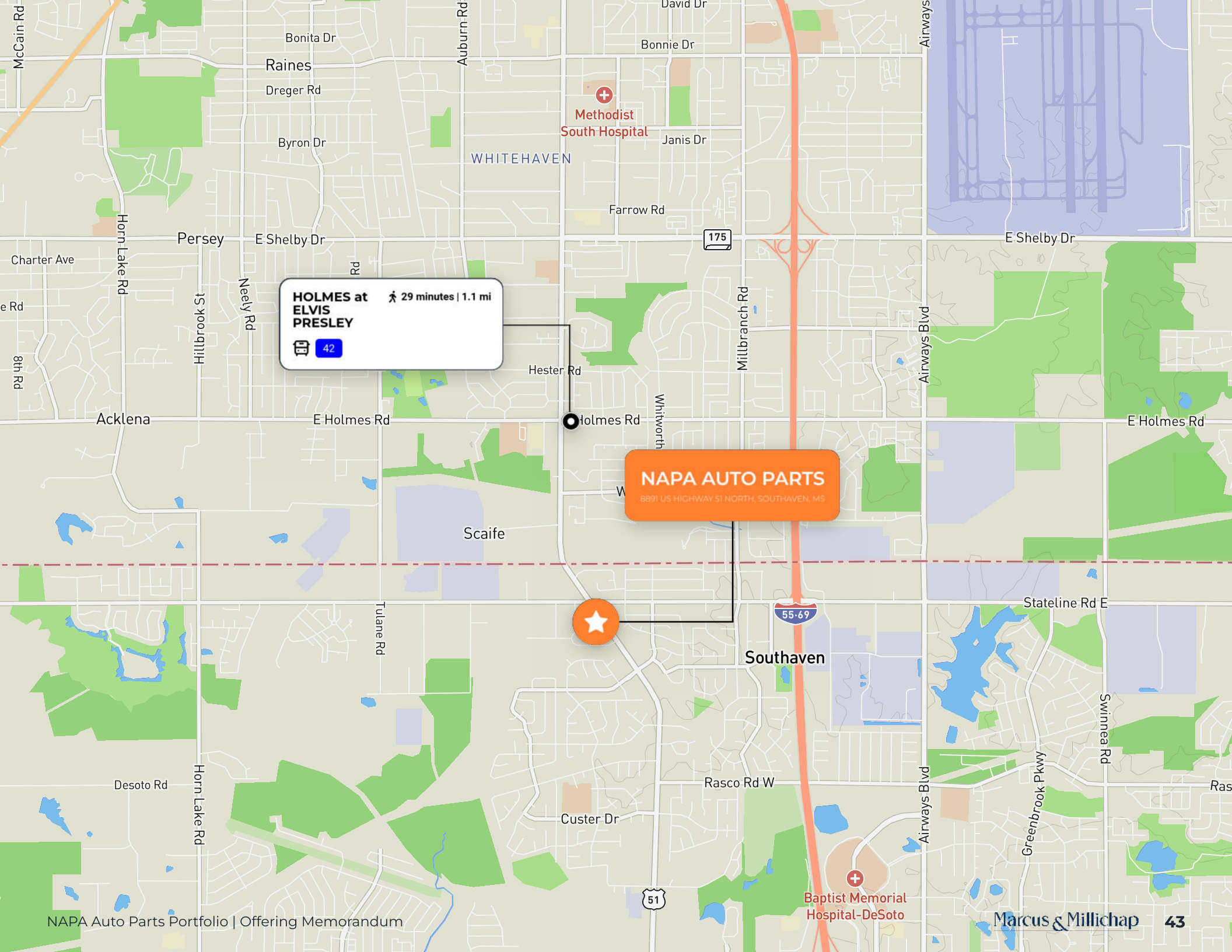
Franklin University offers more than 50 online bachelor's degrees, master's degrees and doctoral programs in the Southaven, Mississippi area.


Scaife
Scaife Rd
Elvis Presley Blvd
Eason Ave
Demo Ave
Winfield Rd
Kilarney Ave
Buxton Rd
291
Walgreens
SHERWIN-WILLIAMS.
TACO BELL
KRISPY KRUNCHY CHICKEN
NAPA AUTO PARTS
8891 US HIGHWAY 51 NORTH, SOUTHAVEN, MS
Stateline Rd W
Vicksburg Dr
Ticonderoga Dr
Moss Pt Dr
55-69
BIG LOTS!
Pizza Inn
FAMILY DOLLAR
SONIC America's Drive-In
goodwill
DOLLAR GENERAL
Stanton Rd
Southaven Cir E
51
Millbranch Rd
Northwest Dr
Market Pl Dr
Super 8 by Wyndham Southaven
Airport Industrial
SOUTHAVEN SUPPLY
M.R. Davis Public Library
Booneville Dr
Boulder Rd
100 m
Southaven Elementary School
Hillbrook Dr
Brookhaven Dr
Carrolton Dr
Hope Sullivan Elementary School
Pinebrook Dr
Oakbrook Dr
Cedarbrook Dr
Elmbrook Dr
Ashbrook Dr
Canterbury Dr
Colonial Hills Dr
Rasco Rd W
Southaven High School
Hope P Sullivan Elementary School
Custer Dr E

MAJOR **EMPLOYERS**



EMPLOYER	INDUSTRY	EMPLOYEES	DISTANCE
FedEx Express	Logistics & Transportation	30,000	10.8 mi
St. Jude Children's Research Hospital	Healthcare & Research	5,000	14.4 mi
Nike	Logistics & Retail	3,000	21.1 mi
AutoZone	Corporate	2,000	15.3 mi
Smith & Nephew	Medical Device Manufacturing	2,000	6.7 mi
Baptist Memorial Hospital-DeSoto	Healthcare	2,000	3.3 mi


HOLMES at ELVIS PRESLEY
29 minutes | 1.1 mi
42
NAPA AUTO PARTS
8891 US HIGHWAY 51 NORTH, SOUTHAVEN, MS
Methodist South Hospital
Baptist Memorial Hospital-DeSoto
WHITEHAVEN
Raines
Persey
Acklena
Scaife
Southaven
Bonita Dr
Dreger Rd
Byron Dr
Bonnie Dr
Janis Dr
Farrow Rd
E Shelby Dr
Charter Ave
Horn Lake Rd
Hillbrook St
Neely Rd
Hester Rd
E Holmes Rd
Holmes Rd
Millbranch Rd
Airways Blvd
Whitworth
Tulane Rd
Stateline Rd E
Desoto Rd
Rasco Rd W
Custer Dr
Greenbrook Pkwy
Swinnea Rd
McCain Rd
Auburn Rd
David Dr
8th Rd
175
55-69
51



NAPA AUTO PARTS

4507 Hardscrabble Road, Columbia, SC 29229

Marcus & Millichap


A.J Deli
BEEF 'O' BRADY'S
GOOD FOOD. GOOD SPORTS
MURPHY USA
SAN JOSE
MEXICAN RESTAURANT
ELDERS POND DR
Pope Davis
Tire & Automotive
NAPA AUTO PARTS
4507 HARD SCRABBLE RD
COLUMBIA, SC
SONIC
J&Js
CURRY AND BIRYANI
INDIAN RESTAURANT
MAVIS
TIRE & BRAKES
MIDAS
jiffy lube
HARD SCRABBLE RD


NAPA AUTO PARTS
4507 HARD SCRABBLE ROAD
COLUMBIA, SC
Brandon Hall Rd
Hard Scrabble Rd
Marchbank

COLUMBIA, **SC**

Columbia, the capital city of South Carolina, is centrally located in the state's Midlands region. The property at 4507 Hardscrabble Road is situated in Northeast Columbia, a well-established and highly trafficked commercial corridor. The broader Columbia metro area features a highly diversified and stable economy, anchored by the state government, robust healthcare and insurance networks, a massive military presence, and a top-tier research university.

ECONOMY

- The largest overall employer is the State of South Carolina with over 32,000 workers. In the private sector, healthcare is a massive driver, led by Prisma Health with 15,000 employees, alongside Lexington Medical Center and MUSC Health.
- Advanced manufacturing and logistics are significant drivers in the local economy. Major operations include a large Amazon Fulfillment Center, Michelin, Kraft Heinz, and an upcoming $2 billion Scout Motors electric vehicle manufacturing plant in nearby Blythewood.
- The area's military presence has a tremendous impact on the local economy. The defense community in the Midlands represents over 57,000 jobs, encompassing active service members, veterans, and Department of Defense civilians.

GOVERNMENT & INSURANCE SECTOR

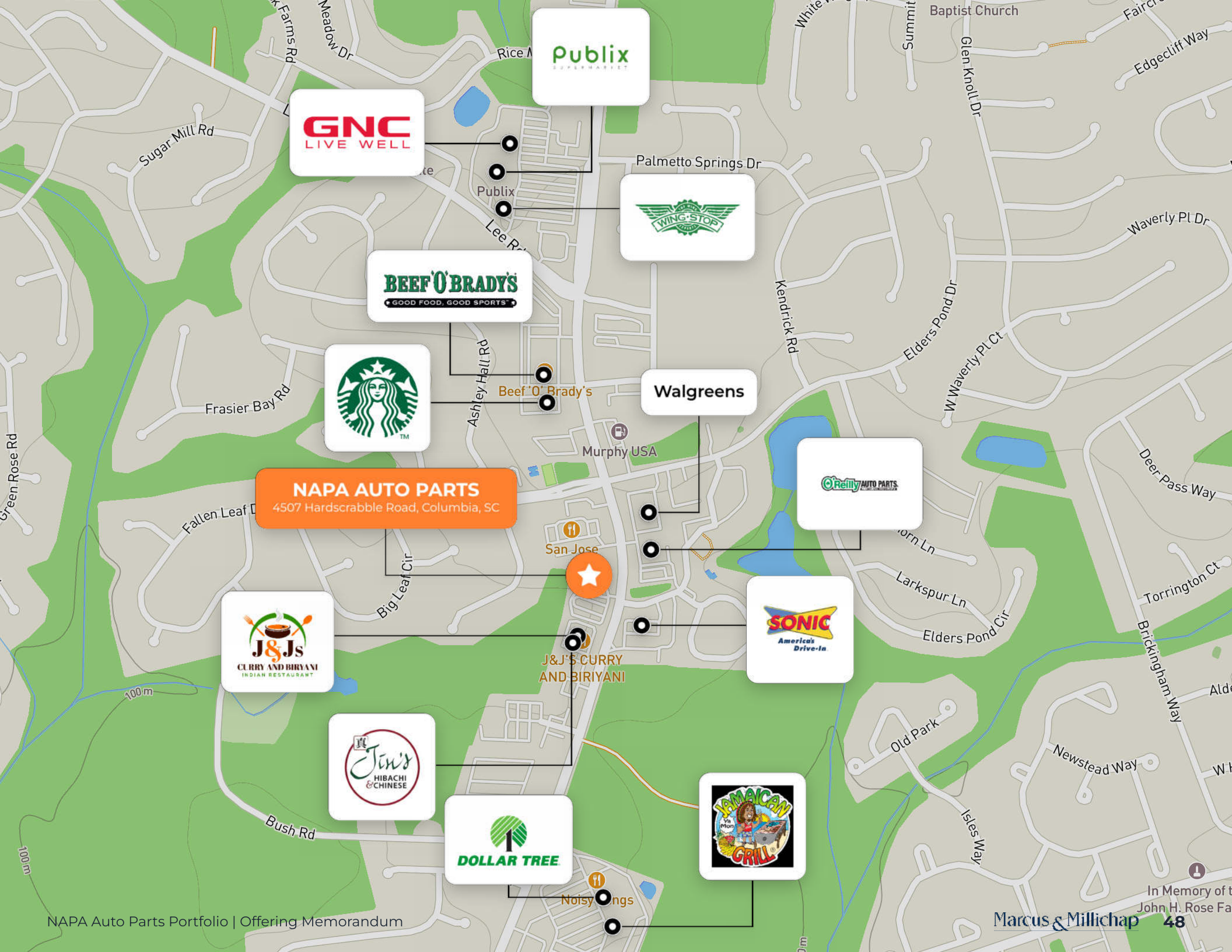
As the state capital, the government employs tens of thousands of workers throughout the region. Additionally, Columbia is a major hub for the insurance and finance sector, home to significant corporate operations for BlueCross BlueShield of South Carolina, Colonial Life, and Aflac.

FORT JACKSON

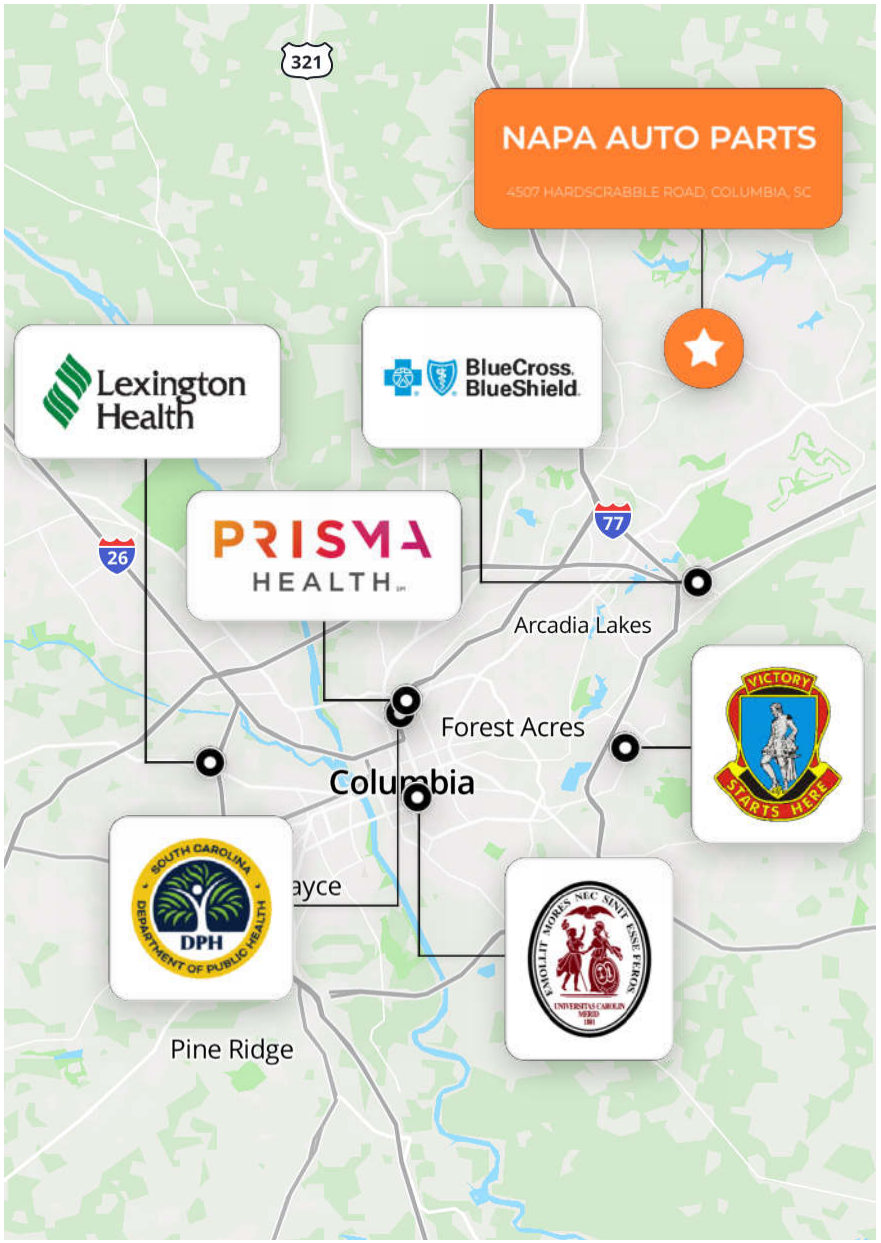
Located in Columbia, Fort Jackson is the U.S. Army's largest basic combat training installation. The base trains roughly 50,000 recruits annually, employs thousands of active-duty soldiers and civilians, and has an estimated annual economic impact of $4.2 billion on the Midlands region.

HIGH-TIER QUALITY EDUCATION

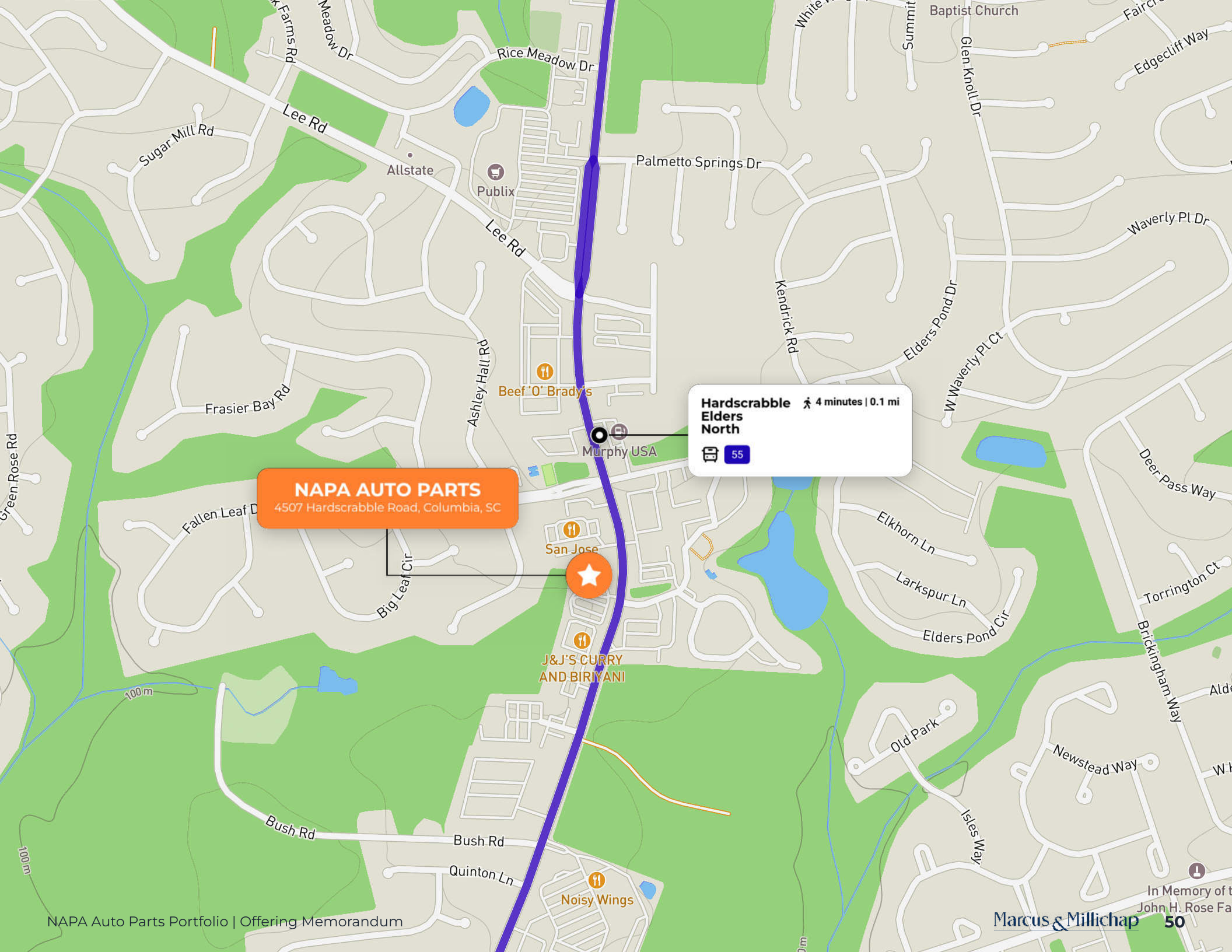
The city is home to the University of South Carolina, a major public research institution. The university employs nearly 6,000 people and has an enrollment exceeding 36,000 students, acting as a catalyst for innovation and contributing to a highly educated and skilled local workforce.


Publix
GNC LIVE WELL
Publix
Palmetto Springs Dr
WING STOP
BEEF 'O' BRADY'S
GOOD FOOD, GOOD SPORTS
Beef 'O' Brady's
Walgreens
Murphy USA
NAPA AUTO PARTS
4507 Hardscrabble Road, Columbia, SC
O'Reilly AUTO PARTS
San Jose
J&Js CURRY AND BIRYANI INDIAN RESTAURANT
J&J'S CURRY AND BIRIYANI
SONIC America's Drive-In
Jin's HIBACHI & CHINESE
DOLLAR TREE
JAMAICAN GRILL
Noisy
Sugar Mill Rd
Frasier Bay Rd
Fallen Leaf D
Big Leaf Cir
Ashley Hall Rd
Kendrick Rd
Elders Pond Dr
W Waverly Pl Ct
Waverly Pl Dr
Glen Knoll Dr
Edgecliff Way
Baptist Church
Deer Pass Way
Larkspur Ln
Elders Pond Cir
Torrington Ct
Brickingham Way
Old Park
Newstead Way
Isles Way
Bush Rd
100 m
Green Rose Rd

MAJOR **EMPLOYERS**



EMPLOYER	INDUSTRY	EMPLOYEES	DISTANCE
BlueCross BlueShield of South Carolina	Healthcare / Insurance	7,000	9.2 mi
Lexington Medical Center	Healthcare	6,500	18.4 mi
University of South Carolina	Education	6,500	15.0 mi
Fort Jackson	Government / Military	5,000	12.7 mi
Prisma Health Richland Hospital	Healthcare	5,000	12.8 mi
South Carolina Department of Health and Environmental Control	Government	3,000	12.6 mi


NAPA AUTO PARTS
4507 Hardscrabble Road, Columbia, SC
Hardscrabble Elders North
4 minutes | 0.1 mi
55
Rice Meadow Dr
Lee Rd
Sugar Mill Rd
Allstate
Publix
Palmetto Springs Dr
Waverly Pl Dr
Kendrick Rd
Elders Pond Dr
W Waverly Pl Ct
Ashley Hall Rd
Beef 'O' Brady's
Frasier Bay Rd
Murphy USA
Deer Pass Way
Elkhorn Ln
Larkspur Ln
Elders Pond Cir
Torrington Ct
Brickingham Way
Old Park
Newstead Way
Isles Way
Fallen Leaf D
Big Leaf Cir
San Jose
J&J'S CURRY AND BIRIYANI
Bush Rd
Quinton Ln
Noisy Wings
Glen Knoll Dr
Edgecliff Way
Baptist Church
100 m

NAPA AUTO PARTS

2150 East Thomas Road, Phoenix, AZ 85016



Marcus & Millichap


GRAND CANAL
N GREENFIELD RD
TOMAS RD
STAYBRIDGE SUITES
SQUAW PEAK PLAZA
5.11
SW ARTGLASS
DOLLAR TREE
FAMILY DOLLAR
dd's DISCOUNTS
NAPA AUTO PARTS
2150 E THOMAS RD
PHOENIX, AZ


N 21st Pl
NAPA AUTO PARTS
2150 EAST THOMAS ROAD
PHOENIX, AZ
N Greenfield Rd
N 21st Pl

PHOENIX, **AZ**

Phoenix, the capital city of Arizona, is a sprawling and rapidly expanding metropolis in Maricopa County. The property at 2150 East Thomas Road is located in the bustling 85016 ZIP code, offering immediate access to major east-west and north-south arterial routes, including State Route 51. The area is exceptionally well-connected to major institutional anchors, Downtown Phoenix, and the upscale Biltmore area. The region has successfully transitioned into a highly diversified economic powerhouse driven by innovation, advanced technology, and global investment.

ECONOMY

- The healthcare sector is a massive employer in the metro area; Banner Health alone serves as the state's largest employer, supporting upwards of 43,000 to 55,000 jobs in the region.
- The region hosts a highly advanced technology and manufacturing base, with major presences from semiconductor giants like Intel, TSMC, and ON Semiconductor.
- Higher education and public school systems act as significant economic engines, with Arizona State University employing over 12,000 people and Mesa Public Schools employing roughly 10,000.

MASSIVE HEALTHCARE SECTOR

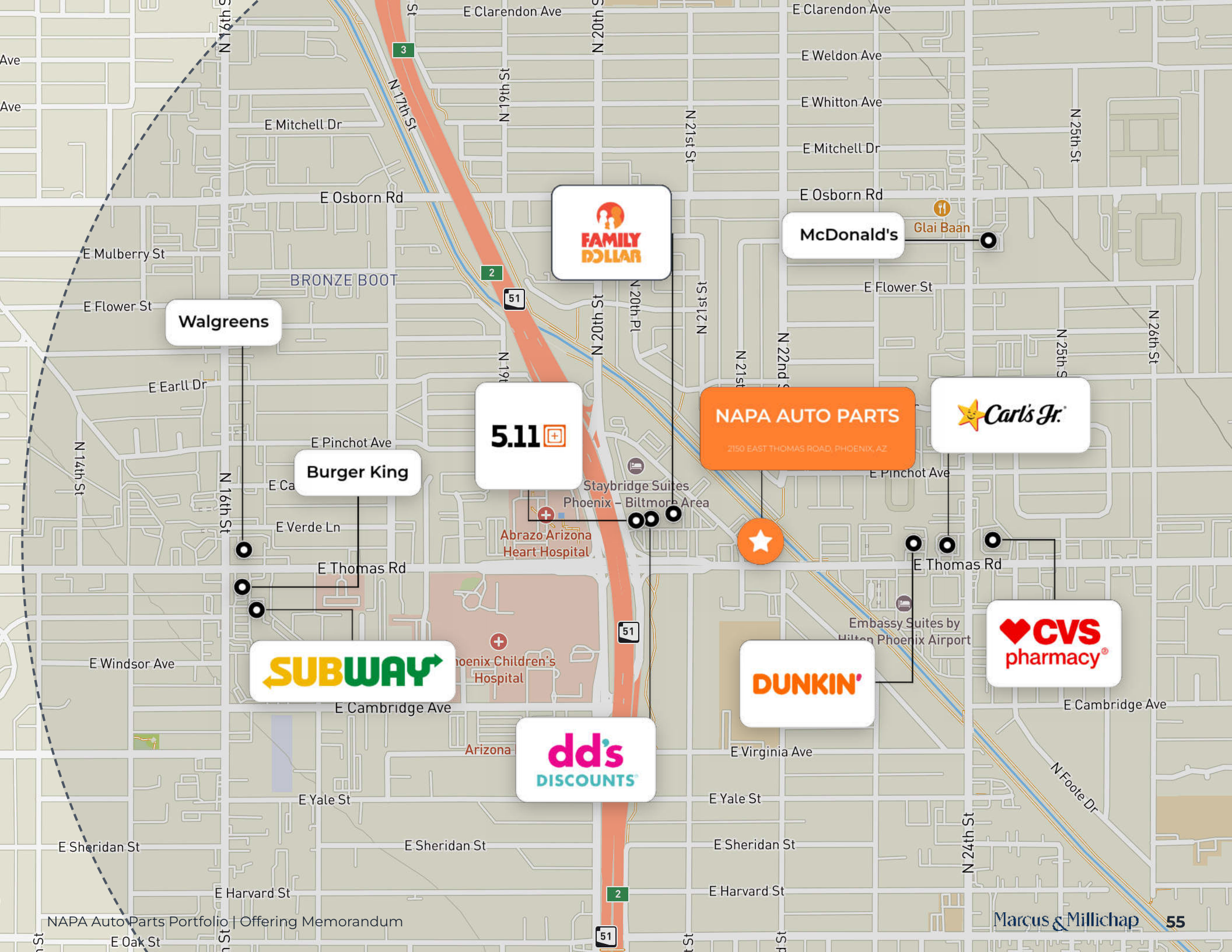
Healthcare is a primary economic pillar, led by Banner Health and a broad network of localized medical corridors that employ thousands of doctors, nurses, and administrative professionals.

AEROSPACE & TECH INNOVATION

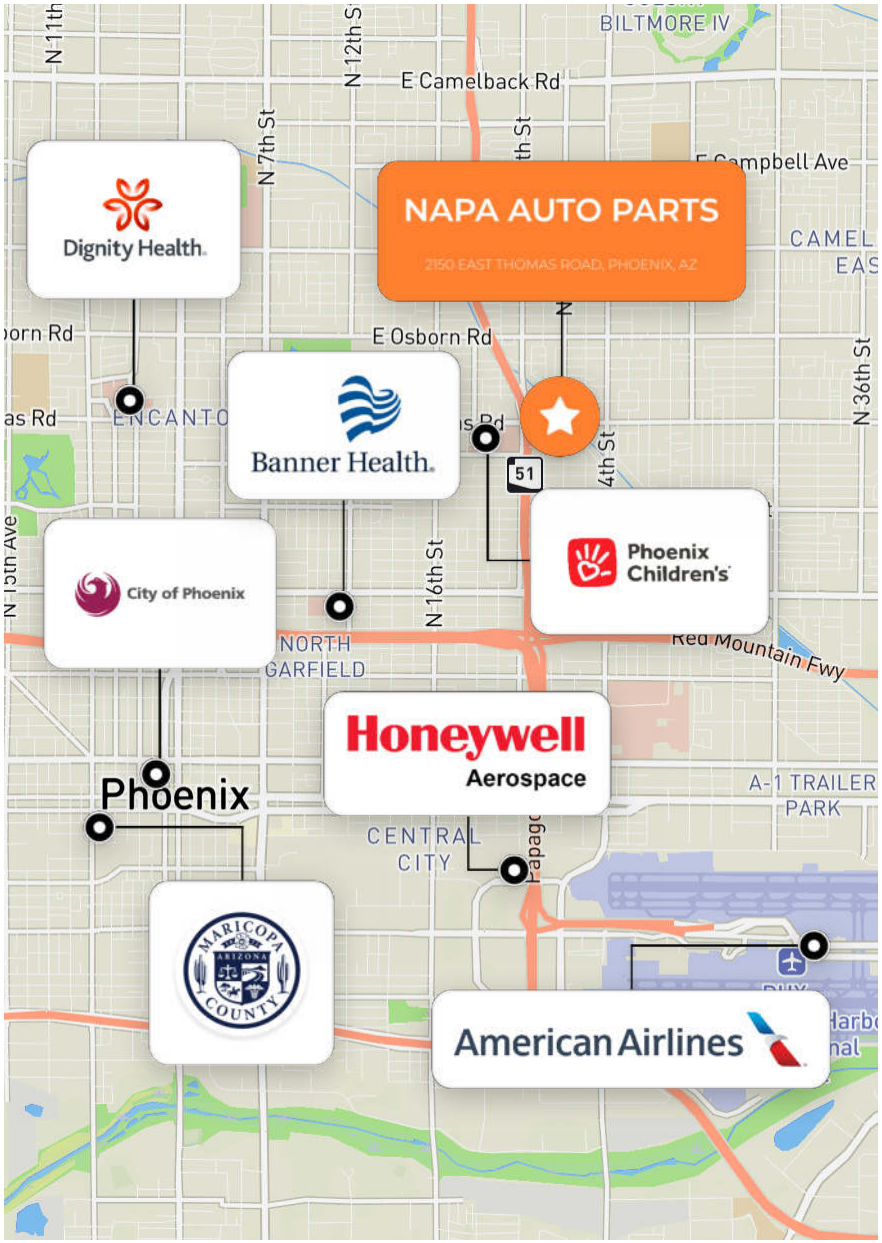
Phoenix is a major hub for technology and defense, hosting major operations for companies like Honeywell Aerospace and a rapidly growing semiconductor manufacturing industry.

FORTUNE 500 HEADQUARTERS

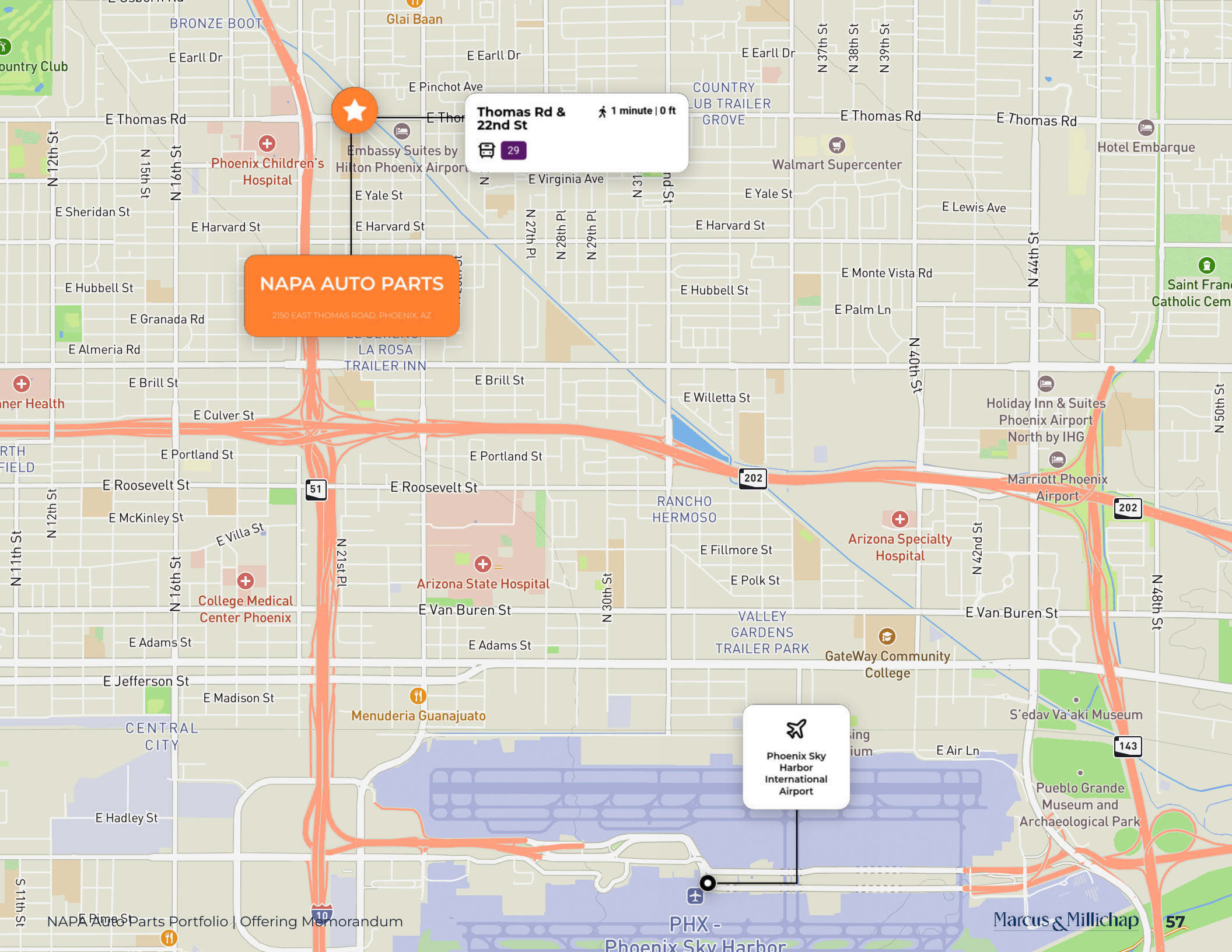
The metropolitan area is a magnet for corporate headquarters, serving as the base for industry leaders like Freeport-McMoRan, Avnet, and Republic Services.


E Clarendon Ave
E Weldon Ave
E Whitton Ave
E Mitchell Dr
E Osborn Rd
E Mulberry St
E Flower St
E Earll Dr
E Pinchot Ave
E Verde Ln
E Thomas Rd
E Windsor Ave
E Cambridge Ave
E Virginia Ave
E Yale St
E Sheridan St
E Harvard St
E Oak St
N 16th St
N 17th St
N 19th St
N 20th St
N 20th Pl
N 21st St
N 22nd St
N 24th St
N 25th St
N 26th St
N 14th St
N Foote Dr
BRONZE BOOT
FAMILY DOLLAR
McDonald's
Glai Baan
Walgreens
5.11
NAPA AUTO PARTS
2150 EAST THOMAS ROAD, PHOENIX, AZ
Carl's Jr.
Burger King
Staybridge Suites Phoenix – Biltmore Area
Abrazo Arizona Heart Hospital
Embassy Suites by Hilton Phoenix Airport
SUBWAY
DUNKIN'
CVS pharmacy
dd's DISCOUNTS
Arizona
3
2
51

MAJOR **EMPLOYERS**



EMPLOYER	INDUSTRY	EMPLOYEES	DISTANCE
American Airlines	Aviation	7,000	5.0 mi
Maricopa County	Government	5,500	5.2 mi
Phoenix Children's Hospital	Healthcare	5,000	0.6 mi
St. Joseph's Hospital and Medical Center	Healthcare	4,000	2.7 mi
Banner - University Medical Center Phoenix	Healthcare	4,000	2.4 mi
City of Phoenix	Government	3,500	5.1 mi
Honeywell Aerospace	Aerospace & Defense	3,000	3.1 mi


Thomas Rd & 22nd St
1 minute | 0 ft
29
NAPA AUTO PARTS
2150 EAST THOMAS ROAD, PHOENIX, AZ
Phoenix Sky Harbor International Airport
PHX - Phoenix Sky Harbor
BRONZE BOOT
Glai Baan
E Earll Dr
E Pinchot Ave
E Thomas Rd
Embassy Suites by Hilton Phoenix Airport
Phoenix Children's Hospital
COUNTRY
UB TRAILER
GROVE
Walmart Supercenter
Hotel Embarque
E Virginia Ave
E Yale St
E Sheridan St
E Harvard St
E Lewis Ave
E Hubbell St
E Monte Vista Rd
E Palm Ln
E Granada Rd
E Almeria Rd
LA ROSA
TRAILER INN
E Brill St
E Willetta St
E Culver St
Holiday Inn & Suites
Phoenix Airport
North by IHG
E Portland St
E Roosevelt St
Marriott Phoenix
Airport
RANCHO
HERMOSO
E McKinley St
E Villa St
Arizona Specialty
Hospital
E Fillmore St
E Polk St
Arizona State Hospital
College Medical
Center Phoenix
E Van Buren St
VALLEY
GARDENS
TRAILER PARK
GateWay Community
College
E Adams St
E Jefferson St
E Madison St
Menuderia Guanajuato
S'edav Va'aki Museum
CENTRAL
CITY
E Air Ln
Pueblo Grande
Museum and
Archaeological Park
E Hadley St
E Pima St
N 12th St
N 15th St
N 16th St
N 27th Pl
N 28th Pl
N 29th Pl
N 31st St
N 37th St
N 38th St
N 39th St
N 40th St
N 42nd St
N 44th St
N 45th St
N 48th St
N 50th St
N 11th St
N 21st Pl
N 30th St
S 11th St
51
202
143
10

NAPA AUTO PARTS

1423 Buford Highway, Buford, GA 30518



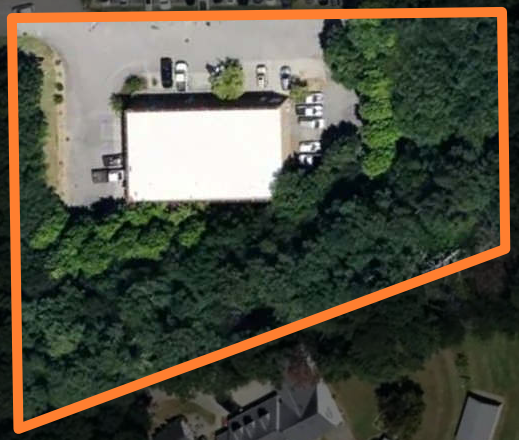
Marcus & Millichap


BUFORD DR
BUFORD HWY
WALGREENS
TACO VELOZ
KFC
MCDONALD'S
BELLA BEAUTY SUPPLY
BUFORD MALL
PayMore
Aaron's
SUBWAY
cricket Authorized Retailer
Lee's Golden Buddha Restaurant
HARBOR FREIGHT
SpeedPro Great. Big. Graphics.
NAPA AUTO PARTS
1423 BUFORD HWY
BUFORD, GA

NAPA AUTO PARTS

1423 BUFORD HIGHWAY NORTHEAST

BUFORD, GA



BUFORD, **GA**

Buford is a dynamic suburban city located in North Georgia. The property at 1423 Buford Highway benefits from its prime location in Gwinnett County, with rapid access to Interstate 85, Interstate 985, and US-23. The city features a robust blend of commercial corridors and recreational areas, positioned near expansive retail centers like the Mall of Georgia and scenic getaways like Lake Lanier. This prime positioning offers excellent regional connectivity to the greater Atlanta metropolitan area for businesses, residents, and visitors alike.

ECONOMY

- The broader Gwinnett County economy is anchored by massive public and private entities, including Gwinnett County Public Schools, Gwinnett County Government, and the Gwinnett Health Care System.
- Manufacturing and corporate facilities are a major presence in Buford, with top employers including Lund International (automotive accessories), Theragenics (medical devices), and ElringKlinger AG.
- Tourism and recreation significantly impact the local market, driven by nearby Lake Lanier and major resorts like Lanier Islands, which draw corporate teams and families from across the Southeast.

MANUFACTURING & CORPORATE PRESENCE

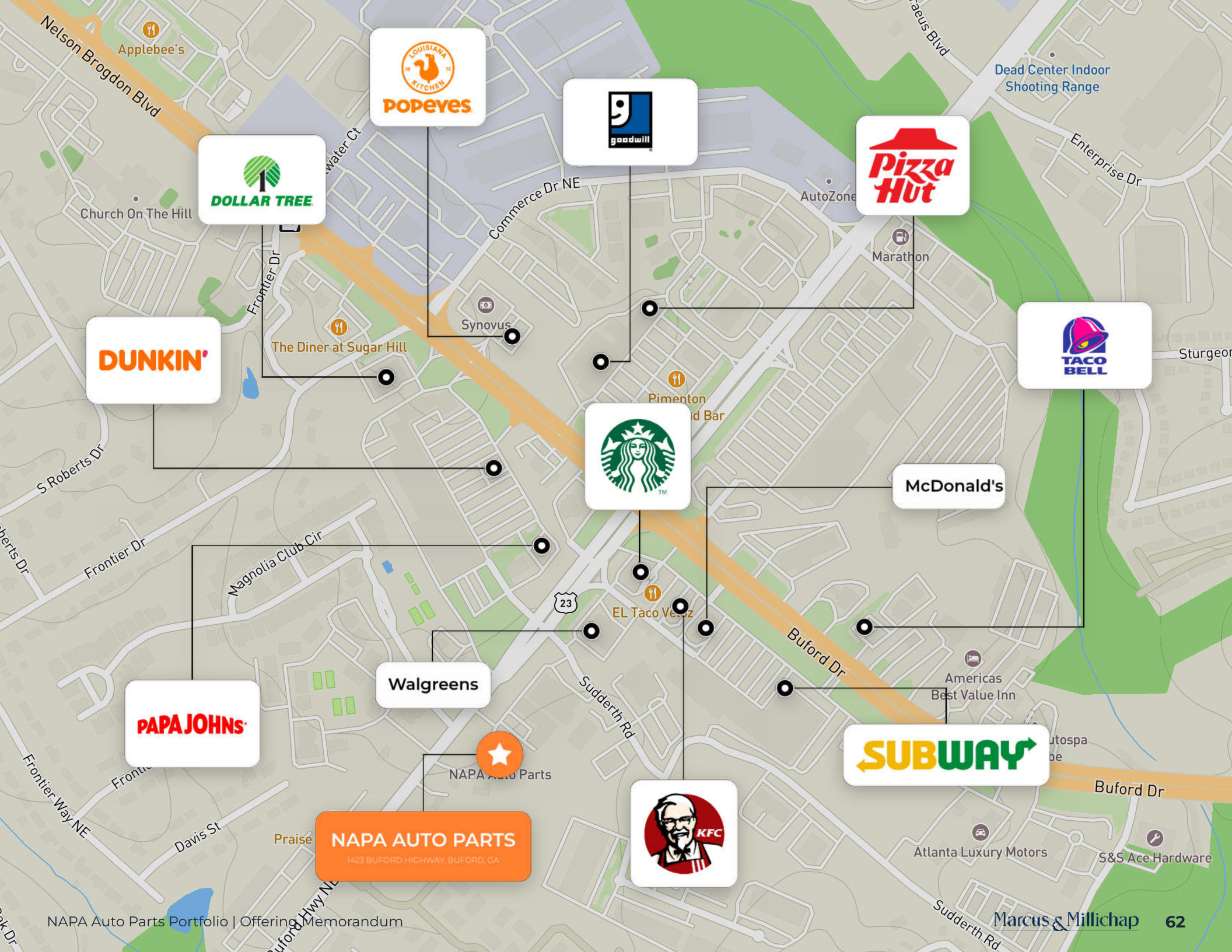
Buford serves as a strategic base for numerous manufacturing headquarters and distribution centers, such as Lund International and Theragenics, providing strong industrial employment.

RETAIL & RECREATION DRIVERS

The local economy is heavily supported by regional tourism and retail, anchored by proximity to the Mall of Georgia and the sprawling Lanier Islands resort.

STRONG LOCAL INFRASTRUCTURE

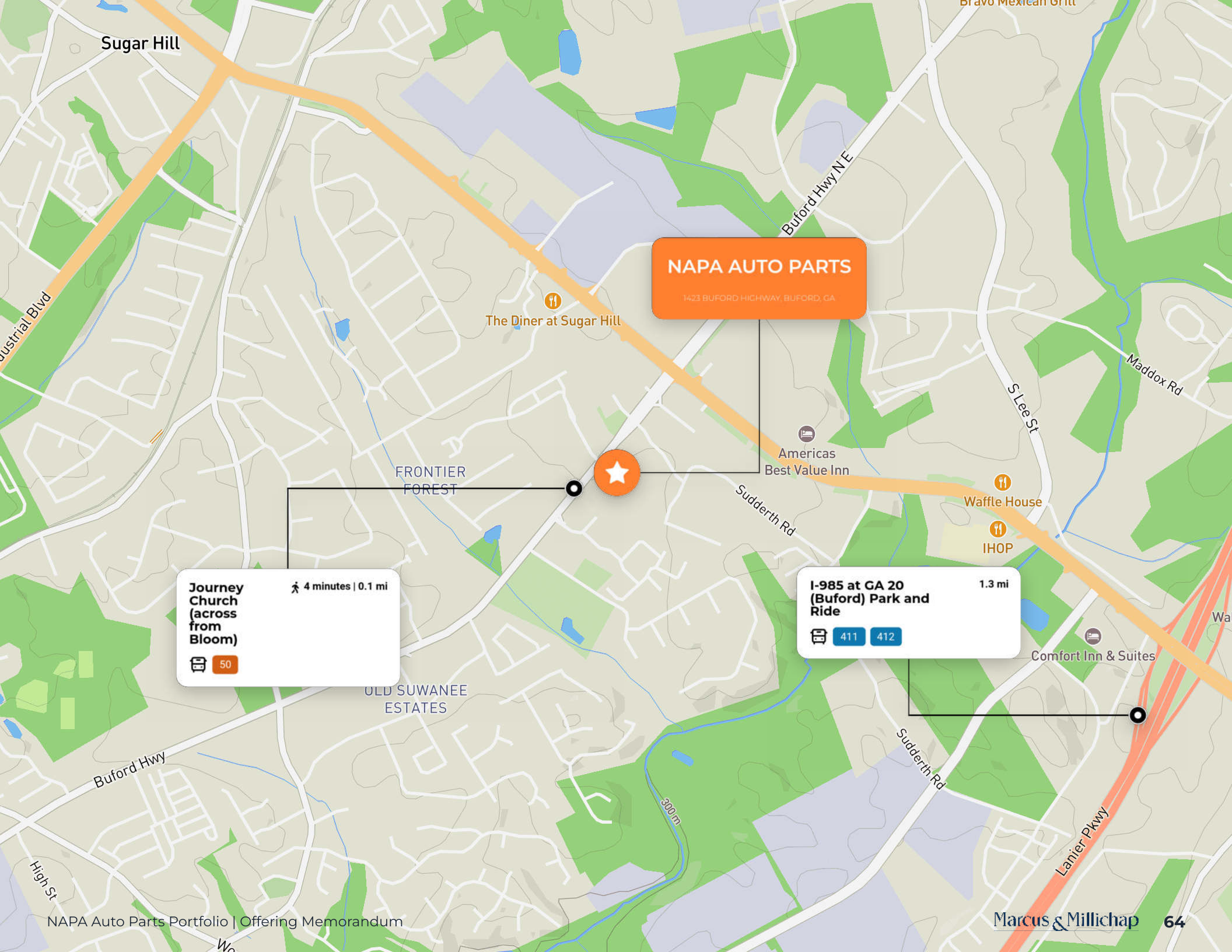
Gwinnett County provides a stable economic foundation, employing thousands of residents through its expansive public school system and local government networks.


Nelson Brogdon Blvd
Applebee's
POPEYES
goodwill
Pizza Hut
Dead Center Indoor Shooting Range
DOLLAR TREE
Church On The Hill
Commerce Dr NE
AutoZone
Enterprise Dr
Marathon
Frontier Dr
Synovus
The Diner at Sugar Hill
DUNKIN'
TACO BELL
Pimenton
S Roberts Dr
McDonald's
Frontier Dr
Magnolia Club Cir
23
EL Taco Veloz
Buford Dr
Walgreens
Sudderth Rd
Americas Best Value Inn
PAPA JOHNS
SUBWAY
NAPA Auto Parts
Frontier Way NE
Davis St
Praise
NAPA AUTO PARTS
1423 BUFORD HIGHWAY, BUFORD, GA
KFC
Atlanta Luxury Motors
S&S Ace Hardware
Buford Dr
Sudderth Rd

MAJOR **EMPLOYERS**



EMPLOYER	INDUSTRY	EMPLOYEES	DISTANCE
Northside Hospital Gwinnett	Healthcare	4,500	12.6 mi
Publix Super Markets	Logistics	2,800	12.9 mi
Gwinnett County Public Schools	Education	2,000	8.3 mi
Amazon	Logistics	1,500	5.0 mi
Georgia Gwinnett College	Education	1,500	12.6 mi
Primerica Inc.	Financial Services	1,500	12.1 mi


Sugar Hill
NAPA AUTO PARTS
1423 BUFORD HIGHWAY, BUFORD, GA
The Diner at Sugar Hill
Buford Hwy N E
Maddox Rd
S Lee St
Americas Best Value Inn
FRONTIER FOREST
Sudderth Rd
Waffle House
IHOP
Journey Church (across from Bloom)
4 minutes | 0.1 mi
50
I-985 at GA 20 (Buford) Park and Ride
1.3 mi
411
412
Comfort Inn & Suites
OLD SUWANEE ESTATES
Buford Hwy
Sudderth Rd
300 m
Lanier Pkwy
High St



NAPA AUTOPARTS

1416 US Hwy 301E (1416 10th St. E.), Palmetto, FL 34221

Marcus & Millichap


Precious Stone Cabinetry
Horizon
Jeffries
IRON WORLD
Residential, Commercial & Industrial Fencing Solutions
DYNASTY
Glass & Mirror
CIRCLE K
MHD
MOBILE HOME DEPOT
16TH AVE E
NAPA AUTO PARTS
1416 N US HWY 301
PALMETTO, FL
US - 301
TIRE KINGDOM
SERVICE CENTERS
MILLER HAUS
FURNITURE

NAPA AUTO PARTS

1416 10TH STREET EAST

PALMETTO, FL



PALMETTO, **FL**

Palmetto is strategically positioned at the crossroads of Southwest Florida's largest commercial centers. The property at 1416 10th St. E. is located in Manatee County, offering convenient connectivity to major transportation routes like Interstate 75 and US-41. These highways seamlessly link the area to Bradenton, Sarasota, and the greater Tampa Bay metropolitan region. The city continues to draw new businesses and is evolving into a prospering business center, supported by a stable marketplace where nearly three million Floridians live within a 50-mile radius.

ECONOMY

- Agriculture remains a significant economic driver in the local economy, as Palmetto serves as the hub of Manatee County's agricultural industry, which ranks eighth in the state for agricultural income.
- The area is home to major regional employers such as Feld Entertainment—a worldwide leader in live touring family entertainment—and Pacific Tomato Growers.
- The local commerce and supply chain heavily rely on the thriving Port Manatee, which attracts global trade and stimulates industrial and commercial growth throughout the region.

AGRICULTURAL HUB

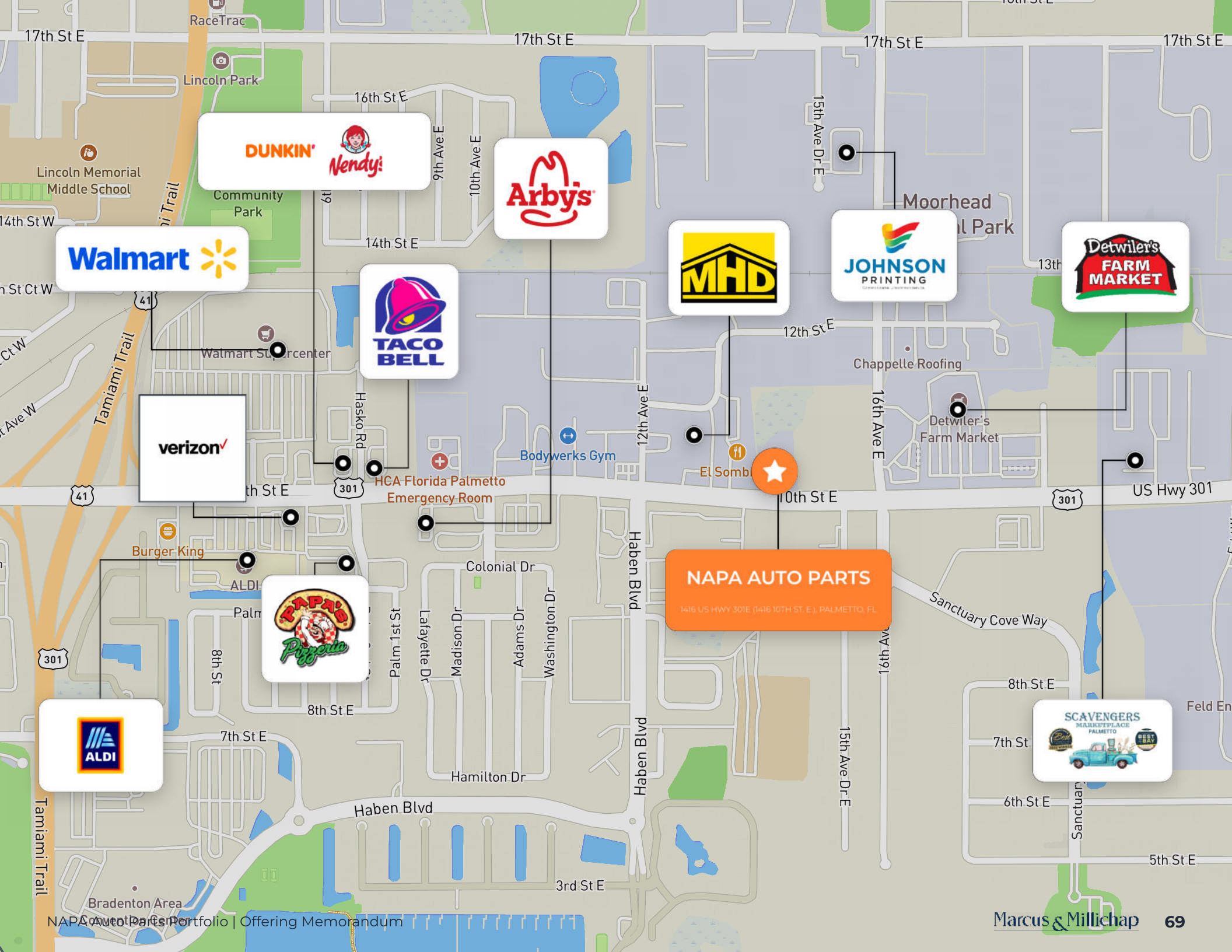
Palmetto is central to Manatee County's agricultural production, acting as a major hub for an industry that consistently ranks among the top in the state for agricultural income.

PORT MANATEE

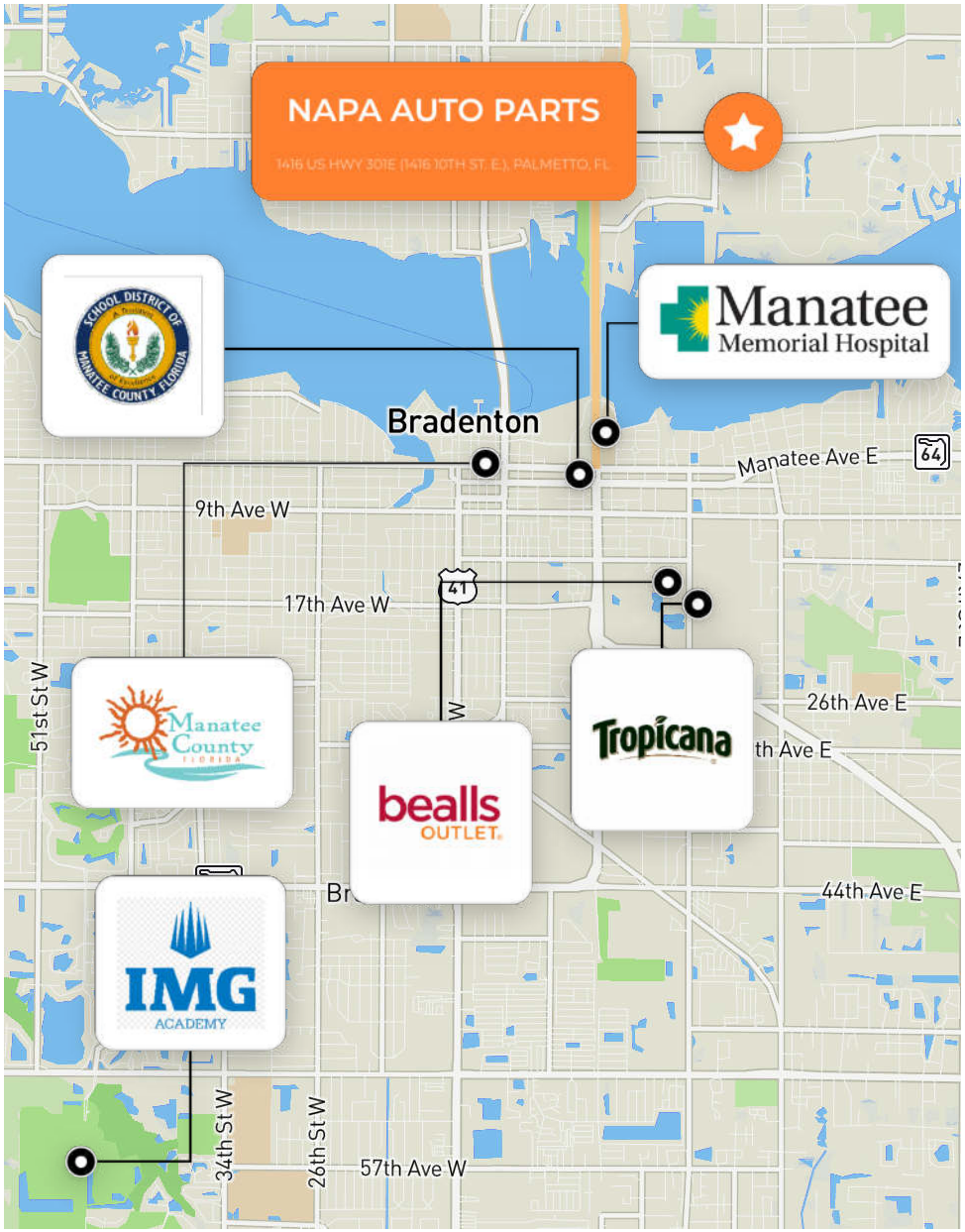
Located nearby, Port Manatee is a thriving, major commercial seaport that significantly impacts the local economy and supply chain, attracting commerce and trade to the city.

DIVERSE EMPLOYMENT SECTORS

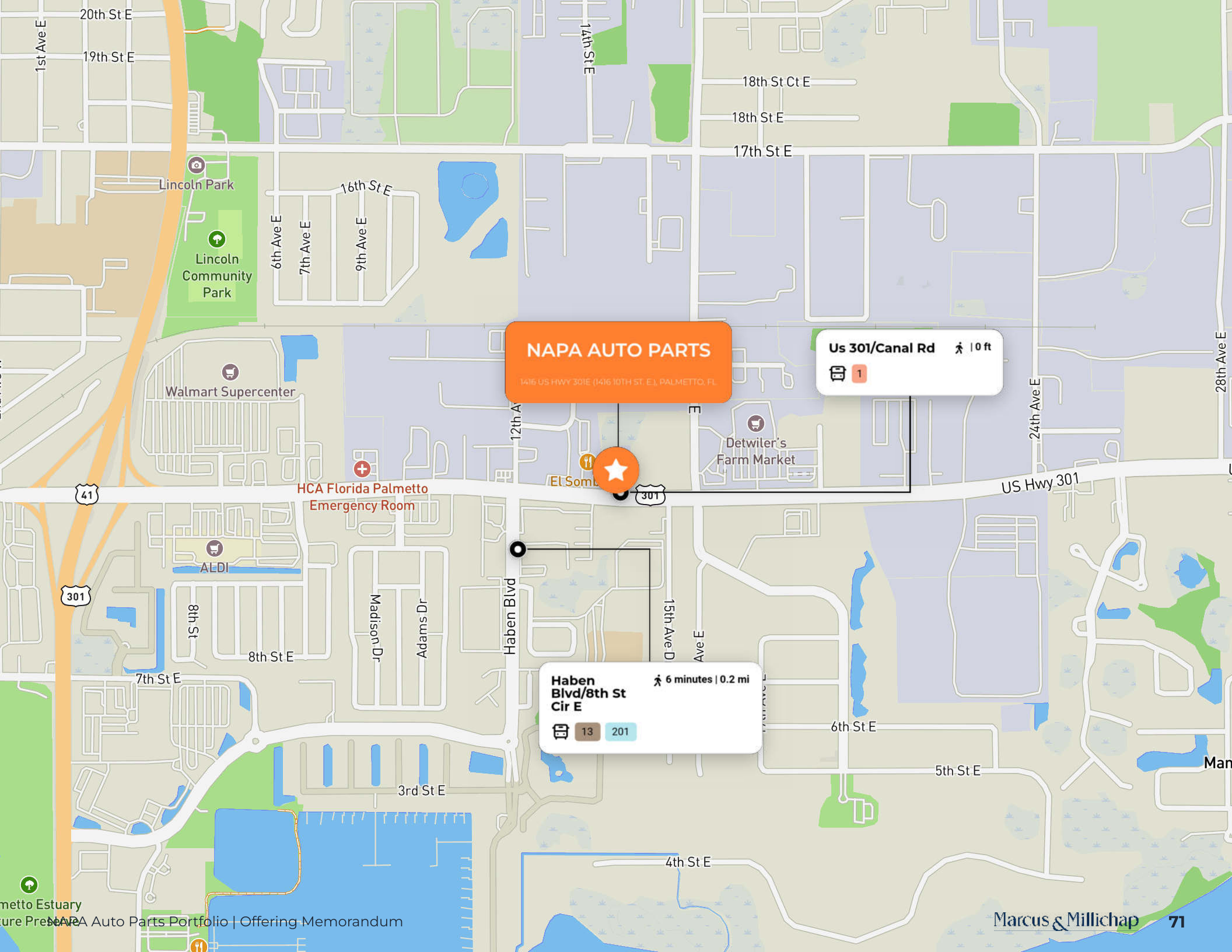
The local job market is bolstered by unique major employers, including Feld Entertainment and the Manatee School for the Arts, contributing to a diverse workforce.


17th St E
RaceTrac
Lincoln Park
16th St E
DUNKIN'
Wendy's
Lincoln Memorial Middle School
Community Park
9th Ave E
10th Ave E
Arby's
14th St W
Walmart
14th St E
TACO BELL
Walmart Supercenter
Tamiami Trail
41
Hasko Rd
301
HCA Florida Palmetto Emergency Room
Bodywerks Gym
12th Ave E
MHD
15th Ave Dr E
Moorhead
JOHNSON PRINTING
Detwiler's FARM MARKET
12th St E
Chappelle Roofing
16th Ave E
Detwiler's Farm Market
verizon
El Sombrero
10th St E
US Hwy 301
Burger King
ALDI
Colonial Dr
NAPA AUTO PARTS
1416 US HWY 301E (1416 10TH ST. E.), PALMETTO, FL
Haben Blvd
Sanctuary Cove Way
Papa's Pizzeria
Lafayette Dr
Madison Dr
Adams Dr
Washington Dr
Palm 1st St
8th St
8th St E
SCAVENGERS MARKETPLACE PALMETTO
7th St E
Hamilton Dr
6th St E
5th St E
3rd St E
Bradenton Area Convention Center

MAJOR **EMPLOYERS**



EMPLOYER	INDUSTRY	EMPLOYEES	DISTANCE
School District of Manatee County	Education	6,000	2.7 mi
Bealls Inc.	Retail	2,000	3.7 mi
Manatee County Government	Government	2,000	3.2 mi
Manatee Memorial Hospital	Healthcare	2,000	3.0 mi
IMG Academy	Education	1,500	9.1 mi
Tropicana Brands Group	Manufacturing	1,000	3.9 mi


NAPA AUTO PARTS
1416 US HWY 301E (1416 10TH ST. E.), PALMETTO, FL
Us 301/Canal Rd
0 ft
1
Haben Blvd/8th St Cir E
6 minutes | 0.2 mi
13
201
20th St E
19th St E
1st Ave E
14th St E
18th St Ct E
18th St E
17th St E
16th St E
Lincoln Park
Lincoln Community Park
6th Ave E
7th Ave E
9th Ave E
Walmart Supercenter
12th Ave E
Detwiler's Farm Market
24th Ave E
28th Ave E
HCA Florida Palmetto Emergency Room
US Hwy 301
41
301
ALDI
8th St
Madison Dr
Adams Dr
Haben Blvd
15th Ave E
8th St E
7th St E
6th St E
5th St E
3rd St E
4th St E

Florida

RYAN NEE
BROKER OF RECORD
5900 N ANDREWS AVE., STE. 100
FORT LAUDERDALE, FL 33309
P: (954) 245-3400
LIC #: BK3154667

Minnesota

TODD LINDBLOM
MARKET LEADER, MILWAUKEE
P: 0511964

Mississippi

WILLIAM M. "MICKEY" DAVIS
BROKER OF RECORD
5100 POPLAR AVE., STE. 2505
MEMPHIS, TN 38137
P: (901) 620-3626
LIC #: B-15586

Arizona

RYAN SARBINOFF
BROKER OF RECORD
2398 EAST CAMELBACK RD, STE. 300
PHOENIX, AZ 85016
P: 602-687-6700
LIC #: BR675146000

New York

JOHN HOROWITZ
BROKER OF RECORD
260 MADISON AVE., 5TH FLOOR
NEW YORK, NY 10016
P: 212-430-5261
LIC.# 10311204479

Texas

TIM SPECK
BROKER OF RECORD
5001 SPRING VALLEY RD., STE. 1100 W
DALLAS, TX 75244
P: (972) 755-5200
LIC #: 9002994

Georgia

JOHN LEONARD
BROKER OF RECORD
1100 ABERNATHY RD., N.E. BLDG. 500,
STE. 600
ATLANTA, GA 30328
P: (678) 808-2700
LIC #: 252904

Virginia

BRIAN HOSEY
BROKER OF RECORD
7200 WISCONSIN AVE., SUITE 1101
BETHESDA, MD 20814
P: (202) 536-3700
LIC #: 0225247494

South Carolina

BEN YELM
BROKER OF RECORD
550 KING ST, SUITE 300
CHARLESTON, SC 29403
P: (843) 952-2300
LIC #: 86628



APPENDIX

Marcus & Millichap
THE ZYLBERGLAIT GROUP

EQUAL HOUSING OPPORTUNITY

Information About Brokerage Services

11-03-2025

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code, **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsiblities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant options or advise regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Marcus & Millichap	9002994	tim.speck@marcusmillichap.com	972-755-5200
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Tim A. Speck	432723	tim.speck@marcusmillichap.com	972-755-5200
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Regulated by the Texas Real Estate Commission

Buyer/Tenant/Seller/Landlord's Initials

Date

Information available at www.trec.texas.gov

SINGLE TENANT NET LEASE MARKETING PACKAGE DISCLAIMER

Marcus & Millichap hereby advises all prospective purchasers as follows:

The information contained in this and any other marketing materials provided by Marcus & Millichap has been obtained from sources believed to be reliable. However, Marcus & Millichap has not verified or conducted any due diligence, and will not verify or conduct any due diligence, regarding information communicated to potential buyers. Marcus & Millichap makes no promise, guarantee, warranty, or representation about the accuracy or completeness of any information and expressly denies any obligation to conduct a due diligence examination of this information or of any property for any buyer.

Any projections, forecasts, opinions, pro formas, assumptions, estimates, or expressions of potential future performance used in this or any other marketing material provided by Marcus & Millichap are for example only, represent only what might occur, and do not represent the current, actual, or future performance of this property or tenant. The value to any buyer of any property depends on factors that should be evaluated by each buyer together with the buyer's tax, financial, legal, and other professional advisors (collectively "Professional Advisors"). All buyers should conduct a careful, independent investigation of any property, tenant, and information deemed material to that buyer, to determine to their satisfaction the suitability of a particular property for each buyer's particular needs. All potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making when purchasing this or any other property. Information provided by Marcus & Millichap, including this marketing material, is never a substitute for nor satisfaction of each buyer's responsibility to conduct thorough due diligence of this or any other property the buyer might purchase.

Like all real estate transactions, this potential investment carries significant risks. Each buyer and Professional Advisors must request and carefully review all information and documents related to the property and tenant which the buyer deems material to their particular needs. While the tenant's past performance at this or other properties might be an important consideration, past performance is not a guarantee or necessarily a reliable indication of future performance. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be based on a tenant's projected sales with little or no record of actual performance or comparable rents for the area. Future performance and investment returns are never guaranteed. Tenants and guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of their lease. Cash flow may be interrupted in part or in whole due to market, economic, environmental, or other conditions. Regardless of tenant history and lease guarantees, every buyer is responsible for conducting their own investigation of all matters affecting the intrinsic value of the property and any lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property as well as the lease rates and other terms the buyer might be able to negotiate with potential replacement tenants, considering the location of the property, market rental rates, and the buyer's legal ability to make alternate use of the property.

All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary. All potential buyers are admonished and advised to engage Professional Advisors on legal issues, tax, regulatory, financial and accounting matters, and for questions involving the property's physical condition or financial outlook.

By accepting this or any other marketing materials from Marcus & Millichap you agree to release Marcus & Millichap Real Estate Investment Services and its affiliated entities and agents, and hold them harmless, from any claim, cost, expense, or liability arising out of your purchase of this property

CONFIDENTIALITY AND DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property, and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

NON-ENDORSEMENT NOTICE

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers. ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

FLORIDA

CONFIDENTIALITY AND DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap Real Estate Investment Services of Florida, Inc. ("Marcus & Millichap") and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property, and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

NON-ENDORSEMENT NOTICE

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers. ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services, Inc. © 2026 Marcus & Millichap. All rights reserved.

TEXAS

CONFIDENTIALITY AND DISCLAIMER

The information contained in the following Broker Price Opinion or Comparative Market Analysis is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Broker Price Opinion or Comparative Market Analysis has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property, and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Broker Price Opinion or Comparative Market Analysis has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

NON-ENDORSEMENT NOTICE

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers. ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

RENT & INCOME DISCLAIMER

Any rent or income information in this Broker Price Opinion or Comparative Market Analysis, with the exception of actual, historical rent collections, represent good faith projections of potential future rent only, and Marcus & Millichap makes no representations as to whether such rent may actually be attainable. Local, state, and federal laws regarding restrictions on rent increases may make these projections impossible, and Buyer and its advisors should conduct their own investigation to determine whether such rent increases are legally permitted and reasonably attainable.

THIS IS A BROKER PRICE OPINION OR COMPARATIVE MARKET ANALYSIS AND SHOULD NOT BE CONSIDERED AN APPRAISAL. In making any decision that relies upon my work, you should know that we have not followed the guidelines for the development of an appraisal or analysis contained in the Uniform Standards of Professional Appraisal Practice of the Appraisal Foundation. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services, Inc. © 2026 Marcus & Millichap. All rights reserved.

NAPA AUTO PARTS

9-Store Net-Lease Portfolio



ADVISORY TEAM

ALEX ZYLBERGLAIT
Executive Managing Director Investments
(786) 522-7056
Alex.Zylberglait@marcusmillichap.com
Lic #: FL BK3015211

Marcus & Millichap