

NAPA Auto Parts

Tuscaloosa, AL

INVESTMENT SALE



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Executive Summary



LOCATION 115 Skyland Boulevard East, Tuscaloosa, AL 35405

NOI \$60,000

CAP RATE 8%

SALE PRICE \$750,000

OCCUPANCY 100%

SQUARE FEET 4,400 SF

LOT SIZE +/- 0.86 acres

- COMMENTS**
- In same location for over 33 years (since 1985)
 - Location - In top 1% nationally of all Napa stores in same size market
 - Long-time retailer with proven operating history
 - New 5-year lease upon Closing with personal guarantee

CONTACT Seth Berry
205-369-0809 / sb@shanwalt.com



Tenant Mix



In 1925, a group of independent auto parts sellers met in Detroit to form the National Automotive Parts Association. Their mission was simple: improve the distribution of auto parts to serve the people and businesses who increasingly relied on cars and trucks for their transportation needs.

In 1936, NAPA opened its first location, an existing Atlanta auto parts store purchased from an owner who thought the industry was past its peak. It wasn't even close.

Nearly a century later, NAPA continues to serve auto service professionals, do-it-yourselfers and everyday drivers with quality parts and supplies to keep cars, trucks and equipment performing safely and efficiently.

In the U.S., NAPA now includes over 58 distribution centers, 16,000 NAPA AutoCare Centers and more than 6,000 independently-owned and company-owned stores. NAPA carries an extensive inventory of more than 475,000 parts for automotive and industrial applications.

A division of Genuine Parts Company (NYSE: GPC) and a global automotive aftermarket leader, NAPA operates NAPA Canada, Auto Todo in Mexico and Repco in Australia and New Zealand.



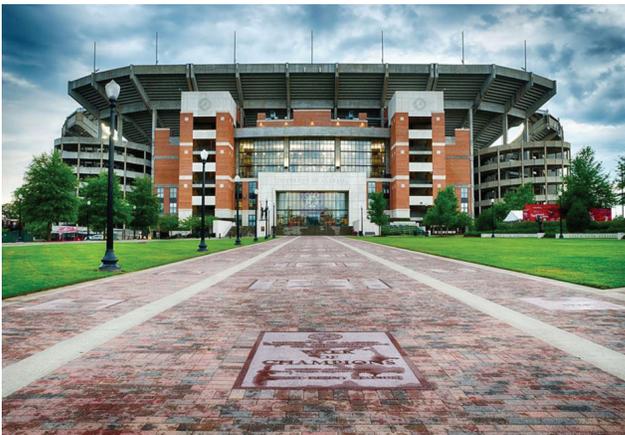
Tuscaloosa, AL



Tuscaloosa is much more than its Saturday traditions and gridiron action. The city is built on a history of progress and growth that precedes its athletic excellence. Tuscaloosa was founded on December 3, 1819 and was named for the chieftain of a Muskogean-speaking people. Chief Tuskaloosa (which means “Black Warrior”), and his people were defeated by Hernando De Soto at the Battle of Mabila in 1540.

The University of Alabama was established soon after in 1831. During the last weeks of the Civil War, a brigade of Union troops led by General John T. Croxton, raided the city and burned the campus of the university. Only four of the buildings were saved and still stand today: Maxwell Hall, The Little Round House, The Gorgas House and the President’s Mansion.

Tuscaloosa has traditionally been known as the “Druid City” because of the numerous water oaks planted in its downtown streets in the 1840s. Since serving as the capital city from 1826 to 1846, it has been the regional center of industry, commerce, healthcare and education for West Alabama. Tuscaloosa is home to a vast array of remarkable sights that are known only inside its bounds. With hundreds of restaurants, activities, museums and parks, it has managed to become one of Alabama’s most progressive cities. Visitors come to enjoy the refreshing atmosphere, historic features and bustling nightlife that Tuscaloosa has to offer. With its great energy and eyes on the future, Tuscaloosa continues to thrive on being your one and only.



Tuscaloosa is a city in western Alabama. Bryant-Denny Stadium is home to the University of Alabama’s Crimson Tide football team. The Alabama Museum of Natural History exhibits fossils and minerals. Tuscaloosa Museum of Art has works by renowned American artists. Antebellum homes like the Battle-Friedman House and Jemison-Van de Graaff Mansion mark the area’s history. Lake Lurleen State Park is northwest of the city.

Tuscaloosa, AL has a population of 96,352 people with a median age of 28.6 and a median household income of \$40,542. Between 2015 and 2016 the population of Tuscaloosa, AL grew from 94,865 to 96,352, a 1.57% increase and its median household income grew from \$39,351 to \$40,542, a 3.03% increase.

The largest universities in Tuscaloosa, AL are The University of Alabama, with 8,438 graduates, Shelton State Community College, with 583 graduates, and Stillman College, with 122 graduates.

Demographics



	1 mile	3 miles	5 miles
Population	7,189	54,918	111,978
Households	3,172	23,417	44,878
Median Household Income	\$36,410	\$32,637	\$35,354

