



ADVANCE AUTO PARTS & MAVERIX GAS STATION
1052 Pelham Rd S
Jacksonville, AL 36265

Marcus & Millichap

INVESTMENT SUMMARY

THE OFFERING

Marcus & Millichap is pleased to offer for sale the fee simple interest in a unique multi-tenant retail property in Jacksonville, AL.

This 2.80-acre parcel is strategically occupied by two essential service providers: Advance Auto Parts (NYSE: AAP) and the Maverix Gas Station & C-Store. Positioned along a high-traffic corridor between Jacksonville State University and Anniston, the property benefits from exceptional visibility with traffic counts exceeding 25,000 vehicles per day.

This investment is situated within a high-growth trade area that generates nearly \$190 million in annual retail sales and is located just 0.3 miles from a Walmart Supercenter. Supported by a young and dynamic demographic profile from the nearby university and a stable industrial employment base including Parker Hannifin and Federal Mogul, this dual-tenant offering provides a resilient and diversified investment opportunity in the heart of Jacksonville's retail hub.



OVERVIEW

JACKSONVILLE, AL

PRICE:	\$1,650,000
NET OPERATING INCOME	\$138,924
Cap Rate	8.42%
PRICE PER SF:	\$176.20
PRICE PER SF LAND:	\$13.89
RENEWAL OPTIONS:	One, 5-Year
RENT INCREASES:	30% on options
LEASE TYPES:	NN / NNN
TENANT:	Advance Auto Parts & Maverix Gas Station
GUARANTOR:	Advance Auto: Corporate / Maverix: Personal
RENTABLE AREA:	9,648 SF
LAND AREA:	2.80 AC
YEAR BUILT:	1993
ADDRESS:	1052 Pelham Rd S Jacksonville, AL 36265
APN:	0306-G-00309-0000-00

LEASE ABSTRACT

	LEASE BEGIN	LEASE END	ANNUAL RENT	INCREASE
Advance Auto Initial Term (no options)	CURRENT	12/31/2028	\$78,924	0%
Maverix Gas Station Initial Term	CURRENT	09/30/2030	\$60,000	0%
Option 1 Maverix Gas Station	10/01/2030	09/31/2035	\$78,000	30%

Real Estate Taxes	Tenants is responsible for all real estate taxes
Insurance	Tenants is responsible for all insurance costs
Roof & Structure	Landlord is responsible for roof & structure of Advance Auto Parts



INVESTMENT HIGHLIGHTS

- Exceptional Visibility | The site benefits from traffic counts exceeding 25,000–26,000 vehicles per day.
- Strong Retail Synergy | Positioned in the heart of a retail area including Walmart, Lowe's, Walgreens, Chick-fil-A, and many more.
- Prime location near Jacksonville State University
- Close Proximity to Walmart Supercenter | 0.3 Miles
- Close Proximity to Anniston Regional Airport | 17 Miles
- Close Proximity to Major Industrial Employers (Parker Hannifin & FederalMogul) | <3 Miles



AERIAL - SOUTH



Subject
Property



AERIAL - NORTHWEST



Pelham Plaza Shopping Center



AERIAL - NORTHEAST



Subject
Property

LOCATION OVERVIEW

JACKSONVILLE, AL

Nestled in the foothills of northeast Alabama, Jacksonville serves as a vital economic and educational anchor within the Anniston- Oxford Metropolitan Statistical Area. The city is home to a population of approximately 14,651 as of 2024, reflecting a 1.8% to 2.45% increase since the 2020 census. With a median age of 26.9, the community is notably young and dynamic, a demographic profile driven by the presence of a major regional university. This steady growth is supported by a stable local economy and an attractive cost of living, with a median household income of \$47,146.

Jacksonville State University (Jax State) is the city's primary economic driver and was recently recognized by Forbes as the top-ranked employer headquartered in Alabama. In 2025, the university achieved a historic milestone by surpassing 10,000 students for the first time, reaching a record enrollment of 10,339. Beyond education, the city possesses a diversified industrial base that includes advanced manufacturing leaders such as Parker Hannifin and Federal Mogul. This corporate presence is supplemented by a robust retail sector featuring national brands like Walmart, Lowe's, and a high concentration of popular fast-casual dining options including Chick-fil-A and Heirloom Taco.

Steeped in a rich history that dates back to its 1833 purchase from Creek Indian Chief Ladiga, Jacksonville maintains its small-town charm through its historic Public Square and downtown district. The city is a destination for heritage tourism, featuring landmarks like the Historic Jacksonville Train Depot and the Gallant Pelham statue. Cultural life is further enriched by the Jax State Planetarium and local traditions ranging from university pep rallies to seasonal city festivals. The preservation of these historic structures alongside modern developments creates a unique architectural blend that continues to attract new residents and visitors.

DEMOGRAPHICS	2 MILE	5 MILE	10 MILE
2024 POPULATION	15,445	24,372	56,423
2029 POPULATION EST.	15,487	24,248	55,871
AVG. HH INCOME	\$50,449	\$56,776	\$58,939
MEDIAN HH INCOME	\$30,104	\$86,982	45,413
BACHELORS DEGREE +	26%	26%	19%
2024 HOUSEHOLDS	5,392	8,637	21,877
2029 HOUSEHOLDS EST.	5,431	8,885	21,676



TENANT OVERVIEW



ADVANCE AUTO PARTS

Advance Auto Parts, Inc. is a leading automotive aftermarket parts provider in North America, serving both professional installers (Pro) and do-it-yourself (DIY) customers. Founded in 1932 and headquartered in Raleigh, North Carolina, the company has grown into a cornerstone of the automotive retail sector. As of October 2025, Advance operates 4,297 stores primarily within the United States, with additional locations in Canada, Puerto Rico, and the U.S. Virgin Islands. The company is publicly traded on the New York Stock Exchange (NYSE: AAP) and reported approximately \$9.1 billion in net sales for the 2024 fiscal year. While currently navigating a comprehensive turnaround, the company maintains a stable financial outlook with a Ba1 credit rating from Moody's and a BBB- rating from S&P, supported by strong liquidity including over \$3 billion in cash on its balance sheet.

The company employs approximately 63,000 team members and is executing a multi-year restructuring plan to optimize its retail footprint and operational efficiency. A key strategic move in late 2024 was the \$1.5 billion divestiture of Worldpac, its wholesale distribution business, allowing the company to refocus on its "blended-box" retail model. Advance is currently transforming its supply chain by consolidating its distribution network from 38 nodes into 14 large distribution centers and expanding its "market hub" network. These hubs stock up to 85,000 SKUs, significantly increasing parts availability and enabling same-day delivery to nearby stores, which helped drive a 3.0% increase in same-store sales in the third quarter of 2025.

To stay competitive and meet modern consumer demands, Advance is prioritizing merchandising excellence and digital innovation. The company recently launched ARGOS, a new private-label brand for oil and fluids designed to offer quality and affordability. This joins a portfolio of respected brands such as DieHard, Carquest, and AutoLion. Additionally, the company is modernizing its customer experience through enhanced e-commerce capabilities and a focus on its Pro segment, which accounts for roughly 50% of total sales. With a goal to achieve a 7% adjusted operating margin by 2027, Advance Auto Parts is leveraging strategic vendor partnerships and supply chain optimization to solidify its position as a resilient and dominant player in the automotive aftermarket industry.

TENANT OVERVIEW



Maverix Gas Station & C-Store Owned and Operated by JSU Gas, LLC

JSU Gas, LLC operates a multi-functional convenience store and gasoline facility located at 1050 Pelham Rd. SE, Jacksonville, Alabama. Headquartered in Rome, Georgia, the entity entered into a strategic long-term lease in June 2025 to serve the high-traffic Pelham Road corridor. The business model integrates traditional retail offerings with fuel services, specifically catering to local residents and regional commuters.

The operation emphasizes regulatory compliance and facility integrity. As the registered operator of the underground storage tanks, the tenant is mandated to maintain strict adherence to EPA and Alabama Department of Environmental Management (ADEM) regulations. Additionally, the tenant is responsible for all site maintenance, including the upkeep of specialized trade fixtures and equipment used for merchandising.

To support a stable investment structure, the lease is a triple-net (NNN) style agreement, requiring the tenant to pay all utilities, property taxes, and insurance. With a primary term running through September 2030 and a five-year renewal option with built-in rental escalations, JSU GAS, LLC is positioned as a stable, growth-oriented tenant in the regional net lease market.



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