



137 EAST COLUMBIA AVE
BATESBURG-LEESVILLE, SC 29070

CONFIDENTIAL OFFERING MEMORANDUM



CORPORATE GUARANTEED LEASE • INVESTMENT GRADE CREDIT
WELL-ESTABLISHED LOCATION • LONG TERM COMMITMENT

TRINITY
PARTNERS

SUBJECT PROPERTY



INDEX

INVESTMENT OVERVIEW	3
TENANT OVERVIEW	7
PROPERTY OVERVIEW	11
MARKET OVERVIEW	16



.01

INVESTMENT OVERVIEW

TRINITY
PARTNERS

OFFERING INTRODUCTION

Trinity Partners is proud to serve as exclusive advisor to ownership and offer the marketplace this net lease auto retail investment opportunity in Batesburg-Leesville, South Carolina. AutoZone (NYSE: AZO) is the nation's leading retailer and distributor of automotive replacement parts and accessories, operating more than 7,850 stores across the United States, Puerto Rico, Mexico, and Brazil. The company is a Fortune 500 and S&P 500 constituent and is widely recognized as the dominant market leader in the automotive aftermarket industry.

The Property includes a nicely landscaped 0.74-acre parcel and a well maintained 6,786 square foot building with 42 parking spaces developed in 2006. It's well located along E Columbia Ave (10,100 VPD), one of the primary commercial corridors serving the Batesburg-Leesville market and surrounding Lexington and Saluda County trade areas. The site benefits from excellent visibility and accessibility with regional connectivity via I-20 to Columbia (state capital) and Augusta, GA enhancing broader trade area demand.

The corporate lease is guaranteed by AutoZone Inc with an initial 20-year base term that has been extended via a 5-year renewal option, with 5 additional renewal options remaining thereafter. The lease features 10% rental increases each option period providing built-in income growth.

As a nationally recognized investment-grade credit tenant (S&P: BBB / Moody's: Baa2), AutoZone provides durable, passive income backed by a long operating history, essential retail demand drivers, and a dominant position within the automotive aftermarket sector. The Property represents a long-term retail investment opportunity secured by a nationally scaled tenant with a proven expansion footprint.



OFFERING HIGHLIGHTS



- Well established location with a 20-year operating history and further long-term commitment with a recent 5-year extension and 10% rent bump
- Corporate lease (NYSE: AZO) backed by the nation's leading automotive aftermarket retailer operating over 7,850 locations globally
- Investment grade credit – S&P/Fitch: BBB, Moody's: Baa2 – with a stable outlook reflecting strong financial stability and market leadership in auto parts retail
- Net lease that commenced in 2006 with multiple renewal options and 10% rent bumps each option providing built-in NOI growth and an inflation hedge
- Positioned on E Columbia Avenue/US 1, the market's primary commercial corridor (10,000+ VPD) offering great visibility, accessibility, and established retail synergy
- Neighboring businesses include Zaxby's, Bojangles, KFC, SouthState Bank, McDonald's, Walgreens, and CVS and less than one mile from Walmart
- Batesburg-Leesville benefits from strategic regional connectivity between Columbia SC (34 miles) and Augusta GA (48 miles), supporting consistent commuter traffic and consumer demand
- Located 5 minutes from the 175-acre Batesburg-Leesville Industrial Park, which has received over \$3.5M in public infrastructure investment, fostering economic growth and job creation in the area

OFFERING SPECIFICS

LISTING PRICE	\$1,421,500
LISTING CAP RATE	6.50%
BASE RENT / NOI	\$92,400.00 (commencing 11/1/26)
TENANT CREDIT	Corporate / Public (NYSE: AZO)
LEASE TYPE	Modified NNN
BASE LEASE TERM	25 Years (includes first 5-year renewal option)
COMMENCEMENT DATE	November 1, 2006
EXPIRATION DATE	October 31, 2031
RENEWAL OPTIONS	5 – 5 Years each
RENT INCREASES	10% every 5 years
BUILDING AGE	2006
BUILDING SIZE	±6,786 SF
LAND SIZE	±0.74 AC
PARKING SPACES	42 total (2 handicap)
ZONING	C-1, General Commercial





.02

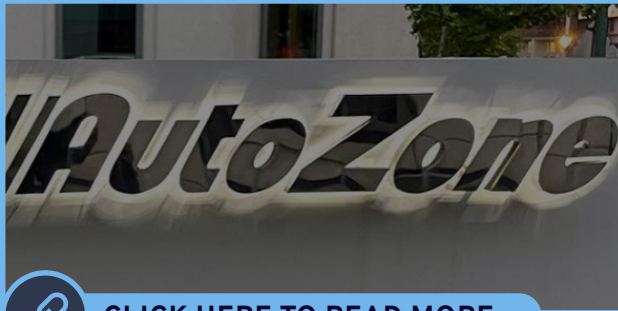
TENANT OVERVIEW

TENANT SUMMARY

AutoZone (NYSE: AZO) is the leading retailer and distributor of automotive replacement parts and accessories in the United States, operating more than 7,850 stores across the U.S., Puerto Rico, Mexico, and Brazil. Each store offers a comprehensive product assortment serving cars, SUVs, vans, and light trucks, including new and remanufactured hard parts, maintenance items, and accessories. Founded in 1979 in Forrest City, Arkansas, AutoZone has grown into a Fortune 500 company and a publicly traded entity on the New York Stock Exchange. For over 45 years, the company has built a dominant position in the automotive aftermarket industry through a consistent focus on product availability, competitive pricing, and customer service, establishing itself as the industry's clear market leader. For more information, visit www.autozone.com.



NEWS RELEASES



[CLICK HERE TO READ MORE](#)

AutoZone 3rd Quarter Total Company Same Store Sales Increase 3.9%; Domestic Same Store Sales Increase 4.1%; EPS of \$38.07

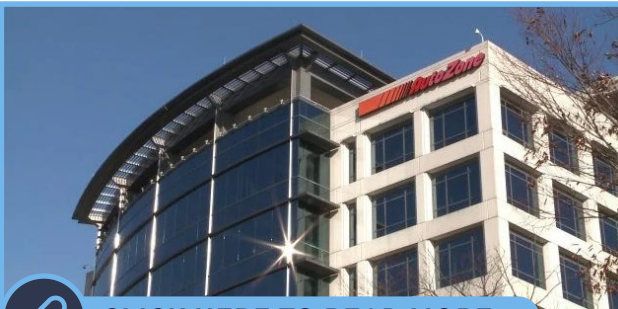
MEMPHIS, Tenn., May 26, 2026 (GLOBE NEWSWIRE) -- AutoZone, Inc. (NYSE: AZO) today reported net sales of \$4.8 billion for its third quarter (12 weeks) ended May 9, 2026, an increase of 8.4% from the third quarter of fiscal 2025 (12 weeks).



[CLICK HERE TO READ MORE](#)

AutoZone's distribution strategy drives sales gains

AutoZone's efforts to strengthen its supply chain strategy helped drive an 8.4% year-over-year increase in sales in the past quarter — the largest reported increase since Q2 of fiscal year 2023, President and CEO Philip Daniele said during a Q3 earnings call last week.



[CLICK HERE TO READ MORE](#)

AutoZone Announces \$1.6B Investment to Accelerate Global Store Growth

Memphis-based AutoZone Inc. is ramping up its long-term growth strategy with plans to invest \$1.6 billion in capital expenditures during FY 2026, company president and CEO Phil Daniele announced during the retailer's Q1 2026 earnings call on Dec. 9. A major focus of the investment will be expanding AutoZone's store footprint across the U.S. and internationally.

LEASE SUMMARY

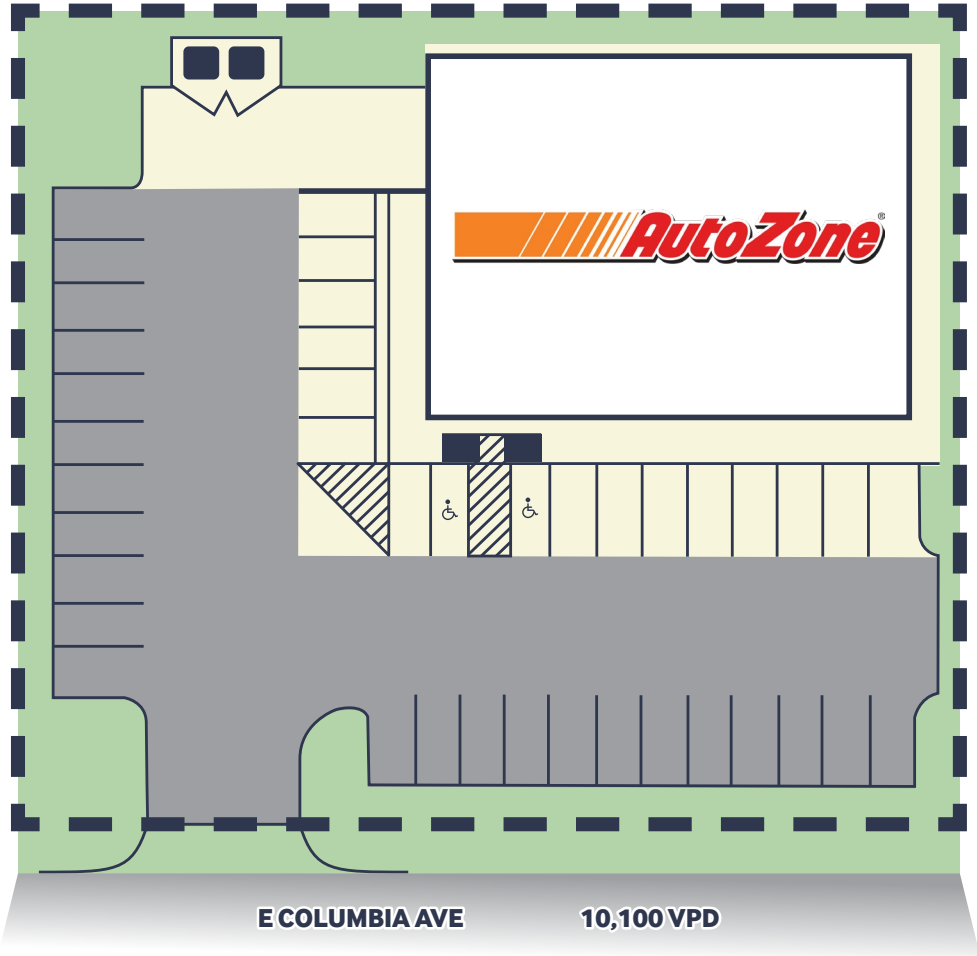
ADDRESS	137 E Columbia Ave, Batesburg-Leesville, SC 29070
LOT PREMISE	±0.74 AC
BUILDING PREMISE	±6,786 SF
TENANT	AutoZone Development, LLC
GUARANTOR	AutoZone, Inc.
BASE LEASE TERM	20 Years (plus 1st 5-yr option already executed)
COMMENCEMENT DATE	November 1, 2006
EXPIRATION DATE	October 31, 2031
ANNUAL RENT	\$84,000.00 (through 10/31/26) \$92,400.00 (Option 1, Years 21-25)
RENEWAL OPTIONS	5 – 5 years each
OPTION 2 RENT	\$101,640.00 (Years 26-30)
OPTION 3 RENT	\$111,804.00 (Years 31-35)
OPTION 4 RENT	\$122,984.40 (Years 36-40)
OPTION 5 RENT	\$135,282.84 (Years 41-45)
OPTION 6 RENT	\$148,811.16 (Years 46-50)
LANDLORD RESPONSIBILITIES	Exterior of roof, structure, foundation
TENANT RESPONSIBILITIES	CAM, taxes, insurance, HVAC, everything else
RIGHT OF FIRST REFUSAL	N/A
FINANCIAL INFORMATION	https://about.autozone.com/investor-overview



.03

PROPERTY OVERVIEW

SITE PLAN



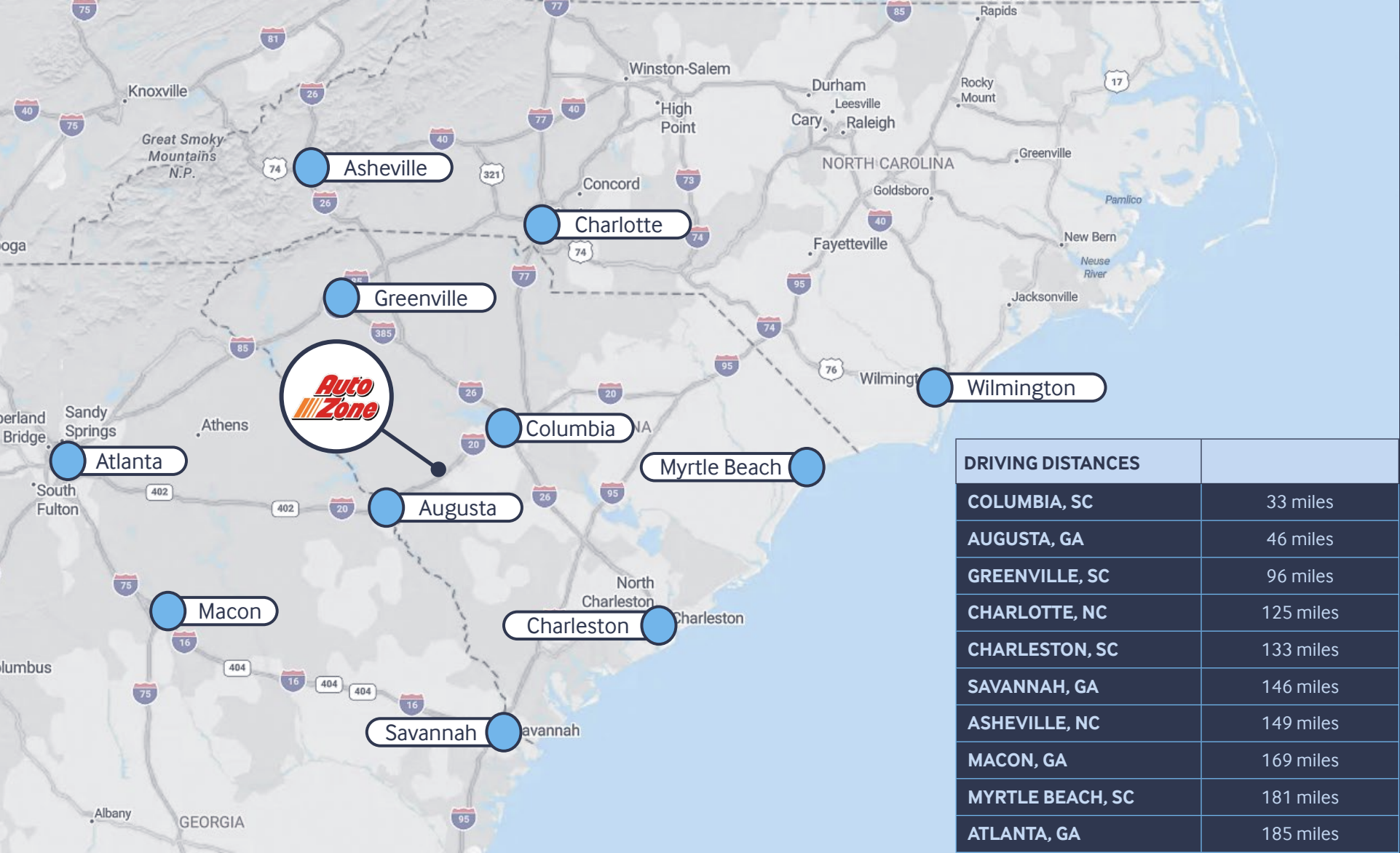
PROPERTY PHOTOS



TRADE AREA MAP



REGION MAP





.04

MARKET OVERVIEW

BATESBURG-LEESVILLE SUMMARY

Located along U.S. Highway 1 between Columbia and Augusta, Batesburg-Leesville benefits from direct connectivity to two of the region's primary employment and population centers. The corridor serves as the main arterial route through the area, supporting steady through-traffic and linking surrounding residential and commercial nodes.

The local economy is supported by a diverse mix of manufacturing, healthcare, education, government services, and small businesses that generate consistent consumer activity throughout the trade area. Nearby employment centers in the Columbia metropolitan area, along with regional manufacturers and healthcare providers throughout Lexington and Aiken counties, contribute to the area's economic stability and daytime population.

Demographically, the market is characterized by a stable resident population and a well-established customer base that supports a variety of national and regional retailers. Consumer demand is driven by everyday retail, dining, automotive, healthcare, and service-oriented spending patterns.

From a real estate perspective, commercial activity is concentrated along E. Columbia Avenue, the town's primary retail corridor. The corridor is home to numerous national retailers, restaurants, and service providers, making it a well-established destination for local consumers and visitors traveling through the market.



DEMOGRAPHICS, GROWTH & INCOME

POPULATION

	5 MI	10 MI	15 MI
2010 POPULATION	10,434	28,318	66,641
2020 POPULATION	10,220	28,489	78,217
2025 POPULATION	10,540	29,705	82,610
2030 POPULATION	10,947	31,136	87,633
2010-2020 ANNUAL RATE	-0.21%	0.06%	1.61%
2020-2025 ANNUAL RATE	2.08%	3.03%	3.26%
2025-2030 ANNUAL RATE	0.76%	0.95%	1.19%
2025 MEDIAN AGE	42.5	43.4	42.2

HOUSEHOLDS

	5 MI	10 MI	15 MI
2010 HOUSEHOLDS	4,112	10,962	25,541
2020 HOUSEHOLDS	4,122	11,289	29,911
2025 HOUSEHOLDS	4,373	12,243	32,438
2030 HOUSEHOLDS	4,621	13,040	34,906
2010-2020 ANNUAL RATE	0.02%	0.29%	1.59%
2020-2025 ANNUAL RATE	1.13%	1.56%	1.56%
2025-2030 ANNUAL RATE	1.11%	1.27%	1.48%
2025 AVERAGE HOUSEHOLD SIZE	2.38	2.40	2.53

MEDIAN HOUSEHOLD INCOME

2025 MED. HOUSEHOLD INCOME	\$61,569	\$70,870	\$82,576
2030 MEDIAN HOUSEHOLD	\$73,376	\$79,691	\$95,728
2025-2030 ANNUAL RATE	3.57%	2.37%	3.00%

AVERAGE HOUSEHOLD INCOME

2025 AVG. HOUSEHOLD INCOME	\$78,767	\$87,815	\$104,138
2030 AVG. HOUSEHOLD INCOME	\$88,776	\$99,410	\$116,824

PER CAPITA INCOME

2025 PER CAPITA INCOME	\$32,710	\$35,873	\$40,992
2030 PER CAPITA INCOME	\$37,495	\$41,239	\$46,646
2025-2030 ANNUAL RATE	2.77%	2.83%	2.62%



CONTACT



TYSON GLASSER, CCIM

Senior Associate

404.435.6312 | tglasser@trinity-partners.com



LAKIN PARR

Partner

864.421.4747 | lparr@trinity-partners.com

DISCLAIMER

Trinity Partners-Greenville, LLC, a South Carolina Limited Liability Company ("Trinity Partners"), has been retained as advisor and broker to Black Investment Properties, LLC (the "Owner") regarding the sale of 137 East Columbia Avenue, Batesburg-Leesville, SC 29070 (the "Property").

This Offering Memorandum has been prepared by Trinity Partners for use by a limited number of parties and does not purport to provide a necessarily accurate summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all the information which prospective investors may need or desire. All projections have been developed by Trinity Partners, the Owner, and designated sources and are based upon assumptions relating to the general economy, competition, and other factors beyond the control of the Owner, and therefore are subject to variation. No representation or warranty, express or implied, is made by Trinity Partners or the Owner as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied on as a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be correct, the Owner and its employees disclaim any responsibility for inaccuracies and expect prospective purchasers to exercise independent due diligence in verifying all such information. Further, Trinity Partners, the Owner and its employees disclaim any and all liability for representations and warranties, expressed and implied, contained in or omitted from the Offering Memorandum or any other written or oral communication transmitted or made available to the recipient. The Offering Memorandum does not constitute a representation that there has been no change in the business or affairs of the Property or the Owner since the date of preparation of the Offering Memorandum. Analysis and verification of the information contained in the Offering Memorandum is solely the responsibility of the prospective purchaser.

Additional information and an opportunity to inspect the Property will be made available upon written request by interested and qualified prospective purchasers. The Owner and Trinity Partners expressly reserve the right, in their sole discretion, to reject any and all expressions of interest or offers regarding the Property and/or terminate discussions with any entity at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase of the Property has been fully executed, delivered, and approved by the Owner and its legal counsel and any conditions to the Owner's obligations thereunder have been satisfied or waived. Trinity Partners is not authorized to make any representations or agreements on behalf of the Owner.

This Offering Memorandum and its contents, except such information which is a matter of public record or is provided in sources available to the public, (such contents as so limited herein called the "Contents") are of a confidential nature. By accepting the Offering Memorandum, you agree (i) to hold and treat it in the strictest confidence, (ii) not to photocopy or duplicate it, (iii) not to disclose the Offering Memorandum or any of its contents to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of confidentiality) without the prior written authorization of the Owner or Trinity Partners, (iv) not to use the Offering Memorandum or any of the contents in any fashion or manner detrimental to the interest of the Owner or Trinity Partners, and (v) to return it to Trinity Partners immediately upon request of Trinity Partners or the Owner.