OFFERING MEMORANDUM



O'Reilly Auto Parts

1130 US-301 North
Dillon, South Carolina

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Executive **Summary**

Investment Overview

Colliers is pleased to present an exceptional investment opportunity: an O'Reilly Auto Parts located at 1130 US 301 North in Dillon, South Carolina. The property features an approximately 6,800-square-foot, purpose-built retail building sited on a 1.78 acre parcel, offering strong curb presence and convenient vehicular access.

Built-to-suit in 2008, the asset is secured by the original 20 year lease that was just extended for an additional 10 years, and still includes four successive five year options to extend. The absolute net lease is corporately guaranteed and includes scheduled rent escalations at the commencement of each option period, providing predictable, long-term cash flow and limited landlord responsibilities.

Strategically positioned as the first auto parts destination for drivers exiting Interstate 95, the site benefits from high visibility and steady traffic flow. It sits on Dillon's primary thoroughfare between Dillon High School and the downtown district, surrounded by a robust retail ecosystem that includes Walgreens, CVS, AutoZone, Food Lion, Walmart and other regional and national tenants—bolstering the location's convenience and tenant draw.

Financial

Address	1130 U.S. 301 North
City, State, Zip	Dillon, South Carolina 29536
Price	$1,719,443
NOI	$98,868
Cap Rate	5.75%
Price/SF	$252.86
Rent/SF	$14.54

Operational

Lease Type	Absolute Triple Net
Guarantor	Corporate
Lease Commencement	8/29/2008
Lease Expiration	8/31/2038
Term Remaining	12 Years
Rentable SF	6,800 SF
Lot Size	1.78 Acres (77,537 SF)
Occupancy	100%
Year Built	2008

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Investment **Highlights**

- Corporate Guarantee from O'Reilly
- Recent 10 Year Extension, 12 Years Remaining
- Investment Grade Tenant – (S&P BBB)
- Absolute Net Lease – Zero Landlord Responsibilities
- Original Built-to-Suit for O'Reilly
- Four 5-Year Options Remaining
- Rent Increase at Each Option

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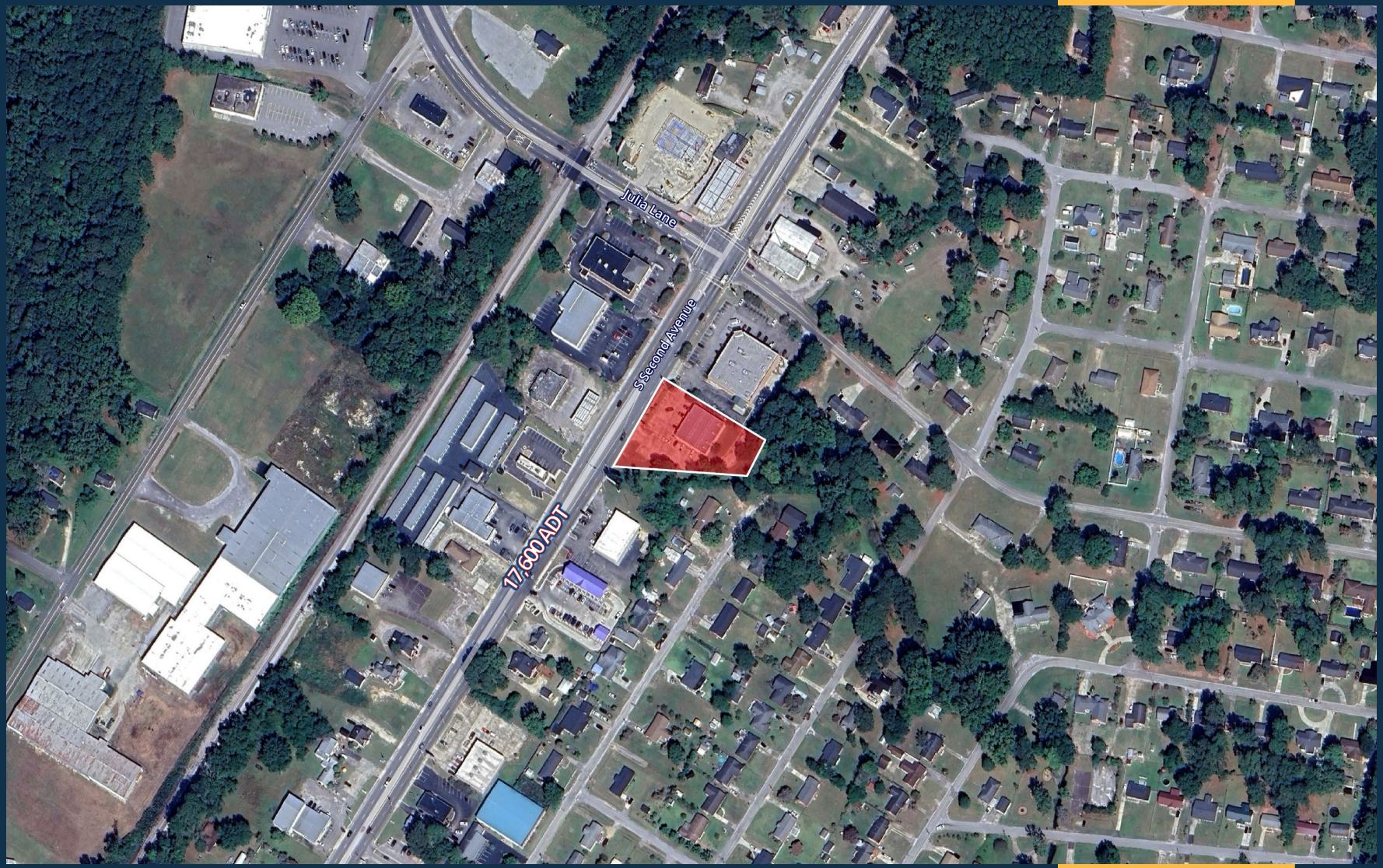
Aerial **Map**



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Retail **Map**



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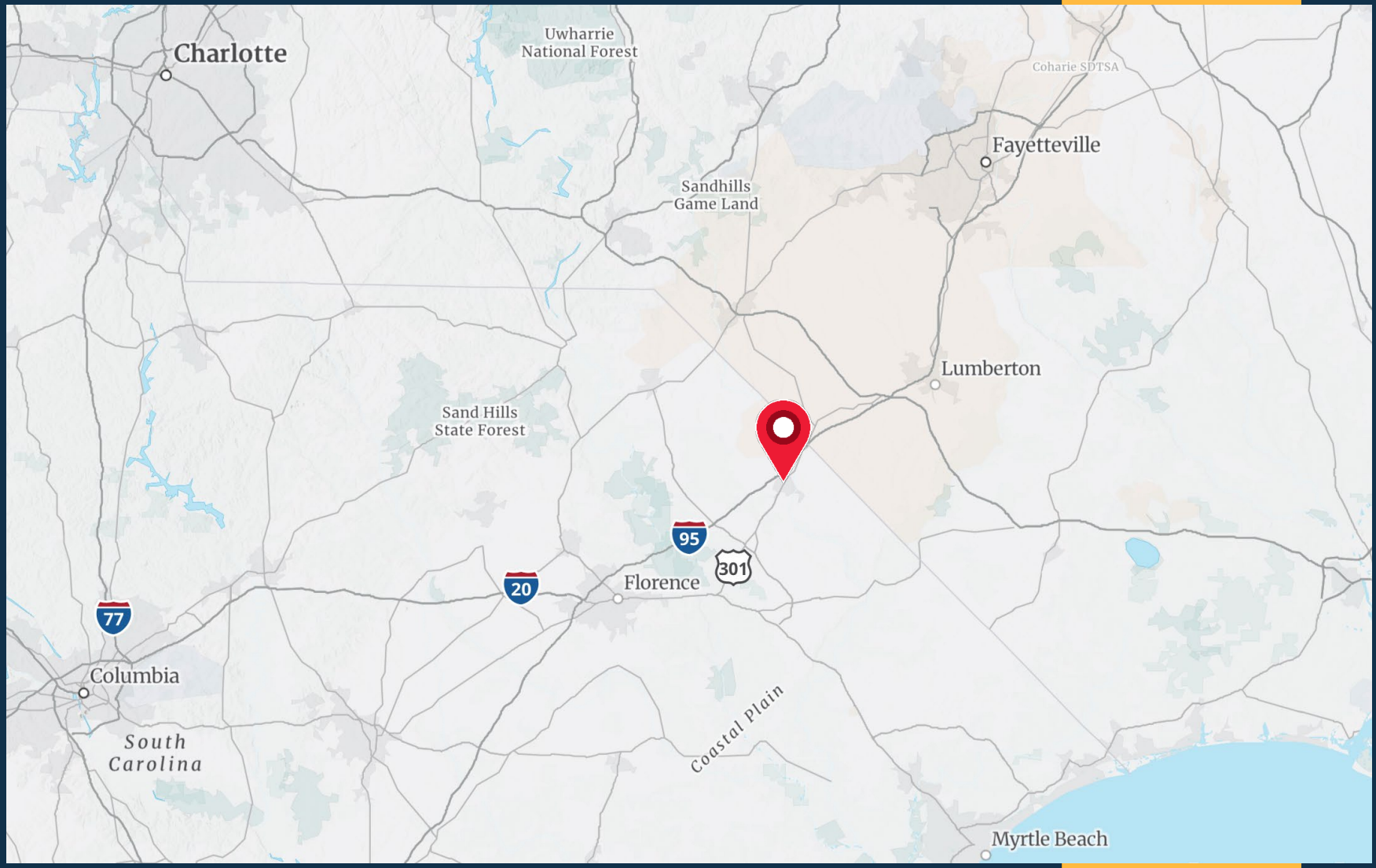
Location **Map**



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Financial **Details**



Price
$1,719,443



Cap Rate
5.75%



Price/SF
$252.86

Property Description

Year Built / Renovated	2008
Gross Leasable Area	6,800 SF
Type of Ownership	Fee Simple
Lot Size	1.78 Acres (6,337 SF)

Lease Summary

Tenant	O'Reilly Automotive, Inc
Rent Increases	In Each Option
Guarantor	Corporate Guarantee
Lease Type	Absolute Triple Net
Lease Commencement	8/29/2008
Lease Expiration	8/31/2038
Renewal Options	Four, 5-Year Options
Landlord Responsibility	None
Tenant Responsibility	All

Rent Schedule

Year	Annual Rent	Monthly Rent	Rent/SF	Cap Rate
Current	$98,868.00	$8,239.00	$14.54	5.75%
Option 1	$104,800.08	$8,733.34	$15.41	6.10%
Option 2	$111,088.08	$9,257.34	$16.34	6.46%
Option 3	$117,753.37	$9,812.78	$17.32	6.85%
Option 4	$124,818.57	$10,401.55	$18.36	7.26%

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Tenant **Overview**

O'Reilly Automotive, Inc., doing business as O'Reilly Auto Parts, is an American automotive part retailer that provides automotive parts, tools, supplies, equipment, and accessories to professional service providers and do-it-yourself customers.

Founded in 1957 by the O'Reilly family, O'Reilly Auto Parts operates more than 6,538 stores in 48 states, Puerto Rico, Mexico, and Canada. Since 2010, O'Reilly Auto Parts has been headquartered in a 117,000 square feet building in Springfield, Missouri. Construction began on this building in 2009 to accommodate the increase in corporate staff from the purchase of CSK Auto Corp.

O'Reilly has sponsored the NASCAR O'Reilly Auto Parts Series since 2026, replacing company Xfinity. They previously sponsored the NASCAR Cup Series' O'Reilly Auto Parts 500 (from 2017–2020), the Xfinity Series' O'Reilly Auto Parts 300 (from 2002–2020 with various name changes with O'Reilly), and the NASCAR Craftsman Truck Series O'Reilly 400 (from 1999–2004) at Texas Motor Speedway and the Cup Series' O'Reilly Auto Parts 253, the Xfinity Series' Super Start Batteries 188, and the Truck Series BrakeBest Select 159 at the Daytona International Speedway Road Course, all held from 2020–2021.

https://www.oreillyauto.com/



Tenant Highlights

- 6,538 Locations in 48 States Including Puerto Rico, Mexico & Canada
- 16.7 Billion Revenue (2024)
- 93,269 (Q3 2025) Employees
- Founded in 1957 by the O'Reilly Family

Market **Overview**

Dillon | Dillon County

Dillon is the county seat of and the largest city in Dillon County in eastern South Carolina. It was established on December 22, 1888. Both the name of the city and county comes from James W. Dillon, an early settler and key figure in bringing a railroad through the area. As of the 2020 census, Dillon had a population of 6,384.

Dillon was once known as "The "Wedding Capital of the East" because South Carolina allowed people as young as 14 to get married and did not have other requirements. Many couples who got married there went to South of the Border for their honeymoons.

Dillon is located near the center of Dillon County in the Pee Dee region of northeastern South Carolina. The Little Pee Dee River, a tributary of the Pee Dee River, runs just east of the city.

U.S. Routes 301 and 501 pass through the city as Second Avenue, leading northeast 7 miles to Interstate 95 at South of the Border along the North Carolina line, and southwest 6.5 miles to Latta. Interstate 95 passes northeast of the city, with access from Exits 190 and 193. I-95 leads northeast 25 miles to Lumberton, North Carolina, and southwest 28 miles to Florence. South Carolina Highway 9 passes through the center of town, leading northwest 26 miles to Bennettsville and southeast 13 miles to Lake View. South Carolina Highway 57 follows SC 9 through Dillon but leads north 14 miles to the North Carolina border and south 17 miles to Mullins. SC 9 and 57 follow Main Street southeast out of town. South Carolina Highway 34 follows Main Street northwest out of town, leading west 33 miles to Darlington.





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Demographics

One Mile Radius
1130 U.S. 301 North | Dillon, South Carolina

Household & Population Characteristics

$42,734
Median Household Income

$159,110
Median Home Value

66.6%
Owner Occupied Housing Units

44.6
Median Age

53.6%
Female Population

44.9%
% Married (15 or older)

Annual Lifestyle Spending

$1,753
Travel

$16
Movie Tickets

$50
Theatre/Operas/ Concerts

$49
Admission to Sports Events

$5
Online Gaming Services

Household & Population

3,046
Current Total Population

2,958
5 Year Total Population

1,364
Current Total Households

1,348
5 Year Total Households

Business

348
Total Businesses

3,812
Total Employees

5.9%
Unemployment Rate

Annual Household Spending

$1,293
Apparel & Services

$114
Computers & Hardware

$2,139
Eating Out

$4,310
Groceries

$4,715
Health Care

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3,046
Population (2024)

$60,742
Average Household Income

5,112
Daytime Population (2024)

Demographics

Three Mile Radius
1130 U.S. 301 North | Dillon, South Carolina

Household & Population Characteristics

$37,533
Median Household Income

$106,421
Median Home Value

60.7%
Owner Occupied Housing Units

40.4
Median Age

53.3%
Female Population

36.4%
% Married (15 or older)

Annual Lifestyle Spending

$1,540
Travel

$16
Movie Tickets

$145
Theatre/Operas/ Concerts

$43
Admission to Sports Events

$5
Online Gaming Services

Household & Population

10,342
Current Total Population

10,061
5 Year Total Population

4,315
Current Total Households

4,265
5 Year Total Households

Business

571
Total Businesses

6,052
Total Employees

7.6%
Unemployment Rate

Annual Household Spending

$1,202
Apparel & Services

$106
Computers & Hardware

$1,962
Eating Out

$3,904
Groceries

$4,140
Health Care

Colliers

10,342
Population (2024)

$54,532
Average Household Income

12,041
Daytime Population (2024)

Demographics

Five Mile Radius
1130 U.S. 301 North | Dillon, South Carolina

Household & Population Characteristics

$40,390
Median Household Income

$93,459
Median Home Value

64.1%
Owner Occupied Housing Units

40.3
Median Age

53.0%
Female Population

35.8%
% Married (15 or older)

Annual Lifestyle Spending

$1,546
Travel

$15
Movie Tickets

$43
Theatre/Operas/ Concerts

$42
Admission to Sports Events

$6
Online Gaming Services

Household & Population

14,331
Current Total Population

13,919
5 Year Total Population

5,908
Current Total Households

5,835
5 Year Total Households

Business

661
Total Businesses

7,610
Total Employees

8.9%
Unemployment Rate

Annual Household Spending

$1,209
Apparel & Services

$106
Computers & Hardware

$1,998
Eating Out

$4,015
Groceries

$4,284
Healthcare

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14,331
Population (2024)

$55,122
Average Household Income

15,061
Daytime Population (2024)

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For More Information

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