

# FOR SALE

ADVANCE AUTO PARTS

643 E. Washington Street

New Castle, Pennsylvania 16101



# EXCLUSIVE

— REALTY —



REPRESENTATIVE PHOTO

## INVESTMENT HIGHLIGHTS

- NN Lease/Minimal Landlord Responsibilities
- 8,052 square foot Advance Auto Parts
- Freestanding Retail Building on 0.75 Acres of Land
- Built in 1993
- Corporate Guaranteed Lease
- Highly Visible with over 12,000 Vehicles Per Day
- Average Household Income exceeds \$64,000 within a five mile radius

PRICE:	\$912,000
NOI:	\$63,900
CAP RATE:	7.0%
LEASE TYPE:	NN
OPTIONS:	3 (5) YEAR OPTIONS
INCREASES:	8% IN EACH OPTION

**FOR MORE INFO CONTACT: STEVE SAGMANI/ANGELO IACOBELLI**

## 313-963-7653

2150 Franklin Road, Suite A

Bloomfield Twp., Michigan 48302

[steve@exclusive-realty.com](mailto:steve@exclusive-realty.com)/[angelo@exclusive-realty.com](mailto:angelo@exclusive-realty.com)

[WWW.EXCLUSIVE-REALTY.COM](http://WWW.EXCLUSIVE-REALTY.COM)

# FOR SALE

ADVANCE AUTO PARTS

643 E. Washington Street

New Castle, Pennsylvania 16101



# EXCLUSIVE

— REALTY —

## INVESTMENT OFFERING

Exclusive Realty is pleased to present this 8,052 SF Advance Auto Parts store located in New Castle, Pennsylvania. The property has a NN Lease with minimal Landlord responsibility. The lease is corporately guaranteed by Advance Auto Parts, Inc.

The three mile average household income exceeds \$57,000 per year, making this location ideal for a Advance Auto Parts store.

The subject offering represents an ideal opportunity for a 1031 Exchange buyer.

This investment will offer a new owner continued success due to the financial strength and the proven profitability of the tenant, one of the nation's top auto stores.



## INVESTMENT SUMMARY

LIST PRICE:	\$912,000
NOI:	\$63,900
CAP RATE:	7.0%
BUILDING SIZE:	8,052 sq. ft.
LAND ACREAGE:	0.75 Acres
ZONING:	Commercial
YEAR BUILT:	1993
TENANT:	Advance Auto Parts
LEASE TYPE:	NN
TAXES, INSURANCE:	Tenant Responsibility
STRUCTURE, ROOF, PARKING LOT:	Landlord Responsibility
LEASE COMMENCEMENT:	April 23, 2010
LEASE EXPIRATION DATE:	September 30, 2025
PRIMARY LEASE TERM:	10 Years
OPTIONS:	3 (5) Year Options
LEASE GUARANTOR:	Advance Auto Parts, Inc.
TENANT WEBSITE:	<a href="http://www.AdvanceAutoParts.com">www.AdvanceAutoParts.com</a>

## FOR MORE INFORMATION CONTACT:

Steve Sagmani  
Chief Executive Officer  
[steve@exclusive-realty.com](mailto:steve@exclusive-realty.com)  
(248) 833-6601

# 313-963-SOLD

Angelo Iacobelli  
Sales Associate  
[angelo@exclusive-realty.com](mailto:angelo@exclusive-realty.com)  
(248) 833-6595

# FOR SALE

ADVANCE AUTO PARTS

643 E. Washington Street

New Castle, Pennsylvania 16101



# EXCLUSIVE

— R E A L T Y —

## DISCLOSURE:

All materials and information received or supplied by Exclusive Realty (hereinafter collectively referred to as “ER”), its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty by ER, its directors, officers, agents, advisors, or affiliates as to the veracity, accuracy or totality, the condition of the property, compliance or lack of compliance with applicable governmental requirements, suitability, financial performance of the property, projected financial performance of the property for any party’s intended use or any and all other matters.

Neither ER, its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or totality of any of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party’s active conduct of its own due diligence to determine these and other matters of significance to such party. ER will not verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

## ALL PARTIES SHALL CONDUCT THEIR OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE:

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third- party independent professionals selected by such party.

All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. ER makes no warranties and/or representations regarding the accuracy, totality, or relevance of any financial data or assumptions. All data and assumptions regarding financial performance may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by ER in compliance with all applicable fair housing and equal opportunity laws.

## FOR MORE INFORMATION CONTACT:

Steve Sagmani  
Chief Executive Officer  
steve@exclusive-realty.com  
(248) 833-6601

# 313-963-SOLD

Angelo Iacobelli  
Sales Associate  
angelo@exclusive-realty.com  
(248) 833-6595

# FOR SALE

ADVANCE AUTO PARTS

643 E. Washington Street

New Castle, Pennsylvania 16101



# EXCLUSIVE

— REALTY —

## TENANT PROFILE



Advance Auto Parts, Inc. (Advance) is an American automotive aftermarket parts provider. Headquartered in Raleigh, North Carolina, it serves both professional installer and do-it-yourself (DIY) customers. As of July 13, 2019, Advance operated 4,912 stores and 150 Worldpac branches in the United States and Canada. The Company also serves 1,250 independently owned Carquest branded stores across these locations in addition to Mexico, the Bahamas, Turks and Caicos and British Virgin Islands. The company's stores and branches offer a broad selection of brand name, original equipment manufacturer (OEM) and private label automotive replacement parts, accessories, batteries and maintenance items for domestic and imported cars, vans, sport utility vehicles and light and heavy duty trucks.

## TENANT OVERVIEW

Company:	Advance Auto Parts, Inc.
Founded:	1932
Total Revenue:	10.11 Billion
Total Assets:	11.84 Billion
Headquarters:	Raleigh, North Carolina
Website:	<a href="http://www.AdvanceAutoParts.com">www.AdvanceAutoParts.com</a>

## TENANT HIGHLIGHTS

- Ranked #1282 as America's Best Employer by State in Forbes 2021
- Advance Auto Parts employs over 68,000 Employees
- Ranked #87 on World's Best Employers List in Forbes 2019
- Advance Auto Parts introduced the DieHard battery in 2020

## FOR MORE INFORMATION CONTACT:

Steve Sagmani  
Chief Executive Officer  
[steve@exclusive-realty.com](mailto:steve@exclusive-realty.com)  
(248) 833-6601

# 313-963-SOLD

Angelo Iacobelli  
Sales Associate  
[angelo@exclusive-realty.com](mailto:angelo@exclusive-realty.com)  
(248) 833-6595