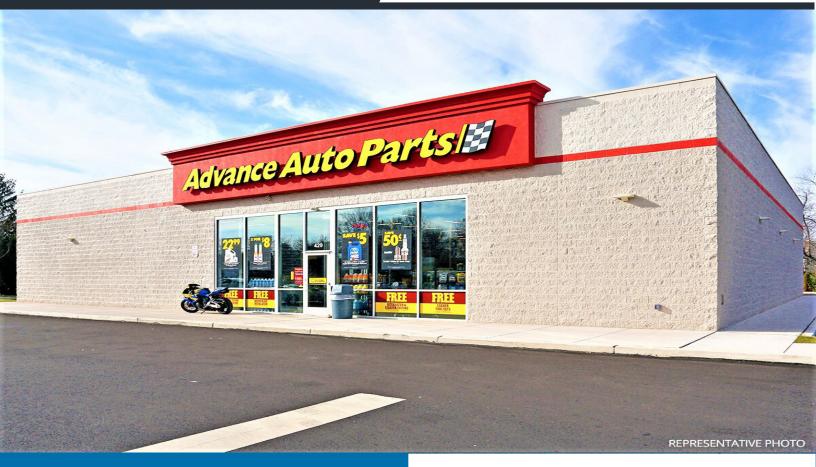
# **FOR SALE**

ADVANCE AUTO PARTS 643 E. Washington Street New Castle, Pennsylvania 16101





## **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/angelo@exclusive-realty.com

## **FOR SALE**

ADVANCE AUTO PARTS 643 E. Washington Street New Castle, Pennsylvania 16101



## **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: www.AdvanceAutoParts.com

## FOR MORE INFORMATION CONTACT:

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

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

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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.

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## **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**

Advance Auto Parts, Inc.

Founded: 1932

Company:

Total Revenue: 10.11 Billion

Total Assets: 11.84 Billion

Headquarters: Raleigh, North Carolina

Website: www.AdvanceAutoParts.com

## 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

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