

*the* **CARRINGTON** *company*  
real property • real people • real time

# O'REILLY AUTO PARTS FOR SALE

16444 Evergreen Ave | Detroit, MI



*Actual Property Photo*

GREG CUTLER • 916.844.7691 • greg@thecarrco.com

**\$645,000 | 7.75% CAP**



**OFFERING PRICE:** \$645,000

**CAP RATE:** 7.75%

**LEASE EXPIRATION:** 7/31/24 (5+ years)

**ANNUAL RENT:** \$50,000 (\$4.31 PSF)

**RENEWAL OPTIONS:** Two, 5 year options  
with 9% increases every 5 years

**LEASE TYPE:** Double Net (Roof & Structure)

**ADDRESS:** 16444 Evergreen Rd, Detroit, MI 48219

**SQ FT:** 11,592 Building

## SITE HIGHLIGHTS

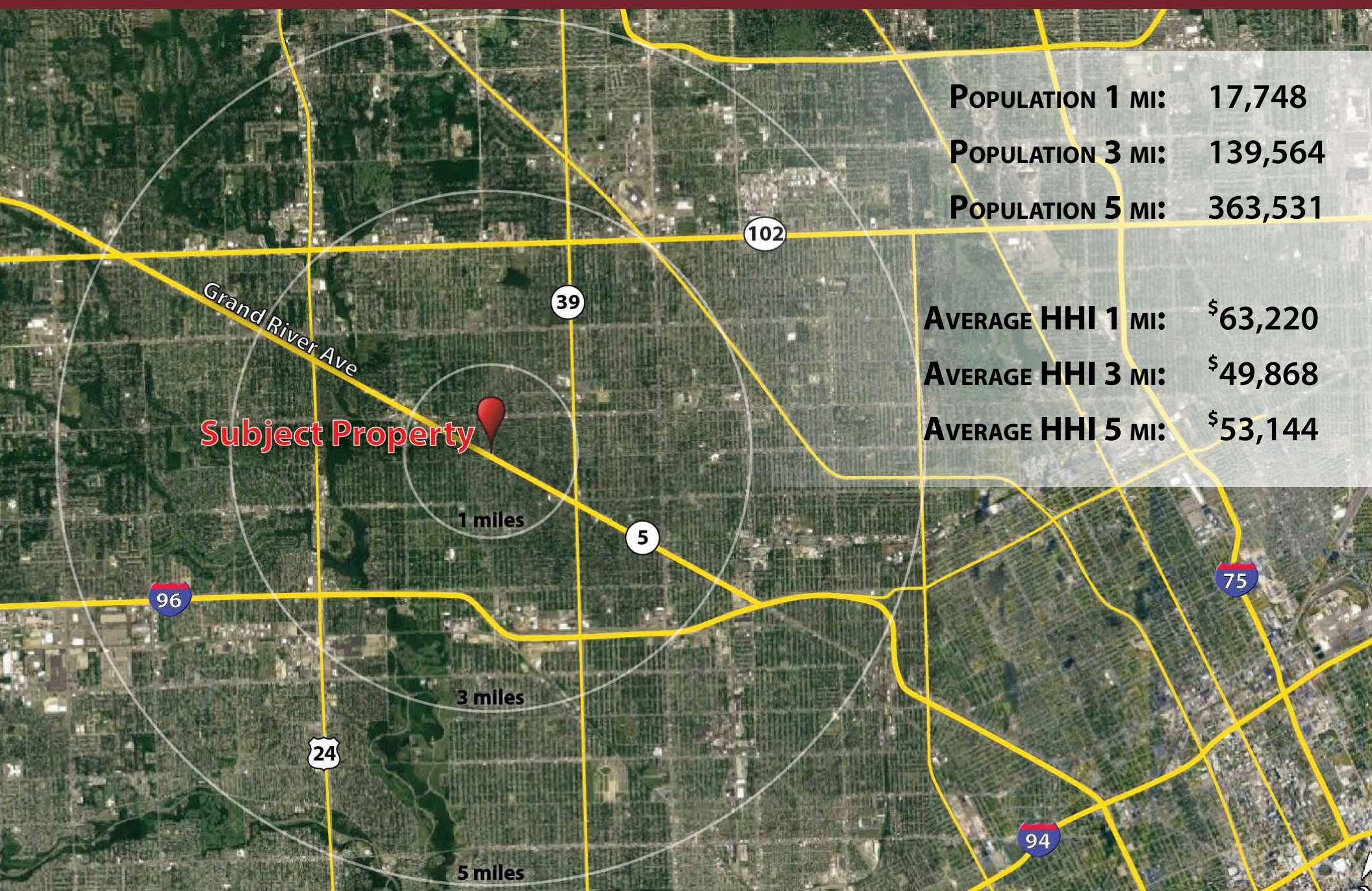
- Longstanding successful history as an auto parts store with O'Reilly operating this site since 2009 when it acquired Murray's Auto parts that had operated here since 1984
- Below market rent leading to low price point deal of \$56 psf
- Ideally situated in blue collar community for targeted customers
- Heavy population density with 140,000 people within 3 miles
- Healthy spacing from other Detroit O'Reilly's and prominently positioned along Grand River Ave leading to the Western portion of the trade area

## ABOUT O'REILLY AUTO PARTS

O'Reilly Automotive, Inc. was founded in 1957 by the O'Reilly family and is one of the largest specialty retailers of automotive aftermarket parts, tools, supplies, equipment and accessories in the United States, serving both the do-it-yourself and professional service provider markets. As of March 31, 2018, the Company operated 5,097 stores in 47 states.

*Actual Property Photo*





|                   |          |
|-------------------|----------|
| POPULATION 1 MI:  | 17,748   |
| POPULATION 3 MI:  | 139,564  |
| POPULATION 5 MI:  | 363,531  |
| AVERAGE HHI 1 MI: | \$63,220 |
| AVERAGE HHI 3 MI: | \$49,868 |
| AVERAGE HHI 5 MI: | \$53,144 |