



RETAIL PROPERTY FOR SALE

REPRESENTATIVE PHOTO

ADVANCE AUTO PARTS
503 S. Hudson Ave, Sturgeon Bay, WI 54235

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RETAIL PROPERTY FOR SALE

CLICK ON THE FOLLOWING LINKS:  Google Map  Street View

SALE PRICE

\$800,000

CAP RATE

7.28%

INVESTMENT SUMMARY

NOI:	\$58,200
Price / SF:	\$76.19
Rent / SF:	\$5.54
Building Size:	10,500 SF
Land Acreage:	1.14 Acres

LEASE SUMMARY

Lease Type:	NN
Taxes / CAM / Insurance:	Landlord; Reimbursed by Tenant
Roof / Structure:	Landlord Responsibility
Original Lease Term:	10 Years
Term Remaining:	2.75 Years
Commencement Date:	12/1/2011
Term Expiration:	11/31/2021
Options:	Three (3) 5-Year Options
Increases:	In Options
Guarantor:	General Parts Distribution, LLC

EXECUTIVE SUMMARY

INVESTMENT / LOCATION HIGHLIGHTS

- NN Lease Structure | Minimal Landlord Responsibilities
- 2.75 Years Remaining on Original 10 Year Lease
- 10% Increase in Option 1 and 5% Increase in Option 2+3
- General Parts Distribution, LLC a wholly owned entity of Advance Auto Corp
- Advance Auto Acquired all 1,233 Carquest stores for \$2 Billion all Cash in 2015
- Surrounded by National Tenants Such as: Super 8 Motel, Walgreens, Sherwin Williams, McDonald's and Target
- Services 3 Car Dealerships in the Market

Rent Roll NOI	Monthly	Annual	Rent Sq Ft
Current	\$4,850.00	\$58,200.00	\$5.54
Option 1	\$5,335.00	\$64,020.00	\$6.10
Option 2	\$5,601.75	\$67,221.00	\$6.40
Option 3	\$5,881.84	\$70,582.05	\$6.72

Demographics	1 Mile	3 Mile	5 Mile
Population	1,199	25,499	49,778
2018 Avg Household Income	\$69,086	\$62,087	\$64,999

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RETAIL MAP



AERIAL

S Hudson Ave

Spruce Pl

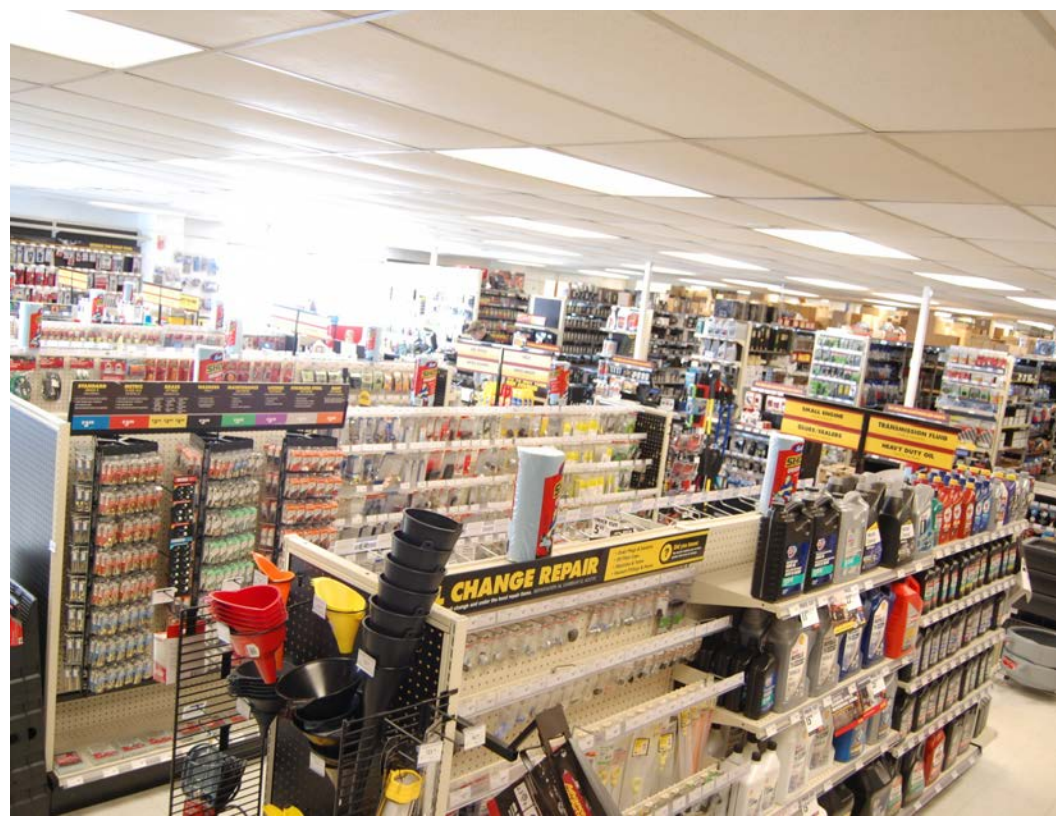


Green Bay Rd



PHOTOS



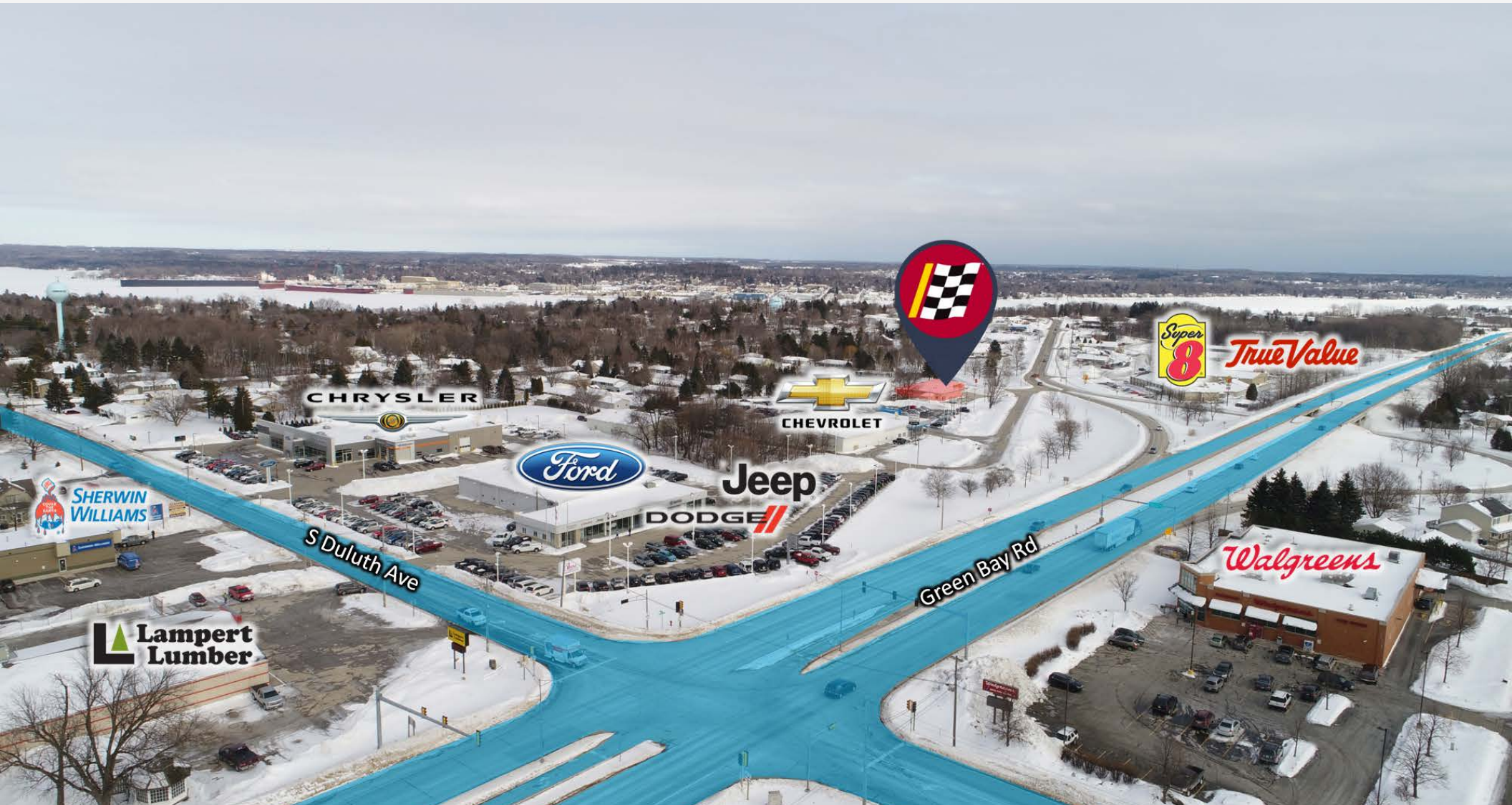


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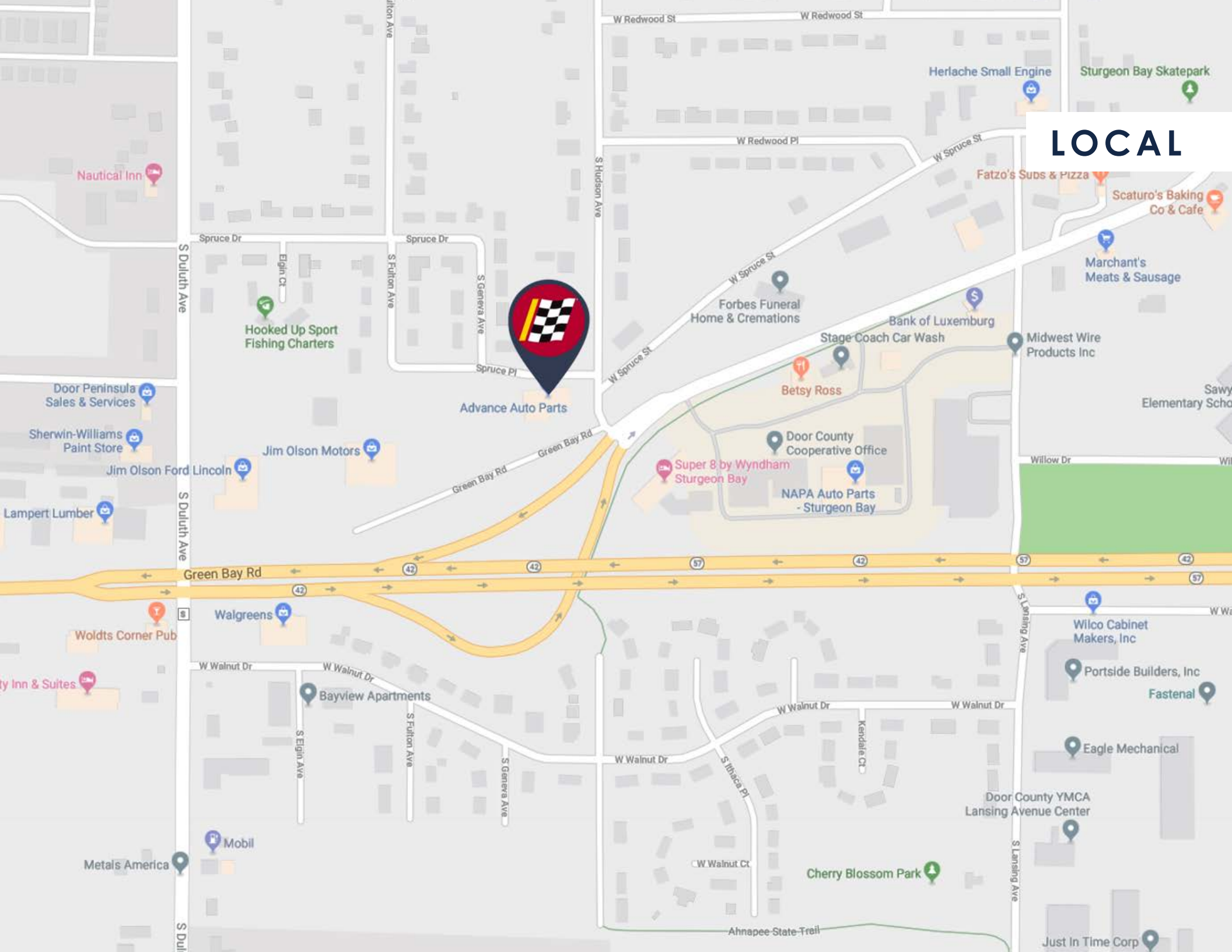
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ADDITIONAL PHOTOS



LOCAL



REGIONAL



LOCATION OVERVIEW



STURGEON BAY, WISCONSIN

Sturgeon Bay is a city in and the county seat of Door County, Wisconsin, United States. The population was 9,144 at the 2010 census. It is located at the natural end of Sturgeon Bay, although the Sturgeon Bay Ship Canal was built across the remainder of the Door Peninsula.

Traditionally, this area was inhabited by the Ho-Chunk and Menominee. The town is known in the Menominee language, or "bay of the sturgeon". The Menominee ceded this territory to the United States in the 1836 Treaty of the Cedars following years of negotiations with the Ho-Chunk and the United States government over how to accommodate the incoming populations of Oneida, Stockbridge-Munsee, and Brothertown peoples who had been removed from New York. After that, the area was available for white settlement. In 1891, Charles Mitchell Whiteside (1854-1924), member of the Wisconsin Assembly, sponsored a bill that merged the community of Sawyer, Wisconsin with Sturgeon Bay.

TENANT PROFILE



OVERVIEW

Company:	Advance Auto Parts
Founded:	April 29, 1932; 86 years ago
Total Revenue:	\$9.74 Billion
Net Income:	\$473 Million
Number Of Employees:	74,000
Headquarters:	Roanoke, Virginia
Website:	www.AdvanceAutoParts.com

TENANT HIGHLIGHTS

- 2015 sales of approximately \$9.74 billion
- 5,200+ CO. and 1,300 independently owned stores covering every U.S. state
- AAP purchased General Parts Inc. for \$2.04 billion.

TENANT OVERVIEW

Advance Auto Parts is a retailer of automotive parts and accessories in the United States headquartered in Roanoke, Virginia. AAP was founded in 1932 and had 2015 sales of approximately \$9.74 billion. The combined enterprise of AAP (including Carquest branded stores) operates over 5,200 company-owned and 1,300 independently owned stores covering every U.S. state, the Virgin Islands, Puerto Rico, and Canada with more than 70,000 employees. It is the auto parts company with most stores after acquiring General Parts Incorporated in October 2013.

In 2005, Advance Auto Parts purchased AutoPart International, Inc. which operates 202 stores along the Atlantic Seaboard. As of 2018, Autopart International still operates as a separate division within Advance Auto.

In 2013, AAP purchased General Parts Inc. including Carquest, Carquest Canada and WorldPac for \$2.04 billion.

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