

RETAIL PROPERTY FOR SALE

## **ADVANCE AUTO PARTS**

503 S. Hudson Ave, Sturgeon Bay, WI 54235

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**REPRESENTATIVE PHOTO** 

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Advance Auto Partsix

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### **ADVANCE AUTO PARTS**

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RETAIL PROPERTY FOR SALE

CAP RATE       7.28%         NVESTMENT SUMMARY       S58,200         VOI:       \$58,200         Yrice / SF:       \$76,19         Rent / SF:       \$55,44         Building Size:       10,500 SF         .and Acreage:       1.14 Acreas         ILEASE SUMMARY       Advance Auto Acquired all 1,233 Carquest stores for \$2 Bill Cash in 2015         LEASE SUMMARY       Surrounded by National Tenants Such as: Super 8 Motel, Walg Sherwin Williams, McDonald's and Target         LEASE SUMMARY       Services 3 Car Dealerships in the Market         Lease Term:       10 Y ears         Commencement Date:       12/1/2011         Options:       Three (3) 5-Year Options         ncreases:       In Options         Garantor:       General Parts Distribution, LLC	ICK ON THE FOLLOWING LINKS:	Google Map Street View	EXEC	UTI	VE S	UMN	AR
<ul> <li>NN Lease Structure   Minimal Landlord Responsibilities</li> <li>2.75 Years Remaining on Original 10 Year Lease</li> <li>2.75 Years Remaining on Original 10 Year Lease</li> <li>2.75 Years Remaining on Original 10 Year Lease</li> <li>10% Increase in Option 1 and 5% Increase in Option 2+3</li> <li>General Parts Distribution, LLC a wholly owned entity of Ad Auto Corp</li> <li>Advance Auto Acquired all 1.233 Carquest stores for \$2 Bill Cash in 2015</li> <li>Surrounded by National Tenants Such as: Super 8 Motel, Walg Sherwin Williams, McDonald's and Target</li> <li>Services 3 Car Dealerships in the Market</li> </ul>	SALE PRICE	\$800,000	INVESTMENT / LOCATION HIG	HLIGHTS			
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Guarantor:General Parts Distribution, LLCDemographics1 Mile3 Mile5 MilePopulation1,19925,49949,778	Options:	Three (3) 5-Year Options	Option 3	\$5,88	31.84	\$70,582.05	\$6.72
Guarantor: General Parts Distribution, LLC Population 1,199 25,499 49,778	Increases:	In Options	Domographics	1 44110	2 44:1-	E Mile	
	Guarantor:	General Parts Distribution, LLC					
2018 Avg Household Income \$69,086 \$62,087 \$64,999			· · · · · · · · · · · · · · · · · · ·			49,778 \$64,999	

## **RETAIL MAP**







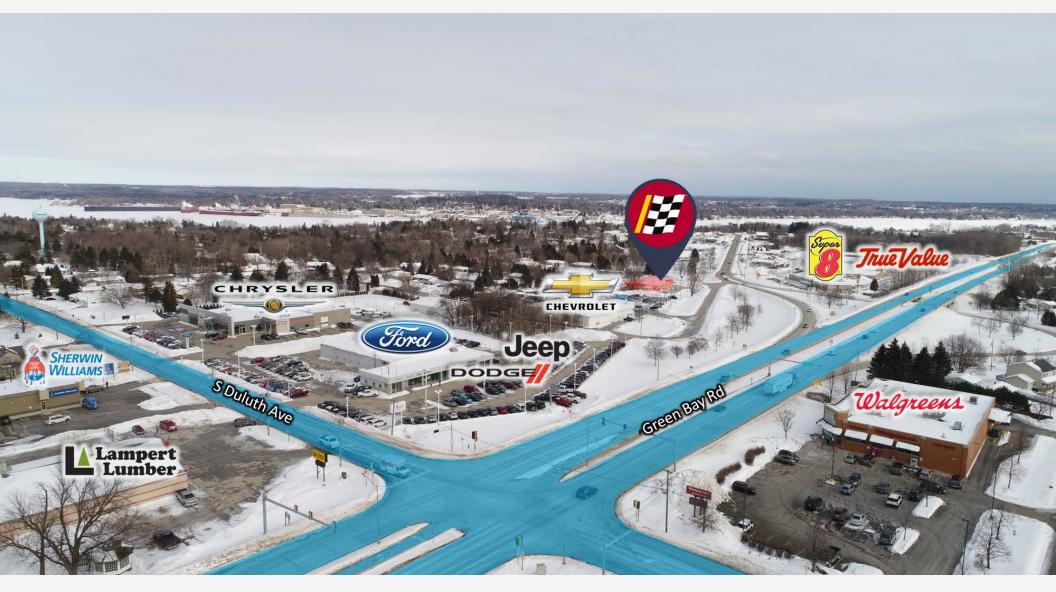


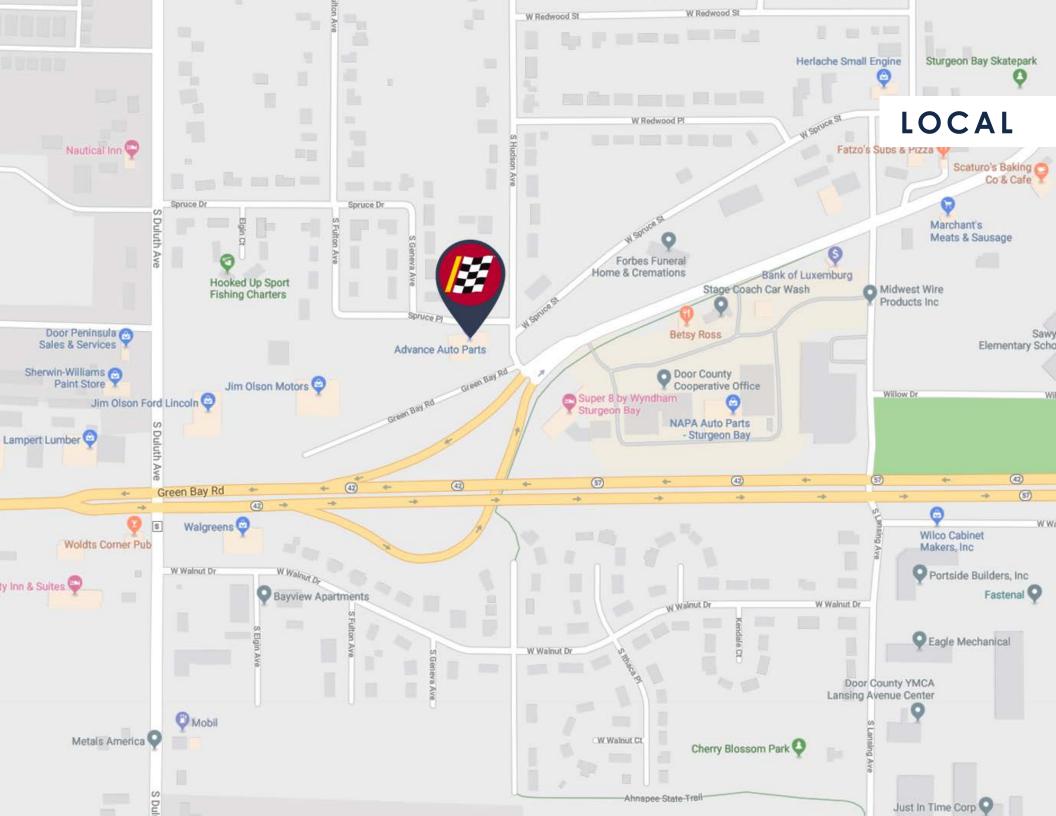






## **ADDITIONAL PHOTOS**







## 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 negotations 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**



Service is our best part."



#### **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.

RETAIL PROPERTY FOR SALE

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**ENCORE REAL ESTATE INVESTMENT SERVICES** 

30500 Northwestern Highway Suite 400 Farmington Hills, MI 48334 Encoreinvestmentrealestate.com

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