



RETAIL PROPERTY FOR SALE

REPRESENTATIVE PHOTO

ADVANCE AUTO PARTS

2500 Plantside Dr, Louisville, KY 40299

Exclusively listed by:

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ADVANCE AUTO PARTS

2500 Plantside Dr | Louisville, KY 40299

RETAIL PROPERTY FOR SALE

CLICK ON THE FOLLOWING LINKS:  Google Map  Street View



EXECUTIVE SUMMARY



OFFERING SUMMARY

List Price:	\$967,500
NOI:	\$75,000
Cap Rate:	7.75%
Land Acreage:	0.77 Acres
Year Built:	2001
Building Size:	10,000
Price / SF:	\$96.75
Market:	Louisville

LEASE SUMMARY

Lease Type:	Double "NN" Net Lease
Taxes / Insurance:	Tenant Reimbursed
Roof / Structure:	Landlord Responsibility
Term Remaining:	5+ Years
Commencement Date:	August 22, 2007
Current Term Expiration:	December 31, 2024
Options:	(1) Five Year Option
Increases:	Yes - \$87,500 In Option Period
Guarantor:	Corporate

PROPERTY HIGHLIGHTS

- 10,000 SF Free Standing Single Tenant Advance Auto Parts Situated on .77 Acres
- Double Net Lease Structure - Minimal Landlord Obligations | 25 Year Roof Warranty Until 2026
- Tenant Recently Extended Lease Term For Additional 5 Years Proving Commitment to Site
- Property Located on Hard Corner with High Visibility & Multiple Points of Ingress and Egress
- Located In Bluegrass Commerce Park The Largest Industrial Parks In Commonwealth of Kentucky
- Bluegrass Commerce Park's Daytime Work Population Exceeds 35,000 Employees & 850 Businesses
- Strong Demographics | Population Exceeds 178,000 Within 5-Mile Radius
- Avg. Household Income Exceeds \$91,000 Within 3-Mile Radius

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PROPERTY PHOTOS



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RETAIL PROPERTY FOR SALE

PROPERTY PHOTOS



AERIAL

GRASSLAND DR

Advance
Auto Parts

PLANTSIDE DR



AERIAL



JEFFERSON TOWN

Bluegrass Commerce Park
850 Businesses'
35,000+ Employee's
Largest Industrial Park In Commonwealth Kentucky



Breakout Games - Louisville

Plantside Dr

Plantside Dr

Watterson Trail

Skyview Park

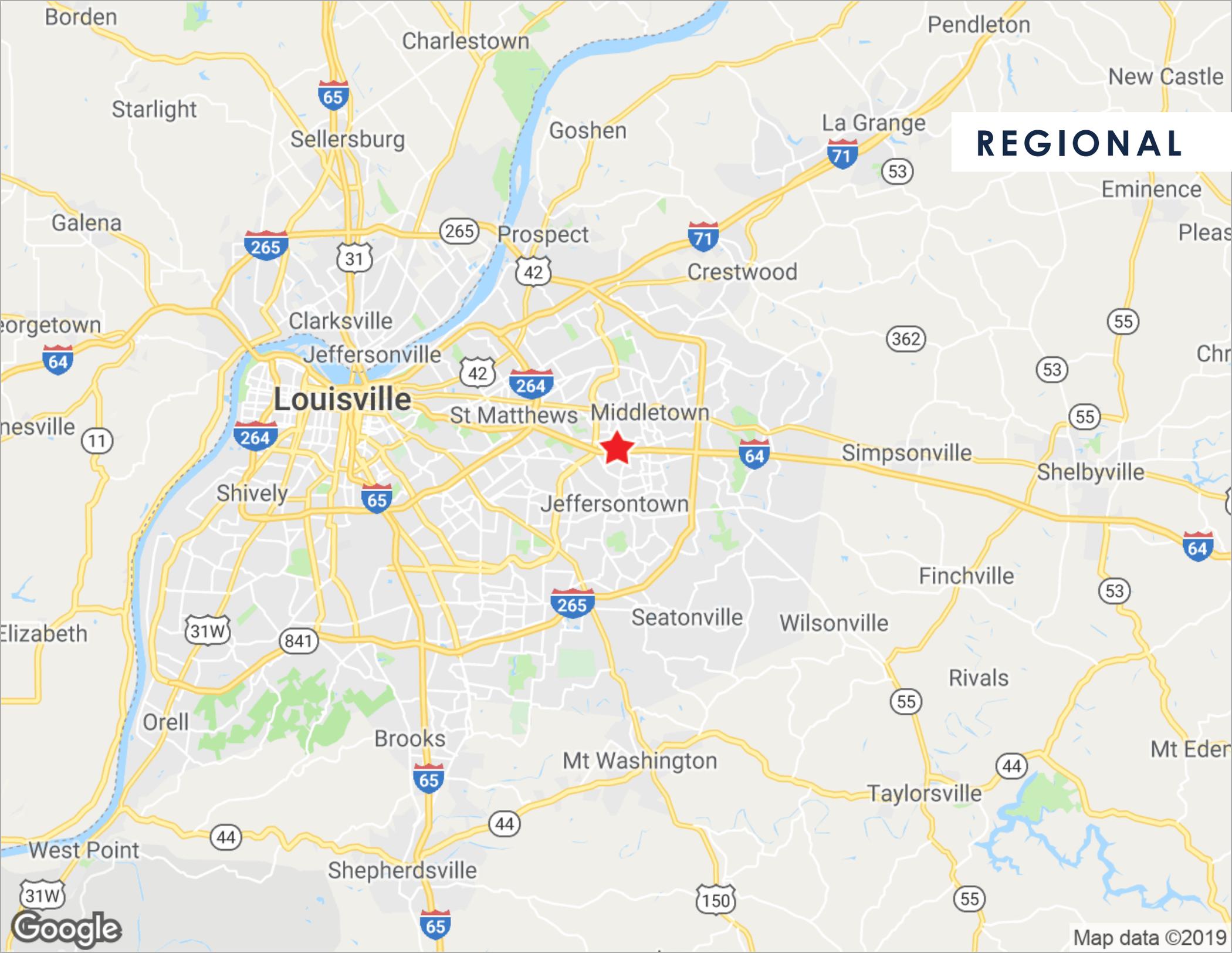
Timberwood Ct

Union Station Rd

Bluegrass Pkwy

Bluegrass Pkwy

Blankenshaker Rd



REGIONAL

Louisville



DEMOGRAPHICS

Population	1 Mile	3 Mile	5 Mile
2019 Total Population:	5,047	70,769	178,594
2024 Population:	5,277	71,498	180,988
Pop Growth 2019-2024:	4.56%	1.03%	1.34%
Average Age:	39.70	40.50	39.60
Households			
2019 Total Households:	2,179	29,834	75,951
HH Growth 2019-2024:	4.50%	1.06%	1.32%
Avg Household Size:	2.30	2.30	2.30
2019 Avg HH Vehicles:	2.00	2.00	2.00
Housing			
Median Home Value:	\$153,963	\$209,056	\$202,241
Median Year Built:	1970	1982	1979

Population:	1 Mile	3 Mile	5 Mile
2024 Projection	5,277	71,498	180,988
2019 Estimate	5,047	70,769	178,594
2010 Census	4,015	69,754	173,041
Growth 2019-2024	4.56%	1.03%	1.34%
Growth 2010-2019	25.70%	1.46%	3.21%
2019 Population Hispanic Origin	441	3,749	10,128
2019 Population by Race:			
White	4,340	59,161	146,232
Black	500	7,067	21,492
Am. Indian & Alaskan	9	103	278
Asian	44	2,917	6,326
Hawaiian & Pacific Island	2	42	92
Other	152	1,480	4,175
U.S. Armed Forces:	6	56	150
Households:			
2024 Projection	2,277	30,149	76,950
2019 Estimate	2,179	29,834	75,951
2010 Census	1,753	29,453	73,920
Growth 2019 - 2024	4.50%	1.06%	1.32%
Growth 2010 - 2019	24.30%	1.29%	2.75%
Owner Occupied	1,286	20,942	49,805
Renter Occupied	894	8,892	26,145
2019 Avg Household Income	\$63,050	\$91,468	\$86,579
2019 Households by Household Inc:			
<\$25,000	182	2,716	8,949
\$25,000 - \$50,000	947	6,401	17,930
\$50,000 - \$75,000	485	6,287	15,295
\$75,000 - \$100,000	297	4,442	11,073
\$100,000 - \$125,000	166	4,059	8,229
\$125,000 - \$150,000	23	2,352	5,868
\$150,000 - \$200,000	20	1,650	4,088
\$200,000+	58	1,927	4,518



ADVANCE AUTO PARTS OVERVIEW



OVERVIEW

Company:	Advance Auto Parts
Founded:	1932
Total Revenue:	\$9.58 Billion
Net Income:	\$423.85 Million
Headquarters:	Raleigh, NC
Website:	shop.advanceautoparts.com

TENANT HIGHLIGHTS

- NYSE Symbol: AAP
- Standard and Poor's Rating: (BBB-)
- Employees: 7,000 +

TENANT OVERVIEW

Advance Auto Parts, Inc. is a leading automotive aftermarket parts provider that serves both the professional installer and do-it-yourself customers. As of April 20, 2019, Advance operated 4,931 stores and 146 Worldpac branches in the United States, Canada, Puerto Rico and the U.S. Virgin Islands. The Company also serves over 1,200 independently owned Carquest branded stores across these locations in addition to Mexico, the Bahamas, Turks and Caicos, British Virgin Islands.

In 1929 the founders of Pep Boys opened Advance Stores, LLC with two locations in Virginia. In 1932, Arthur Taubman purchased Advance Stores and begun his successful drive to build a multi-state chain of auto supply stores. They are currently headquartered in Raleigh, North Carolina and employ more than 70,000 people. They premiered on the Fortune 500 list of companies in 2003, and has remained on the list ever since.

AUTO PARTS PROPERTY FOR SALE

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ENCORE REAL ESTATE INVESTMENT SERVICES

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