

# Advance Auto Super HUB

**\$4,195,000**

Purchase Price

**5.65%**

Cap Rate



## Investment Highlights

- One-of-a-kind location
- Retail storefront, HUB distribution facility, and office space all into one retail store
- Tenant is dedicated to this facility and its business model depends on it
- Store relocation with established customer base
- New 15-year primary term
- HUB facility distributes to over 40 retail locations with same-day delivery
- 12 on site delivery trucks
- 50-person training facility / conference room on site
- Super regional retail trade area
- Anchored by Milwaukee Brewers Major League Baseball Stadium (over 2.5 million visitors annually)
- 52,187 VPD
- Signalized access
- Great demos with over 210,000 people within 3 miles

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