



ADVANCE AUTO PARTS W/ RE-DEVELOPMENT POTENTIAL DARK STORE W/ 10 YEARS OF TERM REMAINING

2930 E. LINCOLNWAY, STERLING, IL 61081
NYSE: AAP | S&P: BBB-





EXCLUSIVELY MARKETING BY

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RENT ROLL

INVESTMENT SUMMARY

SRS National Net Lease Group is pleased to offer the opportunity to acquire the fee simple interest (land & building ownership) in a freestanding, corporate guaranteed Advance Auto Parts property located in Sterling, IL. The tenant, Advance Stores Company, Inc, is no longer occupying the property but is still paying rent as per their lease until October 2028. The building was constructed in 2013. The property is located in the primary commercial corridor and is zoned RB - Regional Business, permitting a wide range of uses.

This opportunity allows an investor to collect income while seeking a new or replacement tenant. The going in yield/cap rate of 8.50% provides an attractive, above market return for just under 10 years of remaining term, backed by Advance Auto Parts corporate credit.

The subject property is strategically positioned as a pad to the Northland Mall, a shopping center with primary tenants Planet Fitness and Dunham's Sports. The asset is directly off Lincoln Highway/State Highway 2 (20,500 VPD) with excellent visibility and access from the highway. State Highway 2 (20,500 VPD) is the primary commercial corridor that travels directly through the city of Sterling. Just north of the site are national/credit tenants such as a 24-hour Walmart Supercenter, Menard's, Dollar Tree, Aldi, Kohl's, Verizon, Aspen Dental, and more, further increasing consumer traffic to the site. The 5-mile trade is supported by a population of nearly 31,000 residents with an average household income of \$61,000.



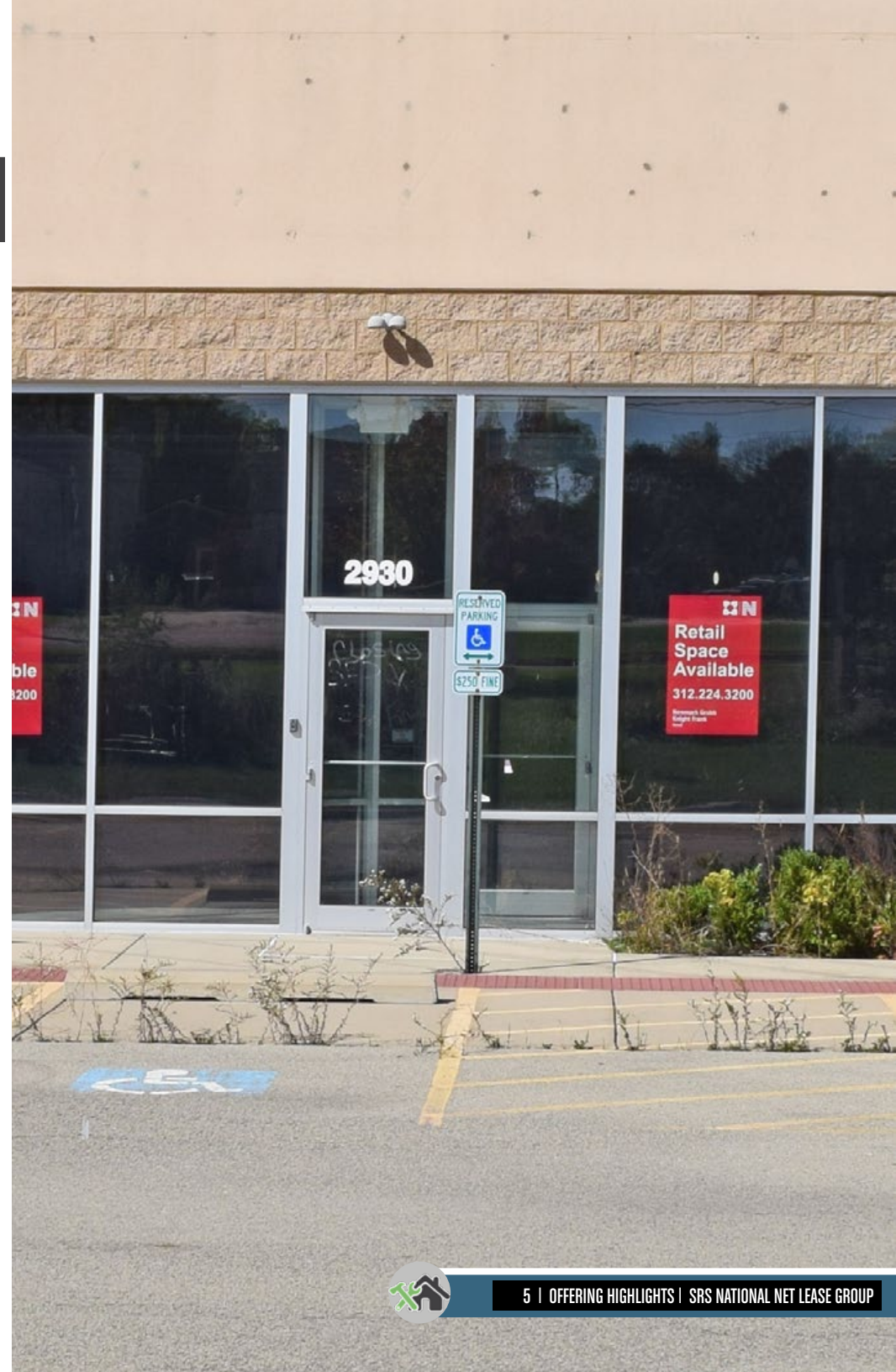
OFFERING SUMMARY

OFFERING

PRICING:	\$1,342,000
NET OPERATING INCOME:	\$114,105
CAP RATE:	8.50%
TENANT:	Advance Stores Company, Inc.
LEASE TYPE:	NNN
LANDLORD RESPONSIBILITIES:	Roof, Structure, Parking Lot

PROPERTY SPECIFICATIONS

RENTABLE AREA:	6,895 SF
LAND AREA:	0.96 Acres
PROPERTY ADDRESS:	2930 E. Lincolnway, Sterling, IL 61081
ZONING:	Regional Business (RB)
YEAR BUILT:	2013
PARCEL NUMBER:	1114326005
OWNERSHIP:	Fee Simple (Land and Building)



INVESTMENT HIGHLIGHTS

VALUE-ADD OPPORTUNITY | POTENTIAL FOR REDEVELOPMENT WHILE COLLECTING INCOME

- Landlord may seek out new or replacement users with the enjoyment of income and limited carrying cost
- Regional Business (RB) zoning gives landlord flexibility when looking to re-lease or redevelop the site. The zoning code allows for a mix of other retail or medical uses.

NEARLY 10 YEARS REMAINING ON CORPORATE BACKED LEASE

- Advance Stores Company, Inc. corporate guaranteed lease
- NNN lease with landlord responsibilities limited to roof, structure, and parking lot
- The tenant has vacated the premises (gone dark) but is still responsible for paying rent for an additional 10 years per their lease

LOCATED ALONG PRIMARY HIGHWAY | EXCELLENT VISIBILITY AND ACCESS

- The asset is directly off Lincoln Highway/State Highway 2 (20,500 VPD) with excellent visibility and access from the highway
- State Highway 2 (20,500 VPD) is the primary commercial corridor that travels directly through the city of Sterling
- Convenient location large amounts of highway frontage

PAD TO NORTHLAND MALL | NEAR NATIONAL/CREDIT TENANTS

- The subject property is strategically positioned as a pad to the Northland Mall, a shopping center with primary tenants Planet Fitness and Dunham's Sports
- Just north of the site are national/credit tenants such as a 24-hour Walmart Supercenter, Menard's, Dollar Tree, Aldi, Kohl's, Verizon, Aspen Dental, and more
- Increases consumer draw to the trade area and promotes crossover shopping

DENSE POPULATION IN 5-MILE TRADE AREA

- More than 31,000 residents and nearly 17,000 employees support the trade area
- \$61,000 average household income



PROPERTY OVERVIEW



ACCESS

E. Lincolnway / State Highway 2: 2 Access Points



TRAFFIC COUNTS

E. Lincolnway / State Highway 2: 20,500 Cars Per Day



IMPROVEMENTS

There is approximately 6,895 SF of existing building area.



PARKING

There are approximately 40 parking spaces on the owned parcel.
The parking ratio is approximately 5.80 stalls per 1,000 SF of leasable area.



YEAR BUILT

2013



PARCEL

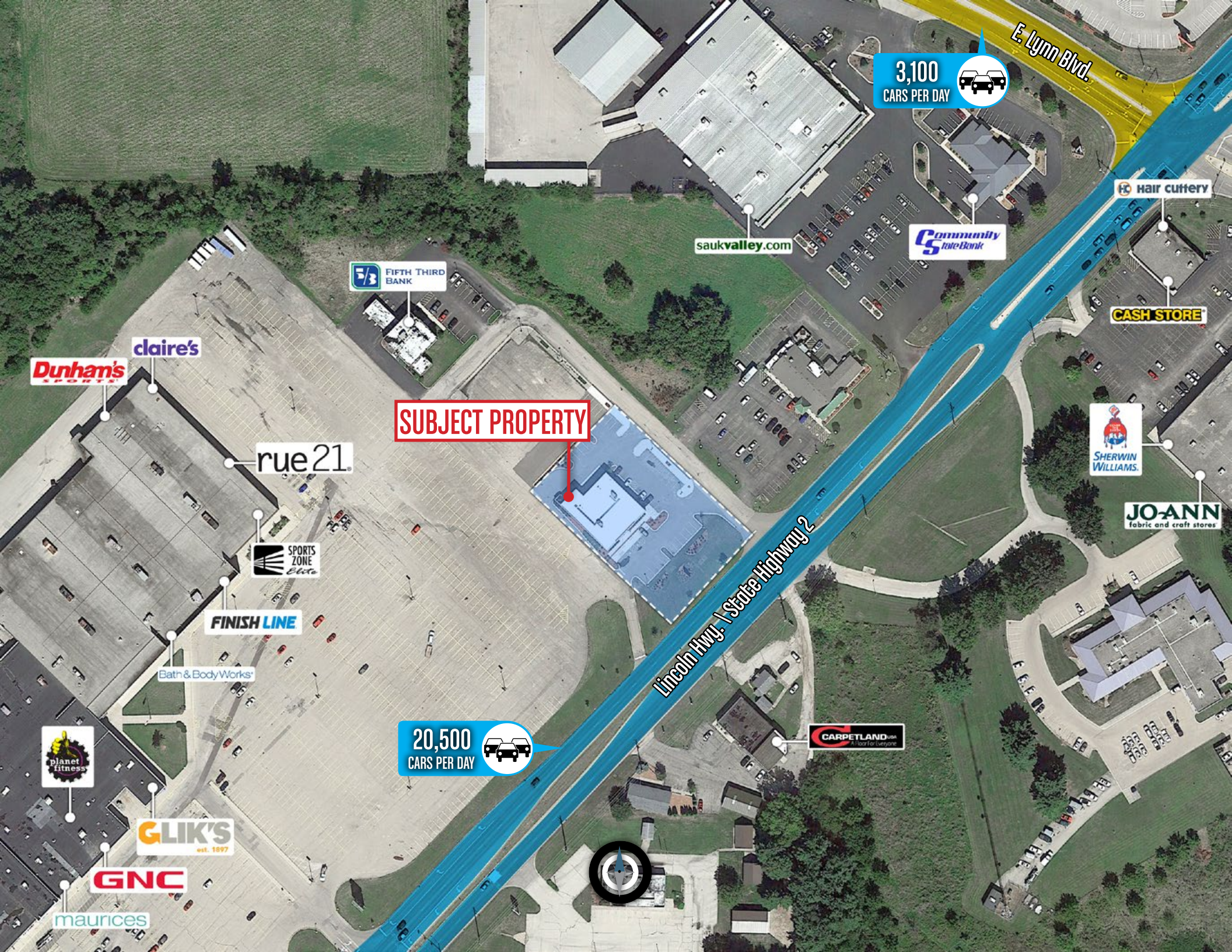
Parcel Number: 1114326005
Acres: 0.96 Square Feet: 41,818 SF



ZONING

RB: Regional Business





3,100
CARS PER DAY

E. Lynn Blvd.

HAIR CUTTERY

Community
State Bank

saukvalley.com

FIFTH THIRD BANK

CASH STORE

SUBJECT PROPERTY

rue21

Dunham's

claire's

SPORTS
ZONE
Elite

FINISH LINE

Bath & Body Works

planet
fitness

GLIK'S
est. 1997

GNC

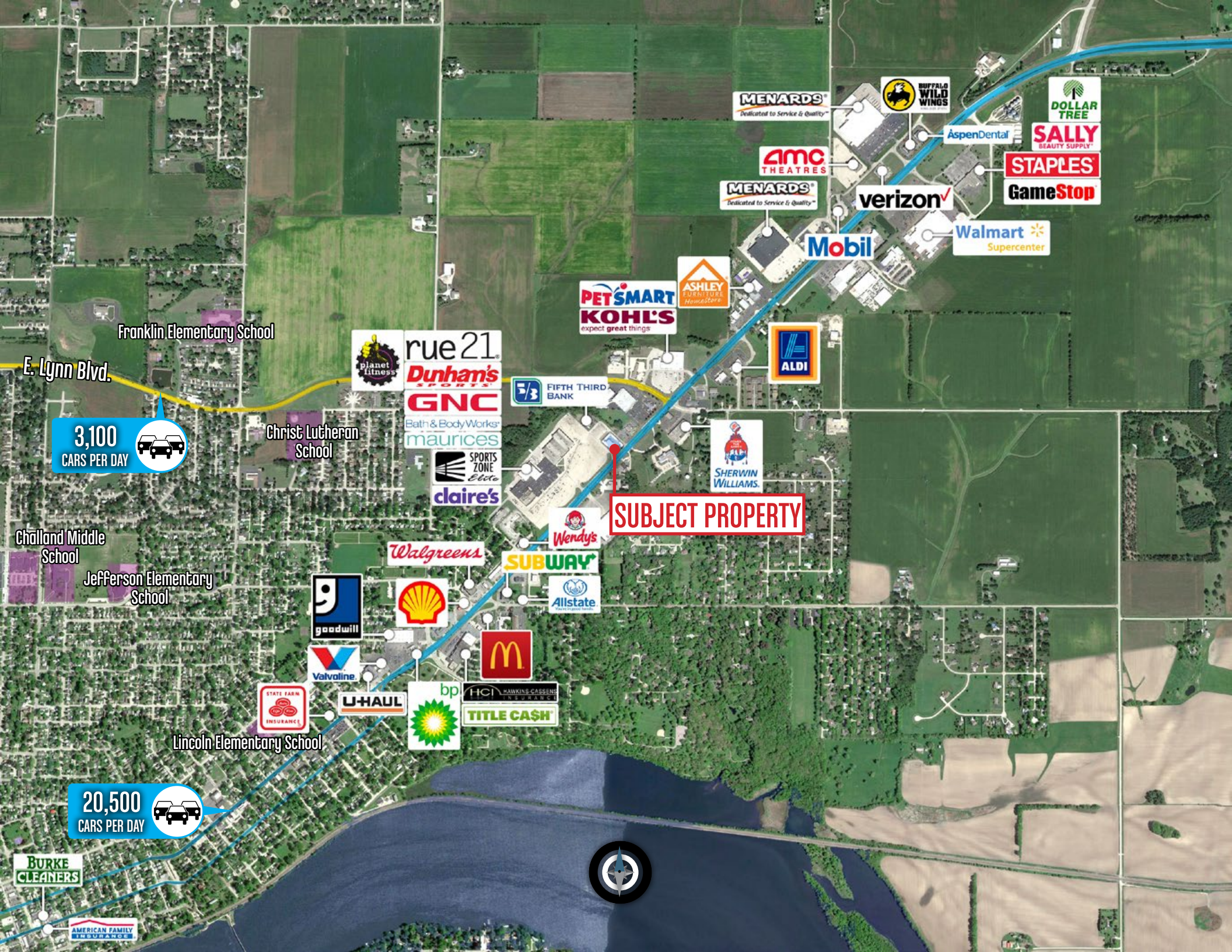
maurices

SHERWIN
WILLIAMS

JO-ANN
fabric and craft stores

CARPETLAND





E. Lynn Blvd.

3,100
CARS PER DAY



Challand Middle School

Jefferson Elementary School

Lincoln Elementary School

BURKE
CLEANERS

20,500
CARS PER DAY



AMERICAN FAMILY
INSURANCE

Franklin Elementary School

Christ Lutheran School



rue21

Dunham's Sports

GNC

Bath & Body Works

maurices

SPORTS ZONE

Electro

claire's



Valvoline



U-HAUL



HCI HAWKINS-CASSEN

TITLE CASH

Walgreens



Allstate

Wendy's

SUBWAY

FIFTH THIRD BANK

PET SMART
KOHLS

ASHLEY
FURNITURE
HomeStore



SHERWIN
WILLIAMS

MENARDS

Dedicated to Service & Quality

AMC
THEATRES

MENARDS

Dedicated to Service & Quality

Mobil

verizon

Walmart
Supercenter

STAPLES

GameStop

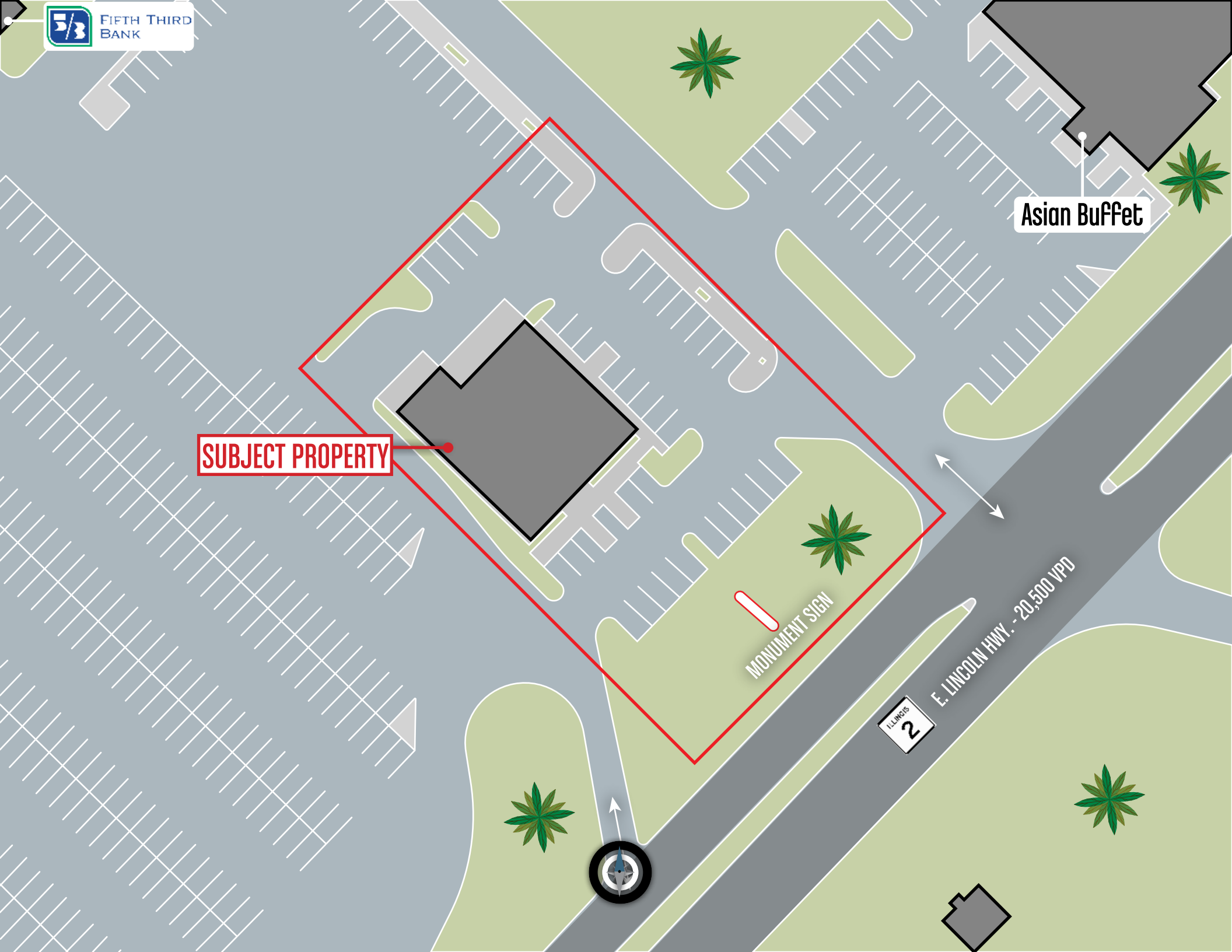
SALLY
BEAUTY SUPPLY

DOLLAR
TREE

AspenDental

BUFFALO
WILD WINGS





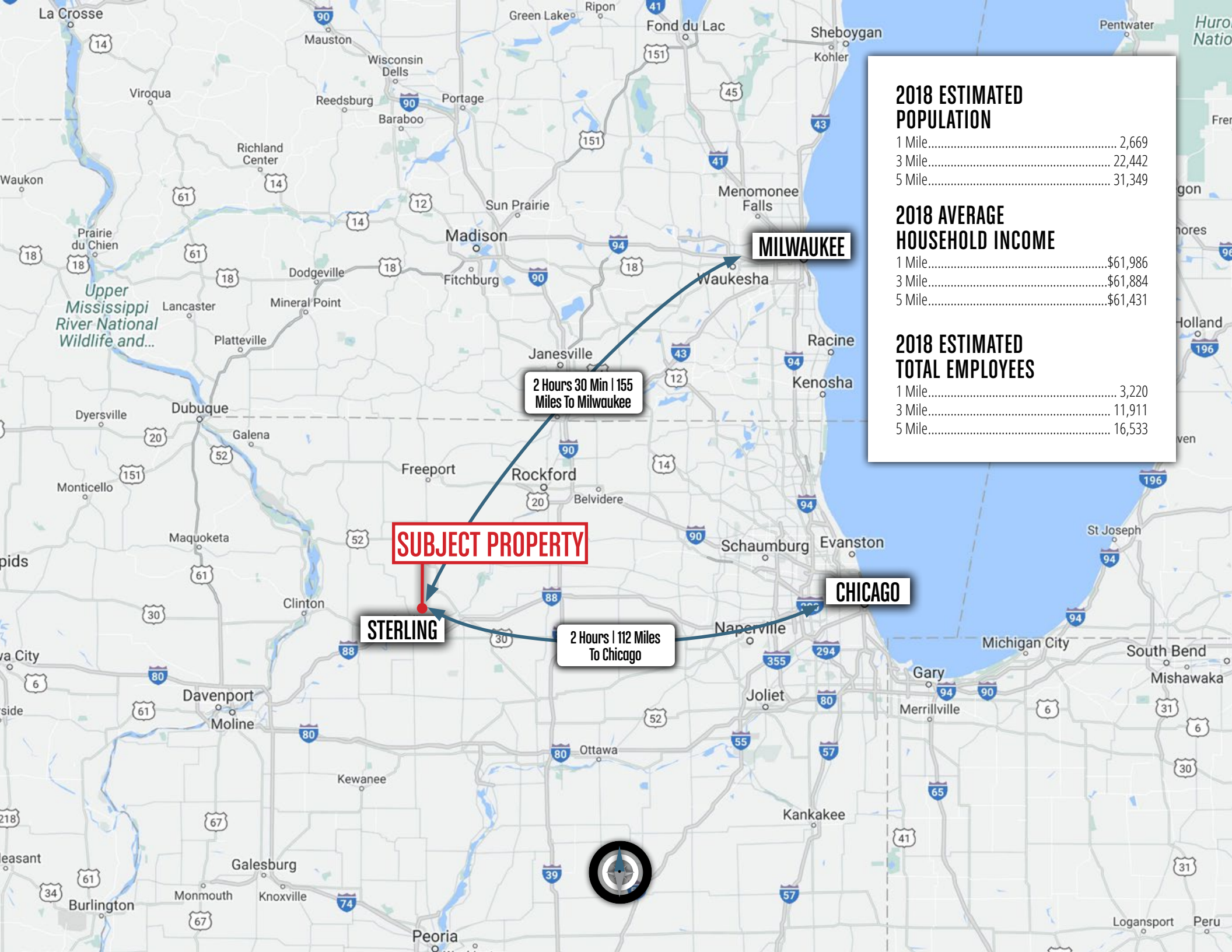
SUBJECT PROPERTY

Asian Buffet

MONUMENT SIGN

ILLINOIS
2

E. LINCOLN HWY. - 20,500 VPD



**2018 ESTIMATED
POPULATION**

1 Mile.....	2,669
3 Mile.....	22,442
5 Mile.....	31,349

**2018 AVERAGE
HOUSEHOLD INCOME**

1 Mile.....	\$61,986
3 Mile.....	\$61,884
5 Mile.....	\$61,431

**2018 ESTIMATED
TOTAL EMPLOYEES**

1 Mile.....	3,220
3 Mile.....	11,911
5 Mile.....	16,533

MILWAUKEE

2 Hours 30 Min | 155
Miles To Milwaukee

SUBJECT PROPERTY

STERLING

2 Hours | 112 Miles
To Chicago

CHICAGO



AREA OVERVIEW

Stirling, Illinois

Sterling is a city in Whiteside County, Illinois, United States. The population was 15,081 as of July 1, 2018. Formerly nicknamed "Hardware Capital of the World", Sterling has long been associated with manufacturing and the steel industry.

Sterling is served by Community Unit School District 5, which operates Sterling High School, Challand Middle School, Franklin Elementary, Jefferson Elementary, Lincoln Elementary, and Washington Elementary Schools. Wallace School serves as Sterling's public Pre-K institution, along with classrooms in Franklin and Jefferson Elementary Schools.

Sterling is also home to the Whiteside Area Career Center, located adjacent to Sterling High School. WACC hosts a variety of vocational courses, available to students of its member schools in the Sauk Valley.

There are five golf courses in the immediate area, one of which is operated by the Sterling Park District. The Park District also operates a marina and indoor fitness centers. If it's not here, the great thing about Sterling is that one can always drive just an hour or two at the most in any direction to find what one need. Whether it is professional sports, downhill skiing, Michigan Avenue shopping, riverboat gambling or cruising, major concert events, state parks, or whatever else you seek, Sterling's a great place to be in the quiet center of it all.

Whiteside County is a county located in the U.S. state of Illinois. As per July 1, 2017, it had a population of 56,118. Its county seat is Morrison. The county is bounded on the west by the Mississippi River.

Whiteside County comprises the Sterling, IL Micropolitan Statistical Area, which is also included in the Dixon-Sterling, IL Combined Statistical Area.



AREA DEMOGRAPHICS

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2018 Estimated Population	2,669	22,442	31,349
2023 Projected Population	2,607	21,991	30,716
2010 Census Population	2,754	22,983	32,104
2018 Estimated Households	1,237	9,347	12,986
2023 Projected Households	1,217	9,221	12,813
2010 Census Households	1,257	9,457	13,120
2018 Estimated White	92.57%	93.32%	93.87%
2018 Estimated Black or African American	3.07%	2.91%	2.62%
2018 Estimated Asian or Pacific Islander	1.50%	0.68%	0.62%
2018 Estimated American Indian or Native Alaskan	0.45%	0.40%	0.44%
2018 Estimated Other Races	6.71%	6.93%	6.44%
2018 Estimated Hispanic	17.35%	20.45%	19.62%
2018 Estimated Average Household Income	\$61,986	\$61,884	\$61,431
2018 Estimated Median Household Income	\$42,350	\$47,911	\$46,688
2018 Estimated Per Capita Income	\$28,862	\$25,724	\$25,632
2018 Estimated Total Businesses	214	830	1,190
2018 Estimated Total Employees	3,220	11,911	16,533



RENT ROLL

TENANT NAME	SQUARE FEET	LEASE TERM		BEGIN	INCREASE	RENTAL RATES			PSF	RECOVERY TYPE	OPTIONS
		LEASE START	LEASE END			MONTHLY	PSF	ANNUALLY			
Advance Auto Parts (Corporate Guaranty)	6,895	10/31/2012	10/31/2028	Current	-	\$9,509	\$1.38	\$114,105	\$16.55	NNN	3 (5-Year) 5% Incr. at beg. of each option

FINANCIAL INFORMATION

Price:\$1,342,000
 Net Operating Income:\$114,105
 Cap Rate:8.50%
 Lease Type:NNN

PROPERTY SPECIFICATIONS

Year Built:2013
 Rentable Area:6,895 SF
 Land Area:0.96 Acres
 Address:2930 E. Lincolnway, Sterling, IL 61081

For financing options and loan quotes, please contact our SRS Debt & Equity team at debtequity-npb@srsre.com.





NATIONAL NET LEASE GROUP


SRS GLOBAL STATS



1000+
PROPERTIES CURRENTLY
REPRESENTED



600+
CLIENTS REPRESENTED
IN 2016



\$2.6B*
TRANSACTION VALUE



20+
OFFICES



250+
BROKERS,
PROFESSIONALS,
AND STAFF



#1
LARGEST REAL ESTATE FIRM
EXCLUSIVELY DEDICATED TO
RETAIL SERVICES IN NORTH AMERICA

*STATISTICS ARE FOR 2017.

This Offering Memorandum has been prepared by SRS National Net Lease Group (SRS) and has been approved for distribution by the owner. Although effort has been made to provide accurate information, neither the owner nor SRS can warrant or represent accuracy or completeness of the materials presented herein or in any other written or oral communications transmitted or made available to the purchaser. Many documents have been referred to in summary form and these summaries do not purport to represent or constitute a legal analysis of the contents of the applicable documents. Neither owner nor SRS represents that this offering summary is all inclusive or contains all of the information a purchaser may require. All of the financial projections and/or conclusions presented herein are provided strictly for reference purposes and have been developed based upon assumptions and conditions in effect at the time the evaluations were undertaken. They do not purport to reflect changes in the economic performance of the property or the business activities of the owner since the date of preparation of this Offering Memorandum. The projected economic performance of the property, competitive submarket conditions, and selected economic and demographic statistics may have changed subsequent to the preparation of the package. Qualified purchasers are urged to inspect the property and undertake their own independent evaluation of the property, the market and the surrounding competitive environment.