



ACTUAL PROPERTY

O'Reilly Auto Parts

1019 E Main St (RT 202) – Torrington, CT

Exclusive Offering



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Price: \$2,505,000 | Rent: \$131,505 | CAP: 5.25%

- O'Reilly Auto Parts | S&P Rating: "BBB+" Investment Grade
- New 20 Year Lease with base term increase | Brand new construction
- Corner location at signalized intersection
- Within largest micropolitan statistical area in the United States and the NYC/Newark CSA
- Average household income exceeds \$70,000 within a 3 mile radius of the property
- Torrington is approximately 20 miles west of downtown Hartford

This information has been obtained from sources deemed reliable, however EXP Realty Advisors does not guarantee, warranty or represent its accuracy. It is the Purchaser's responsibility to independently confirm the accuracy and completeness of the information contained herein.

PROPERTY OVERVIEW:

EXP Realty Advisors exclusively presents for sale a new O'Reilly Auto Parts located in Torrington, CT. The building is brand new, ground up construction and situated on 0.59 acres of land. The property is located on a corner lot, at a signalized intersection on Route 202 (E. Main St.), which has traffic counts above 18,000 VPD. This O'Reilly Auto Parts is surrounded by national retailers including Bank of America, Dunkin Donuts, Dollar Tree, Wendy's, Applebee's, McDonald's, Stop & Shop, BJ's Wholesale, Wal-Mart and Target among many others. The property is located a mile from the on/off ramp to CT-8, a highway which extends from Bridgeport in the southern portion of the state, through Connecticut and well into western Massachusetts.

LOCATION OVERVIEW:

Torrington is the largest city in Litchfield County, CT and the northwest Connecticut region, situated approximately halfway between New York City and Boston. Torrington is the core city of the largest micropolitan area in the United States, which is included within the New York-Newark, NY-NJ-CT-PA Combined Statistical area. Its residents enjoy high average household income levels and a strong educational system.

LEASE SUMMARY:

Rent Commencement:	January 1 st 2018
Lease Expiration Date:	January 31 st , 2038
Rent:	\$131,505
Escalations:	6% increase in Year 10
Options:	4 – Five year options to renew
Escalations in Options:	6% Rental increases per option
Lease Type:	NN - landlord response for roof and structure

TENANT OVERVIEW: O'Reilly Auto Parts | NASDAQ: ORLY | S&P Rating: BBB+ Investment Grade

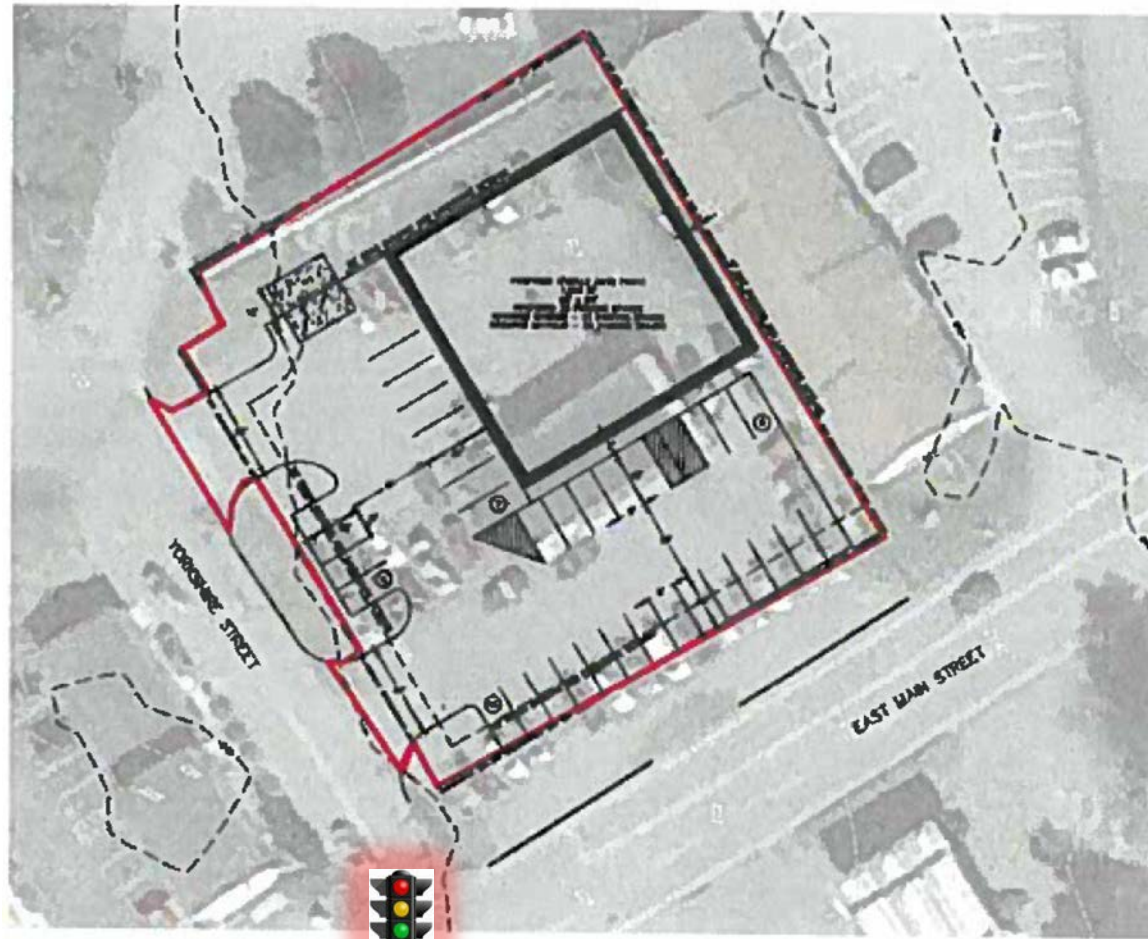
O'Reilly Automotive, Inc. is an American auto parts retailer that is one of the largest specialty retailers of automotive aftermarket parts, tools, supplies, equipment, and accessories in the United States serving both the professional service providers and do-it-yourself customers. Founded in 1957 by the O'Reilly family, the company operates more than 4,500 stores in 44 states, including Alaska and Hawaii. In 1993, the company completed an initial public offering, and it now trades on the NASDAQ market under the symbol ORLY. In 2008, the company completed the largest acquisition in its history, with the purchase of CSK Auto, which made O'Reilly the third largest auto parts chain in the country after Advance Auto Parts and AutoZone. The company continues to plan for growth and expansion.

INVESTMENT SUMMARY

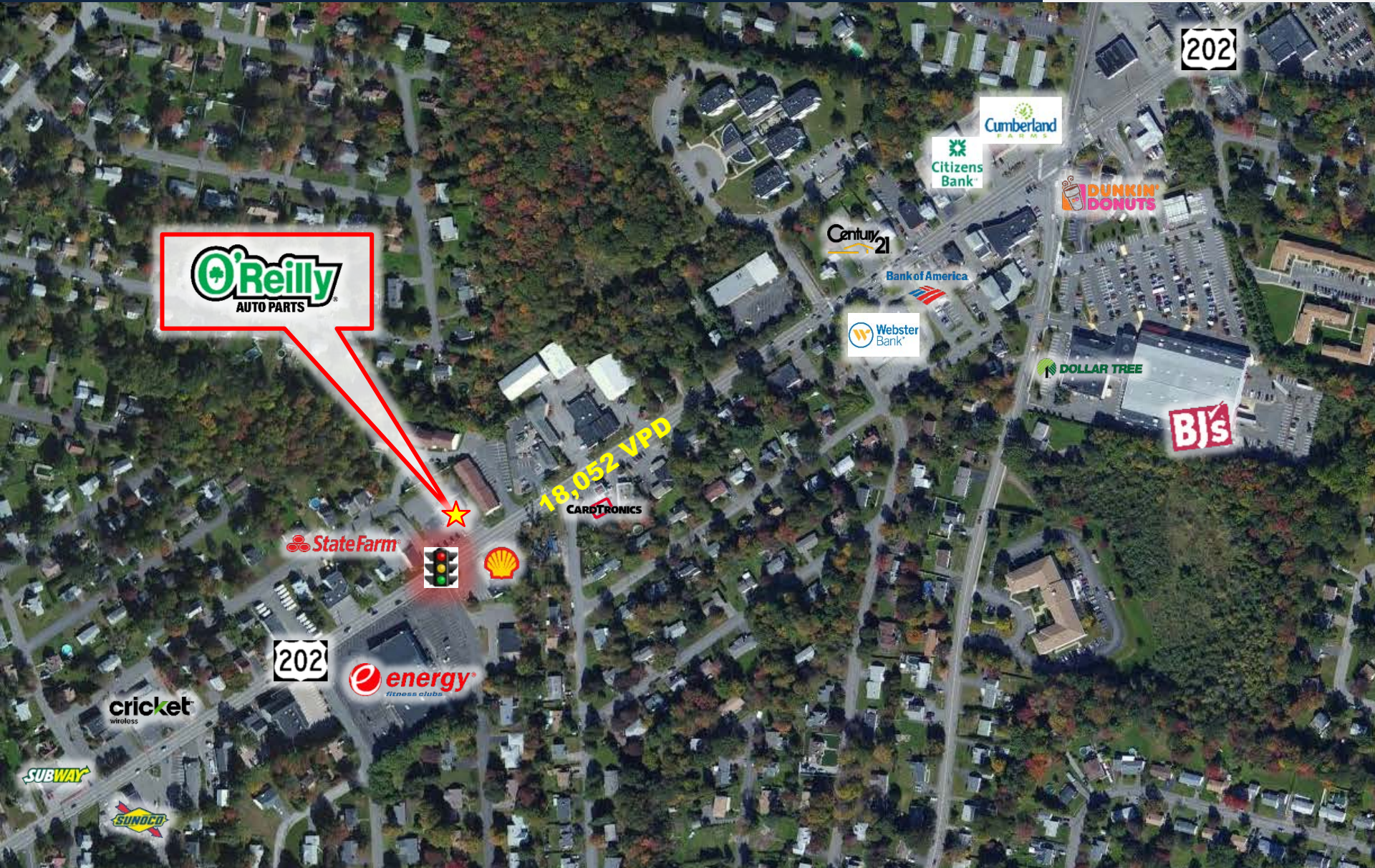
Price:	\$2,505,000
CAP Rate:	5.25%
Rent:	\$131,505
Building:	7,225 sf
Land Size:	0.59 AC



ACTUAL PROPERTY

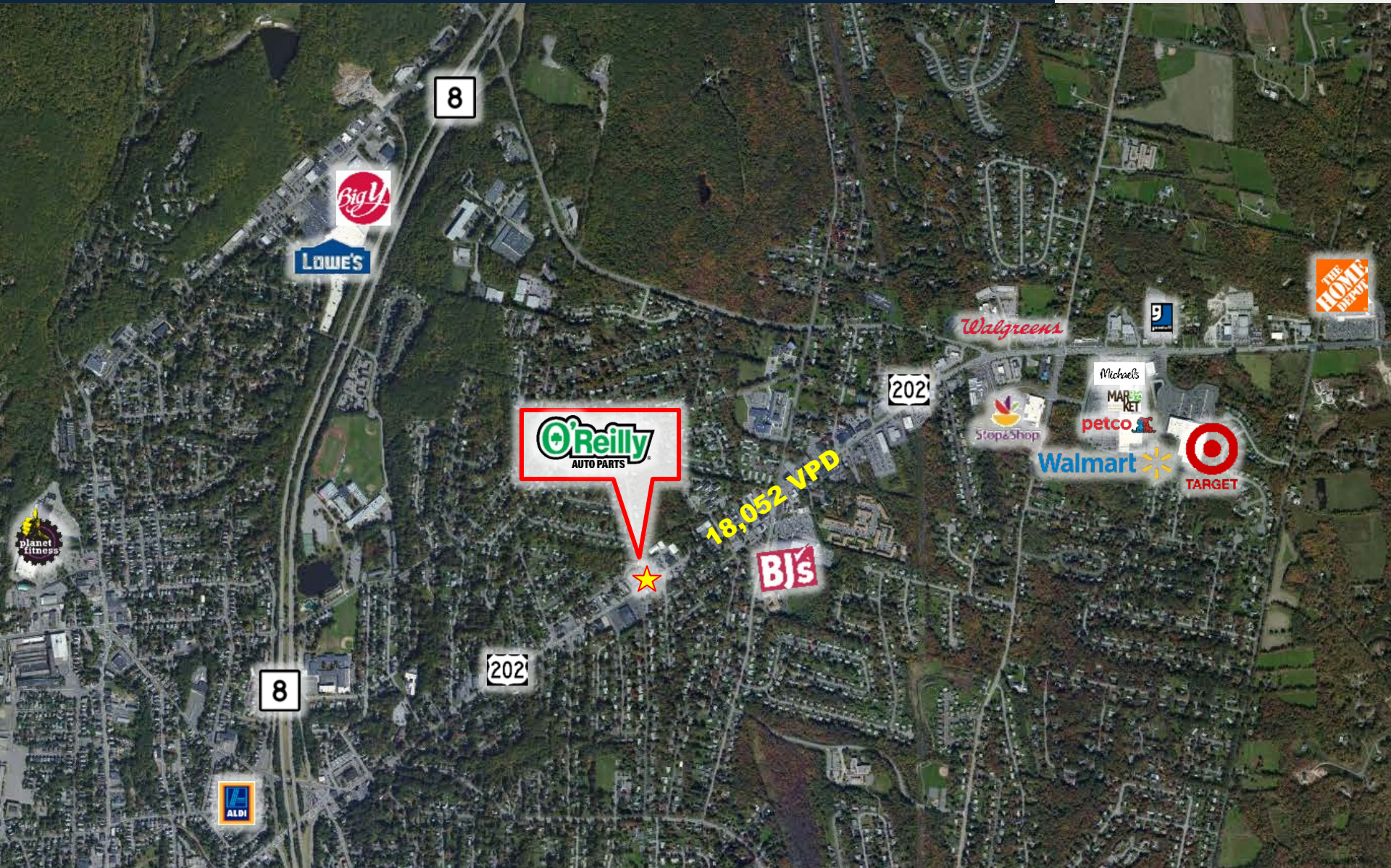


O'Reilly Auto Parts – Torrington, CT Aerial



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O'Reilly Auto Parts Big Box Retail Competition Aerial



O'Reilly Auto Parts – Torrington, CT Location Map



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O'Reilly Auto Parts Demographic Data



Radius	3 Mile	5 Mile	10 Mile
Population:			
2022 Projection	31,962	41,963	92,378
2017 Estimate	32,673	42,753	93,941
2010 Census	34,451	44,395	97,365
Growth 2017-2022	(2.18%)	(1.85%)	(1.66%)
Growth 2010-2017	(5.16%)	(3.70%)	(3.52%)
2017 Population Hispanic Origin	3,385	3,809	5,705
2017 Population by Race:			
White	29,771	39,264	88,069
Black	1,187	1,384	2,021
Am. Indian & Alaskan	142	157	268
Asian	754	991	1,907
Hawaiian & Pacific Island	37	42	68
Other	782	915	1,606
U.S. Armed Forces:	0	0	1
Households:			
2022 Projection	13,461	17,322	37,175
2017 Estimate	13,761	17,645	37,816
2010 Census	14,495	18,285	39,178
Growth 2017 - 2022	(2.18%)	(1.83%)	(1.70%)
Growth 2010 - 2017	(5.06%)	(3.50%)	(3.48%)
Owner Occupied	9,224	12,706	28,679
Renter Occupied	4,537	4,939	9,137
2017 Avg Household Income	\$70,021	\$76,456	\$90,981
2017 Med Household Income	\$56,133	\$61,064	\$70,614
2017 Households by Household Inc:			
<\$25,000	2,990	3,471	6,263
\$25,000 - \$50,000	3,151	3,724	6,982
\$50,000 - \$75,000	2,822	3,559	6,823
\$75,000 - \$100,000	1,665	2,238	4,840
\$100,000 - \$125,000	1,407	1,906	4,220
\$125,000 - \$150,000	717	1,055	2,897
\$150,000 - \$200,000	629	1,025	3,145
\$200,000+	378	665	2,646

Contact Us

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