

# ADVANCE AUTO PARTS

30 Princeton Hightstown Rd East Windsor, NJ



**OFFERING MEMORANDUM**

Marcus & Millichap

## OFFERED EXCLUSIVELY BY



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## Advance Auto Parts

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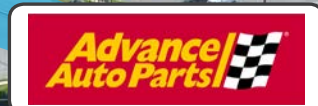
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Broker of Record: Brian Hosey  
LIC #: NJ 1434917





Windsor Heights Shopping Center



PRINCETON HIGHTSTOWN RD





East Windsor  
Town Center



Town Center Shopping Center



Walgreens



Advance  
Auto Parts



PRINCETON HIGHTSTOWN RD





EXECUTIVE SUMMARY





**List Price:**  
**\$2,544,173**



**Cap Rate:**  
**5.75%**



**Leasable Area:**  
**7,000sf +/-**



**Lot Size:**  
**1.38 Acres**

**30 Princeton  
Hightstown Rd  
East Windsor, NJ**

Advance Auto Parts

## PROPERTY OVERVIEW

### Lease Summary

Tenant	Advance Auto Parts
Guarantor	Corporate
Lease Type	NN
Lease Commencement	11/23/2003
Rent Commencement	10/19/2004
Lease/ Rent Expiration	New expiration 10/31/2034
Base Lease Term	Recently Extended 15 Yrs (Mar-19)
Lease Term Remaining	15 Years
Annual Base Rent	\$146,289.96
Rent Increases	5% After year 9 of base term, 5% increase every five years thereafter
Renewal Options	Two (5yr) Options
Renewal Notice	180 Day notice
Option Increases	5% Increase Each Option
Landlord Responsibilities	Roof, Structure, Parking Lot , HVAC
Tenant Responsibilities	Insurance, Taxes, CAM, Utilities

### Rent Schedule

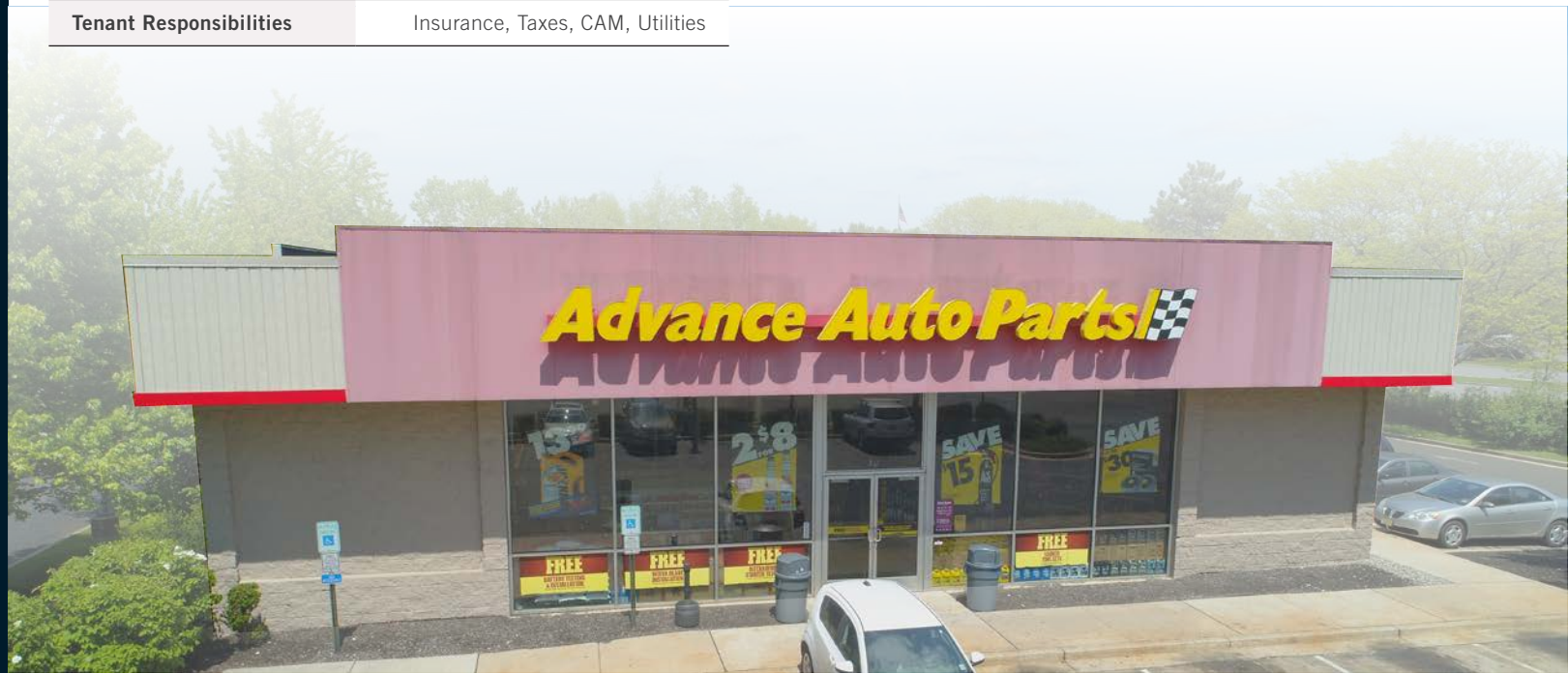
Term	Years	Annual Rent	Monthly Rent	% Increase
Primary	1 - 9	\$146,289.96	\$12,190.83	
Primary	10 - 15	\$153,579.96	\$12,798.33	5%
Option Periods				
Option 1	16 - 20	\$161,289.96	\$13,440.83	5%
Option 2	21 - 25	\$169,347.96	\$14,112.33	5%

### LOAN INFORMATION:

- 70% LTV
- 25 Year Amortization
- 10 Years Fixed at 4.25%

### FINANCING CONTACT:

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\*Loan information is subject to change.



# INVESTMENT SUMMARY

Marcus & Millichap, on behalf of ownership, is pleased to exclusively offer a newly extended (March 2019) Advance Auto Parts located along Princeton Hightstown Road in East Windsor, NJ. The new lease extension includes an attractive rent increase of five percent in year ten of the base term. This double-net Advance Auto Parts lease has 15 years remaining and is corporately backed by Advance Stores Company, Inc. Advance Auto Parts is the 292nd largest company in the Fortune 500 index with a Standard & Poor's (S&P) credit rating of BBB- and revenues of \$9.6 billion for fiscal year 2018.

The 7,000+/- square-foot building is situated on a 1.38 acre lot positioned along Princeton Hightstown Road. The subject property is located on the main retail corridor of East Windsor with traffic counts exceeding 32,000 vehicles per day. The property benefits from exceptional demographics with the five mile population exceeding 91,000 and the average household income of \$147,299. Surrounding national retailers include Target, Staples, Walgreens, KFC, Dunkin, and Aldi. Directly behind the property are The Woods East Windsor, a brand new 55+ adult apartment complex with 86 luxury residences.

## INVESTMENT HIGHLIGHTS:

- **RECENTLY EXTENDED 15 YEAR DOUBLE NET LEASE (LANDLORD RESPONSIBLE FOR ROOF, STRUCTURE, AND PARKING LOT)**
- **INVESTMENT GRADE TENANT: S+P RATING BBB-**
- **RARE BASE TERM RENTAL INCREASE: 5% RENT INCREASES IN YEAR 10**
- **STRONG SALES NUMBERS: RENT TO SALES RATIO OF 5%**
- **STRONG DEMOGRAPHICS:**
  - Average daily traffic counts exceed 32,000
  - Population of over 91,000 people within a 5 mile radius with an average household income of approximately \$147,000
- **NEARBY NATIONAL RETAILERS INCLUDE: TARGET, KFC, DUNKIN, WALGREENS, CHASE, AND CVS**





# Advance Auto Parts



Marcus & Millichap

TENANT PROFILE



## TENANT OVERVIEW

Advance Auto Parts was founded in 1929 and is headquartered in Roanoke, Virginia. Their operation consists of 4,432 Advance Auto Parts branded stores, and are generally located in freestanding buildings with a heavy focus on serving do-it-for-me, Commercial, and do-it-yourself, customers as well as independently-owned operators. These stores carry a wide variety of products serving an aftermarket auto part needs for both domestic and import vehicles.

Advance Auto Parts plans to open and operate stores in both large, densely-populated markets and small, less densely-populated areas. Advance Auto which consists of Advance Auto Parts, Carquest, and Worldpac have increased their store count significantly. Growing from 2,872 stores in 2005 to 5,183 locations in 2017. They intend to continue to increase the number of their stores and expand the markets they serve as part of their growth strategy.



**OWNERSHIP:**  
PUBLICLY OWNED

**FOUNDED**  
1929

**STORE TYPE**  
AUTO PARTS RETAIL

**NO. OF LOCATIONS**  
+/- 5,183

**HEADQUARTERED**  
ROANOKE, VA

**WEBSITE:**  
[WWW.ADVANCEAUTOPARTS.COM](http://WWW.ADVANCEAUTOPARTS.COM)



## East Windsor Village

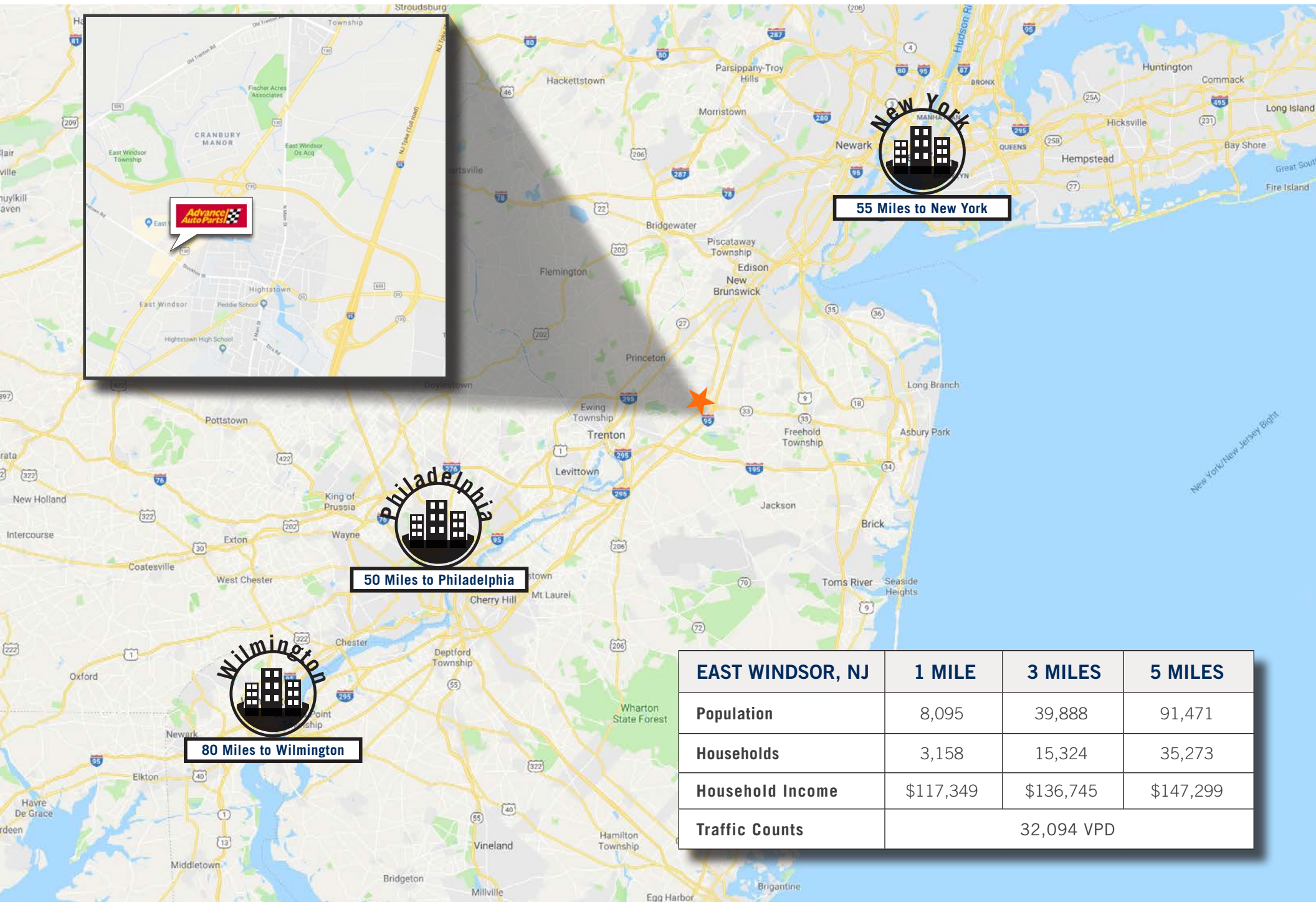


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# MARKET OVERVIEW



# Advance Auto Parts REGIONAL MAP



EAST WINDSOR, NJ	1 MILE	3 MILES	5 MILES
<b>Population</b>	8,095	39,888	91,471
<b>Households</b>	3,158	15,324	35,273
<b>Household Income</b>	\$117,349	\$136,745	\$147,299
<b>Traffic Counts</b>	32,094 VPD		



HIGHTSTOWN BYPASS

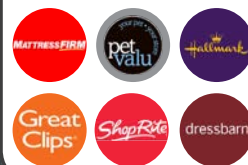
East Windsor Village



East Windsor Town Center



Town Center Sopping Center



Subject Property

Walgreens



RTE. 130

RTE. 130

PRINCETON HIGHTSTOWN RD

Windsor Heights Shopping Center



PRINCETON HIGHTSTOWN RD





## TRENTON NEW JERSEY OVERVIEW

Housing the capitol of New Jersey, the market is a hub for the state government as well as a center for learning, manufacturing and biotechnology. Encompassing all of Mercer County, the Trenton metro is home to 371,000 people. The area's many colleges and universities, led by Princeton, provide employers with a well-educated labor pool, as 40 percent of residents hold bachelor's degrees, compared with 30 percent for the nation.

An expanding biotechnology corridor is underpinned by Danish multinational pharmaceutical giant Novo Nordisk. The company is based in Plainsboro, New Jersey, just north of Trenton. Healthcare remains a major driver of the local economy, boosted by Capital Health Systems and St. Francis Medical Center, which provide thousands of jobs. The local manufacturing industry contributes a significant number of positions, primarily at companies like the Hibbert Group, Hutchinson Industries and Marshal Industrial Technologies. Public and private partnerships providing community services for the state of New Jersey are significant job creators in the local economy.

## DEMOGRAPHICS



## METRO HIGHLIGHTS



### Urban Enterprise Zone

Portions of Trenton are part of an urban enterprise zone, which provides benefits to encourage employment and a reduced sales tax on retail goods.



### State Capital

The government is the largest employer in the city, providing jobs for more than 20,000 workers.



### Cultural Museums & Sites

The metro is home to several monuments and museums, focusing on the Revolutionary War, World War I and local natural history.



East Windsor, NJ

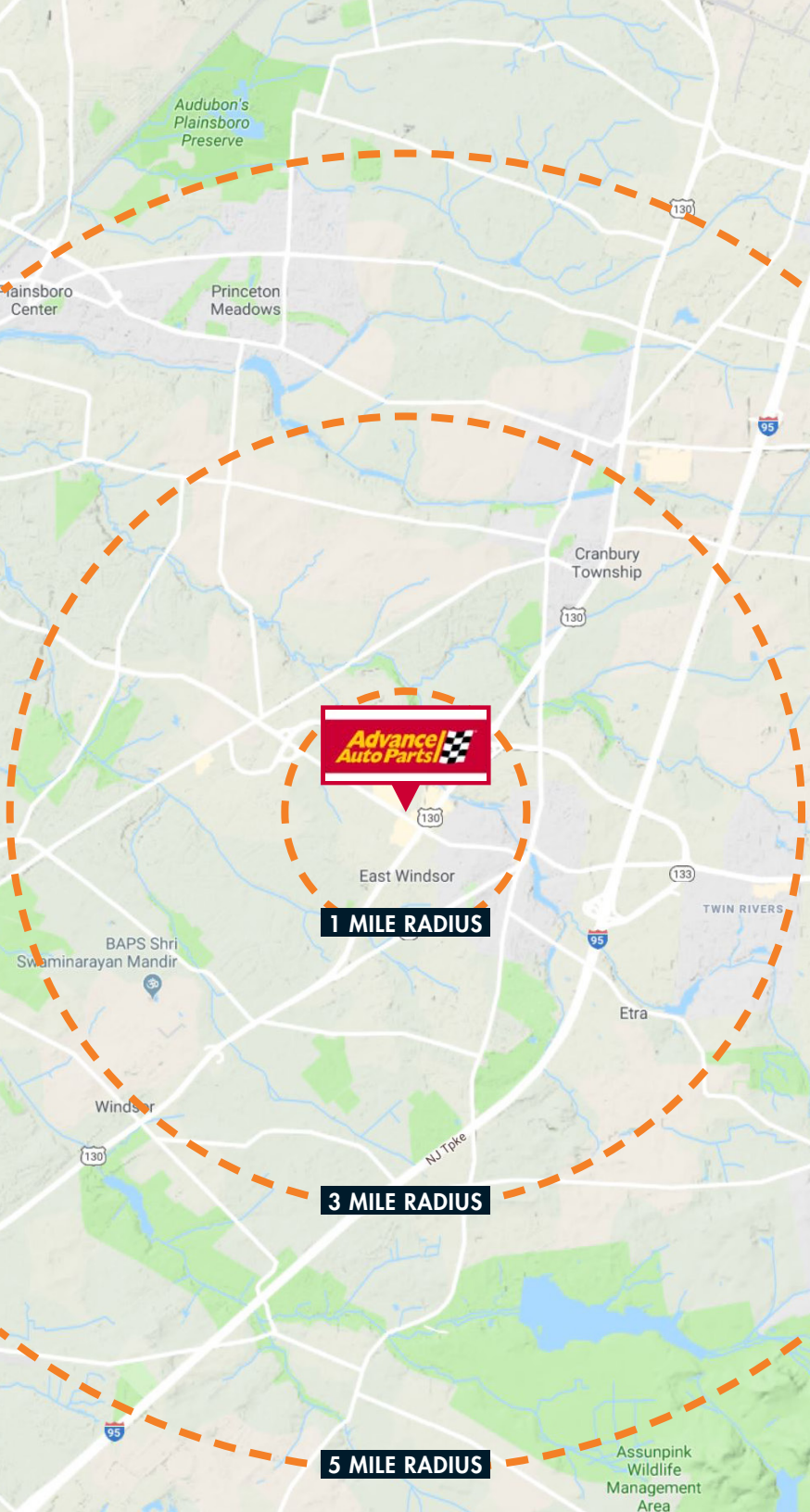
## MSA OVERVIEW

### DEMOGRAPHICS:

POPULATION	1 MILE	3 MILE	5 MILES
2023 Projection	8,095	39,888	91,471
2018 Estimate	7,929	38,007	86,168
2010 Census	7,755	37,387	81,710
Current Day Time Population	7,701	37,676	76,165

HOUSEHOLDS	1 MILE	3 MILE	5 MILES
2023 Projection	3,158	15,324	35,273
2018 Estimate	3,051	14,465	33,122
2010 Census	2,943	14,061	31,076
2000 Census	2,478	12,746	27,795

INCOME	1 MILE	3 MILE	5 MILES
Average Household Income	\$117,349	\$136,745	\$147,299
Median Household Income	\$81,338	\$94,028	\$99,423





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