

MATTHEWS
REAL ESTATE INVESTMENT SERVICES



Advance [®]
Auto Parts

619 E State St
Fremont, OH 43420





LISTED BY

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Investment Highlights

- **Rare Absolute NNN** - This lease is completely hands off which is incredibly rare for this tenant. Most leases have at least structure as a landlord responsibility
- **Low Rent** - This location is only paying around \$8.3 psf which is well below the national average for Advance Auto Parts
- **Commitment to the Location** - Advance Auto Parts has been at this location for 25 years and extended the lease by more term than what was written in the option in 2015
- **Centralized Location** - This property is strategically situated in the center of town right off the main highway with national tenants surrounding this site
- **Do It Yourself Consumers** – This store is located in a market that supports high retail sales for auto parts





Investment Summary



» **PROPERTY ADDRESS**

619 E State St
Fremont, OH 43420



» **LIST PRICE**

\$771,000



» **CAP RATE**

7.00%



» **YEAR BUILT**

1995

Annualized Operating Data

	Monthly Rent	Annual Rent	RPSF	Cap Rate
Current - 5/31/25	\$4,500.00	\$54,000.00	\$8.31	7.00%
Option 1 6/1/25 - 5/31/30	\$6,548.72	\$78,584.64	\$12.09	10.19%
Option 2 6/1/30 - 5/31/35	\$7,203.62	\$86,443.44	\$13.30	11.21%



Lease Guarantor	Corporate
Lease Type	NNN
Building Size (SF)	± 6,429 SF
Lot Size (AC)	±0.61
Years Remaining	±6 YRS
Options	Two (2), 5 Year Options
Lease Commencement Date	11/3/1994
Rent Commencement Date	4/14/2015
Lease Expiration Date	5/31/2025





Tenant Overview



» Company Name Advance Auto Parts	» Year Founded 1929	» Headquarters Roanoke, Virginia
» Parent Company Advance Auto Parts, Inc	» Credit Rating BBB-	» Website www.advanceautoparts.com

TENANT OVERVIEW

Headquartered in Roanoke, VA., Advance Auto Parts, Inc., the largest automotive aftermarket parts provider in North America, serves both the professional installer and do-it-yourself customers. Advance Auto Parts operates over 5,185 stores, over 127 Worldpac branches and serves approximately 1,250 independently owned CARQUEST branded stores in the United States, Puerto Rico, the U.S. Virgin Islands and Canada. Employing approximately 74,000 Team Members, the company works hard to create an environment of honesty, integrity, mutual trust and dedication. These values have remained the same since Advance Auto Parts founding in 1929. Advance Auto Parts operates stores that primarily offer auto parts such as alternators, batteries, belts and hoses, chassis parts, clutches, engines and engine parts.

STRATEGY

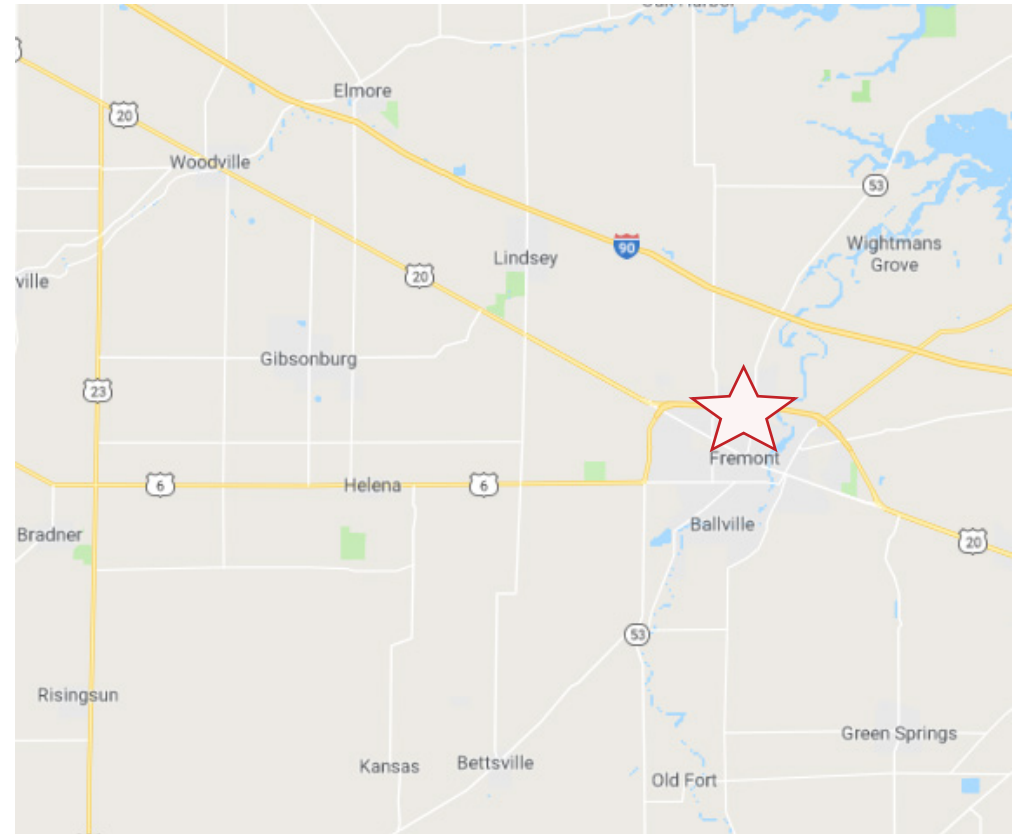
AAP continues to expand its store network in both new and existing markets to grow its commercial and DIY customer base. In a move that created the largest automotive aftermarket parts provider in North America and surpassed rival AutoZone in sales, AAP acquired privately-held General Parts International, a distributor and supplier of original equipment and aftermarket replacement products for commercial markets operating under the CARQUEST and WORLDPAC brands. The company has also been moving into the commercial market in recent years. To better serve commercial customers, AAP has added more parts from key manufacturers to its inventory and expanded its workforce with parts professionals, delivery drivers, and sales representatives.

SALES & MARKETING

Advance Auto Parts builds its marketing and advertising campaigns around radio, television, direct marketing, mobile and social media, and local in-store marketing. Its "Speed Perks" customer loyalty campaign targets core DIY customers and emphasizes service. The company also employs Spanish-language television, radio, and outdoor ads to reach Latinos.



Area Overview



Fremont, OH

40 miles east of Toledo, Fremont is a city in Sandusky County, Ohio. Famous for being the home of President Rutherford B. Hayes, Fremont is the county seat of Sandusky County and is a designated Tree City USA. The Rutherford B. Hayes Presidential Center remains one of the city's focal points along with its downtown area. Along the Sandusky River on Front Street, downtown Fremont is lined with small businesses including boutiques, gift shops and restaurants.

TOLEDO.....40 miles
DETROIT.....60 miles
SANDUSKY.....60 Miles

Demographics

POPULATION	1 - MILE	3 - MILE	5 - MILE
2019 Estimate	8,119	23,264	27,428
HOUSEHOLDS	1 - MILE	3 - MILE	5 - MILE
2019 Estimate	3,363	9,776	11,475
INCOME	1 - MILE	3 - MILE	5 - MILE
2019 Est. Average Household Income	\$58,074	\$58,722	\$61,458

Confidentiality Agreement & Disclaimer

This Offering Memorandum contains select information pertaining to the business and affairs of **Advance Auto Parts** located at **619 E State St Fremont, OH 43420** ("Property"). It has been prepared by Matthews Real Estate Investment Services. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material is based in part upon information supplied by the Seller and in part upon financial information obtained from sources it deems reliable. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.

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