



RETAIL PROPERTY FOR SALE

ACTUAL PROPERTY PHOTO

ADVANCE AUTO PARTS

5640 Gender Road. Canal Winchester. OH 43110

Exclusively listed by:

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ADVANCE AUTO

5640 Gender Road | Canal Winchester, OH 43110

CLICK ON THE FOLLOWING LINKS:  Google Map  Street View

EXECUTIVE SUMMARY



OFFERING SUMMARY		LEASE SUMMARY		PROPERTY HIGHLIGHTS	
List Price:	\$1,352,000	Lease Type:	Double Net (NN)	<ul style="list-style-type: none">• Double Net Lease Minimal Landlord Obligations• Advance Auto Recently Exercised a 6 Year Option• Strong Store Sales• Advance Auto: Over 5,000 Stores NYSE: AAP S&P: BBB-• (3) Five-Year Options With Increases• Tenant Has Occupied The Site Since 2004• Over 112,000 People Within 5 Miles of Subject Property - 5% Projected Growth by 2023• Average Household Income Exceeds \$74,000 Within 5 Miles• Over 23,000 Vehicles/Day Along Gender Road	
NOI:	\$98,000	Taxes / Insurance / CAM:	Tenant Responsibility		
Cap Rate:	7.25%	Roof / Structure:	Landlord Responsibility		
Land Acreage:	1.84 Acres	Term Remaining:	5 Years		
Year Built:	2004	Original Lease Term:	15 Years		
Building Size:	7,000	Commencement Date:	12/1/2004		
Price / SF:	\$193.14	Current Term Expiration:	11/30/2024		
Market:	Columbus	Options:	(3) Five-Year		
		Increases:	In Options		
		Guarantor:	Corporate Guarantee		

LEASE ABSTRACT



LEASE SUMMARY

Lease Type:	Double Net (NN)
Taxes / Insurance / CAM:	Tenant Responsibility
Roof / Structure:	Landlord Responsibility
Term Remaining:	5 Years
Original Lease Term:	15 Years
Commencement Date:	12/1/2004
Current Term Expiration:	11/30/2024
Options:	(3) Five-Year
Increases:	In Options
Guarantor:	Corporate Guarantee

ANNUALIZED OPERATING DATA

RENT INCREASES	ANNUAL RENT	MONTHLY RENT
Base Rent	\$98,000	\$8,166.66
Option 1 (12/1/2024 - 11/30/2029)	\$128,631	\$10,719.25
Option 3 (12/1/2029 - 11/30/2034)	\$135,036	\$11,255.25
Option 3 (12/1/2034 - 11/30/2039)	\$141,816	\$11,818.00
Base Rent/S.F.		\$14.00
Net Operating Income		\$98,000

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OVERVIEW

Company:	Advance Auto Parts, Inc.
Founded:	1932
Total Revenue:	\$9.3B (FY 2017)
Net Income:	\$475M (FY 2017)
Headquarters:	Roanoke, VA
Website:	AdvanceAutoParts.com

TENANT HIGHLIGHTS

- Advance Auto Parts Is The Second Largest Automotive Aftermarket Retailer
- S&P: BBB-Tenant | NYSE: AAP
- \$2.18 Billion in Net Sales during Q3 2018

TENANT PROFILES



TENANT OVERVIEW

Advance Auto Parts, Inc. (NYSE: AAP) operates as a retailer of automotive parts, accessories, and maintenance items to do-it-yourself and do-it-for-me customers in the automotive after-market industry. The company operates in two segments, Advance Auto Parts (AAP) and Autoparts International (AI).

Advance recently acquired Carquest (General Parts International) for \$2 billion, making it the largest auto part dealer in the country with a combined 5,252 company operated stores, 117 Worldpac branches, and 1,300 independently owned Carquest branded stores across 49 states, Puerto Rico, the Virgin Islands, and Canada. The acquisition increased the company's access to commercial/wholesale part sales and expanded their footprint in the Northeastern United States.

Advance Auto Parts is currently headquartered in Roanoke, Virginia and was founded in 1929. It premiered on the Fortune 500 list of companies in 2003, and has remained on the list ever since. As of December 30, 2017, it operated 5,054 stores under Advance Auto Parts, Autopart International, and Carquest brand names; and 129 branches under the Worldpac brand name. It also served approximately 1,218 independently owned Carquest branded stores.

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LOCATION OVERVIEW



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Canal Winchester is a suburb of Columbus with a population of 7,986. Canal Winchester is a city in Fairfield and Franklin counties. Highlights of the area include: Historic Downtown Canal Winchester, Mid-Ohio Doll and Toy Museum, The National Barber's Museum and National Barber Hall of Fame, Slate Run Vineyard and Winery, and the many antique shops in the Village. Canal Winchester is also home to the Bergstresser bridge, which is the only standing wooden covered bridge in Franklin County.

Columbus is the state capital and the most populous city in Ohio. With a population of 892,533 as of 2018 estimates, it is the 14th-most populous city in the United States and one of the fastest growing large cities in the nation. This makes Columbus the second-most populous city in the Midwest (after Chicago, Illinois). It is the core city of the Columbus, OH Metropolitan Statistical Area, which encompasses ten counties. With a population of 2,078,725, it is Ohio's second-largest metropolitan area.

The Columbus region, which is made up of eleven counties, is one of the most dynamic and diverse metropolitan regions in the U.S. Centrally located between Chicago and New York, the Columbus Region boasts the greatest market access of any major metro area, with 46 percent of the U.S. population within a 10-hour drive. Columbus is one of the country's growth leaders and is number one among the Midwest's 10 largest metros in multiple categories including population growth, job growth, and GDP growth. The region offers many advantages for businesses and residents alike, from its strategic location to an affordable cost of living.

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ADDITIONAL PHOTOS



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ADDITIONAL PHOTOS



AERIAL

Advance Auto

RETAILER

Waffle House

FAMILY DOLLAR

Jeff Wyler Columbus Auto Mall

cricket

Penn Station

POPEYES

Bob Evans

BUFFALO WILD WINGS

Arby's

McDonald's

THE HOME DEPOT

Tim Hortons

Wendy's

TACO BELL

goodwill

CHIPOTLE MEXICAN GRILL

Panera BREAD

FIFTH THIRD BANK

STARBUCKS COFFEE

CVS

Walmart

PNC

Walgreens

O'Charley's RESTAURANT + BAR

CHASE

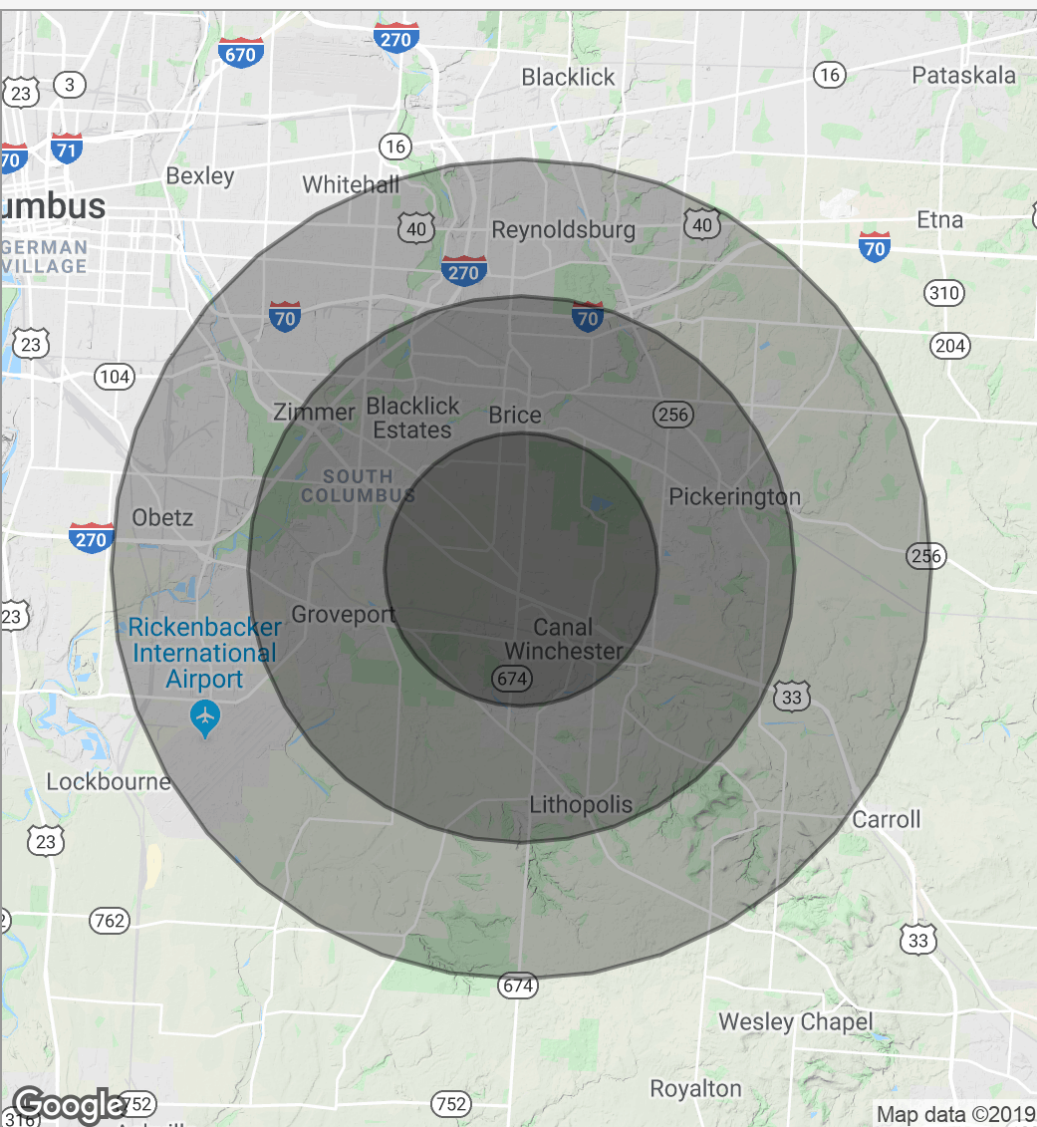


REGIONAL

ADVANCE AUTO

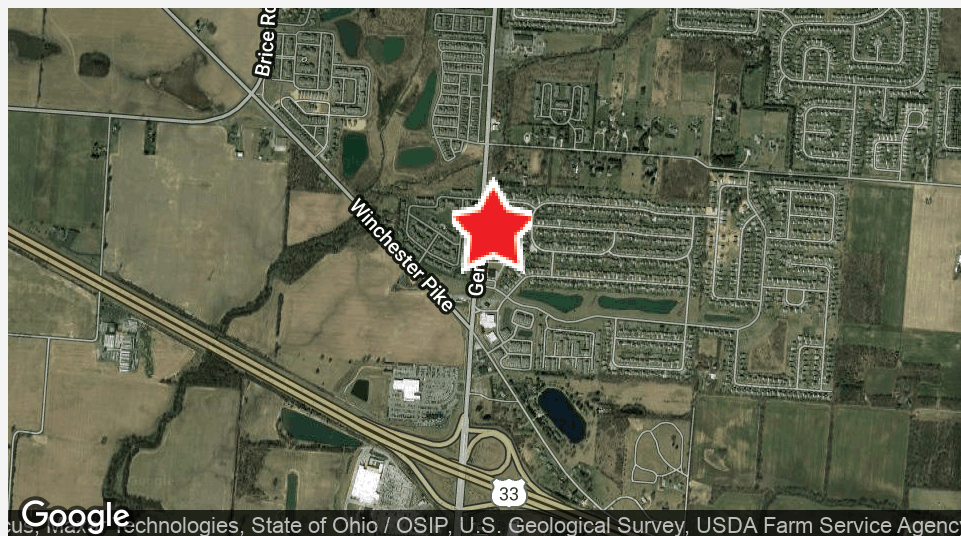
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DEMOGRAPHICS MAP



POPULATION	2.5 MILES	5 MILES	7.5 MILES
Total population	21,108	97,589	231,715
Median age	31.8	32.2	34.1
Median age (Male)	30.6	31.7	33.2
Median age (Female)	33.0	33.0	35.1
HOUSEHOLDS & INCOME	2.5 MILES	5 MILES	7.5 MILES
Total households	8,301	36,731	89,404
# of persons per HH	2.5	2.7	2.6
Average HH income	\$65,605	\$63,570	\$60,846
Average house value	\$150,467	\$155,057	\$152,734

* Demographic data derived from 2010 US Census



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