



JDS Real Estate Services, Inc.
NJ Lic. # 1646484

SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS



Advanced Auto Parts
1001 East Black Horse Pike
Pleasantville, NJ 08232

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INVESTMENT SUMMARY

We Are Pleased to Offer For Sale the 7,000 SF Advance Auto Parts Located at 1001 E Black Horse Pike in Pleasantville, NJ. This Opportunity Includes a High-Quality Tenant on a Large 1.51 Acre Lot That is an Outparcel to a Sam's Club, Providing For a Secure Investment.

OFFERING SUMMARY

PRICE	\$1,706,784
CAP	6.50%
NOI	\$110,941
PRICE PER SF	\$243.83
GUARANTOR	Corporate

PROPERTY SUMMARY

ADDRESS	1001 E Black Horse Pike Pleasantville, NJ 08232
COUNTY	Atlantic
BUILDING AREA	7,000 SF
LAND AREA	1.51 AC
BUILT	2001



HIGHLIGHTS

- Over 4 Years Remaining on the Corporate Guaranteed Lease
- Advance Auto Parts is an Investment Grade Tenant (BBB) and Operates Over 5,200 Stores in the U.S., Canada, Puerto Rico and Virgin Islands
- Tenant Has Been at This Location Since 2001 and Recently Extended Their Lease Showing Commitment to the Site
- Freestanding Advance Auto Parts Sits on a Large 1.51 Lot and is an Outparcel to Sam's Club Along Black Horse Pike Which Sees a Traffic Count of Over 35,800 VPD
- Strong Demographics With a Population of 44,432 Residents Making an Average Household Income of \$72,968 Within a 3-Mile Radius
- The City Has Had an Increase in Population Year Over Year Since the 2000 and 2010 Census
- Situated 5-Miles South of the Atlantic City International Airport Which Also Houses the New Jersey Air National Guard's 177th Fighter Wing and the U.S. Coast Guard's Coast Guard Air Station
- Located Just 8-Miles From Downtown Atlantic City and the Famous Boardwalk, Casinos, Piers, Beaches and Aquarium; Atlantic City Also Inspired the U.S. Version of Monopoly and is Home of the Miss America Pageant
- Nearby Tenants Include: Sam's Club, Chick-fil-A, Wawa, Walmart Supercenter, Harbor Freight, Taco Bell, T.J. Maxx, McDonald's, AutoZone, PNC Bank, Family Dollar, Western Union, USPS, KFC, Burger King and More



LEASE SUMMARY

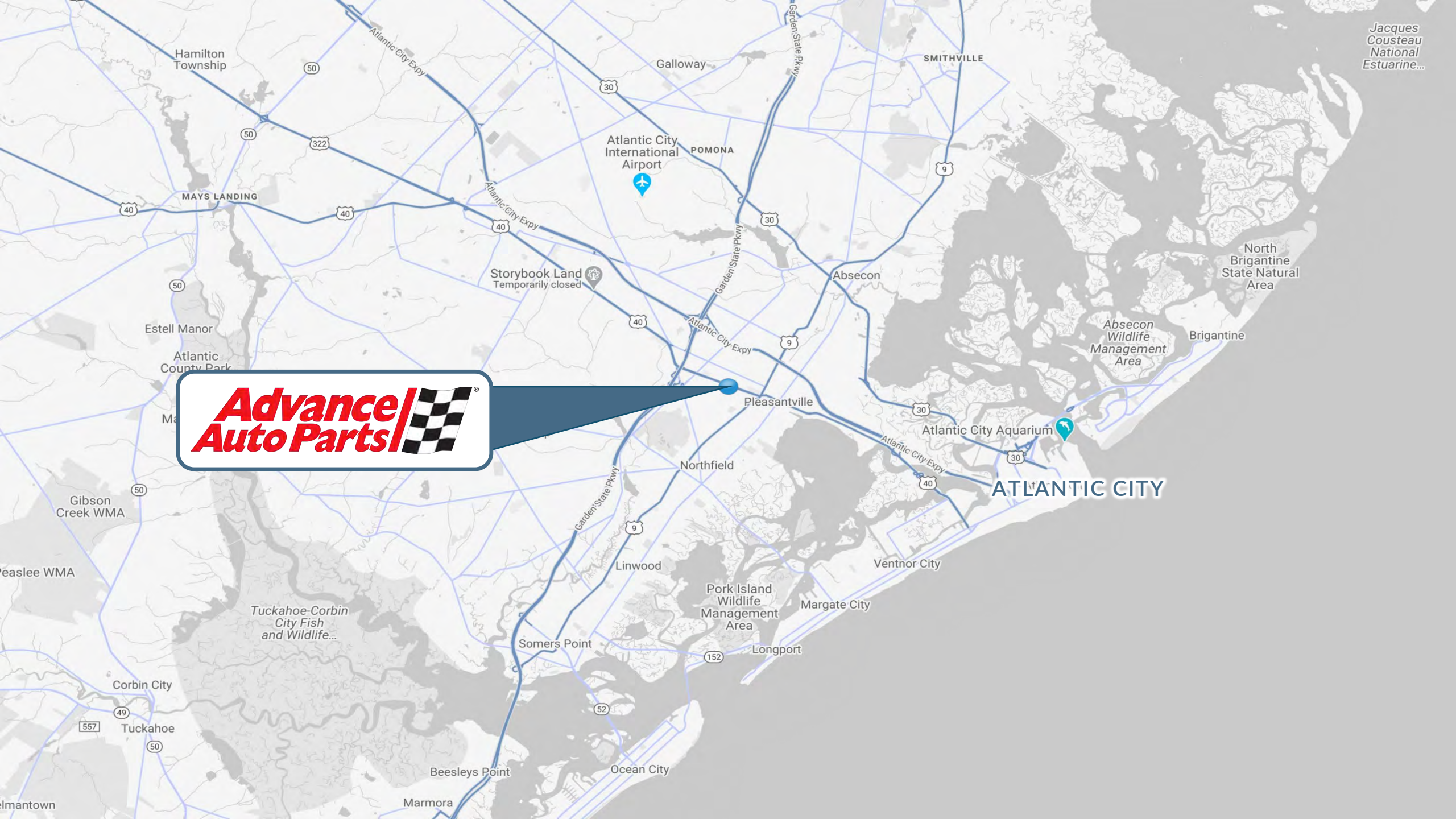
TENANT	Advance Auto Parts
PREMISES	A Building of Approximately 7,000 SF
LEASE COMMENCEMENT	October 14, 2001
LEASE EXPIRATION	December 31, 2024
LEASE TERM	4+ Years Remaining
RENEWAL OPTIONS	1 x 5 Years
RENT INCREASES	9.94% Increase at Option
LEASE TYPE	NN+
PERMITTED USE	Auto
PROPERTY TAXES	Tenant's Responsibility
INSURANCE	Tenant's Responsibility
COMMON AREA	Landlord's Responsibility
ROOF & STRUCTURE	Landlord's Responsibility
REPAIRS & MAINTENANCE	Landlord's Responsibility
HVAC	Shared Between Tenant and Landlord
UTILITIES	Tenant's Responsibility
RIGHT OF FIRST REFUSAL	No

SQUARE FOOTAGE	ANNUAL BASE RENT	RENT PER SF
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7,000 SF	\$110,941	\$15.85
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ACTUAL PROPERTY IMAGES

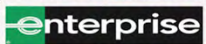


ATLANTIC CITY



Atlantic City
Aquarium

Atlantic City
Boardwalk



Asian
Supermarket



Home
Liquors



E Black Horse Pike





Walmart

Wawa

Ford

Mazda

PENN JERSEY

D'AMATO LAW FIRM
SOUTH JERSEY PERSONAL INJURY LAW CENTER

BAYMONT
INN & SUITES

WINGATE
BY WYNDHAM

SPORT
NEW JERSEY'S RAM DEALERSHIP

Auto
Zone

McDonald's

SPENCER'S

CHOICE
HOTELS

GOODYEAR

40

Home
Liquors

sam's club

Advance
Auto Parts

Garden State Pkwy

40

E Black Horse Pike

Walmart Supercenter Chick-fil'd Residence Inn Marriott Starbucks planet fitness
Howard Johnson WINGATE BY WYNDHAM petco MATTRESS Warehouse
Hampton by Hilton SALLY BEAUTY Wawa
SUBWAY HAND & STONE SUPERCUTS DICKEY'S BARBECUE PIT

Advance Auto Parts

DUNKIN' RITE AID
DOLLAR GENERAL
Exxon metro by T-Mobile

AutoZone
GOODYEAR
McDonald's QUALITY

sam's club

TACO BELL Rainbow BURGER KING
POPEYES
PNC FAMILY DOLLAR
DUNKIN' Kentucky Fried Chicken

ACE Ashley HOMESTORE
Denny's SHERWIN-WILLIAMS

TJ-MAXX DOLLAR TREE
Bank of America DOLLAR GENERAL
goodwill Boscov's Aaron's
Save a lot HARBOR FREIGHT TOOLS
WELLS FARGO golden corral GNC
MATTRESSFIRM

Pizza Hut Retro Fitness
CVS pharmacy BONEFISH GRILL
Pep Boys
jiffy lube
ROYAL FARMS MONRO
verizon Great Clips

NAPA Firestone DUNKIN' McDonald's
7-Eleven TD Bank Rita's
Manhattan BAGEL
Fulton Bank Walgreens

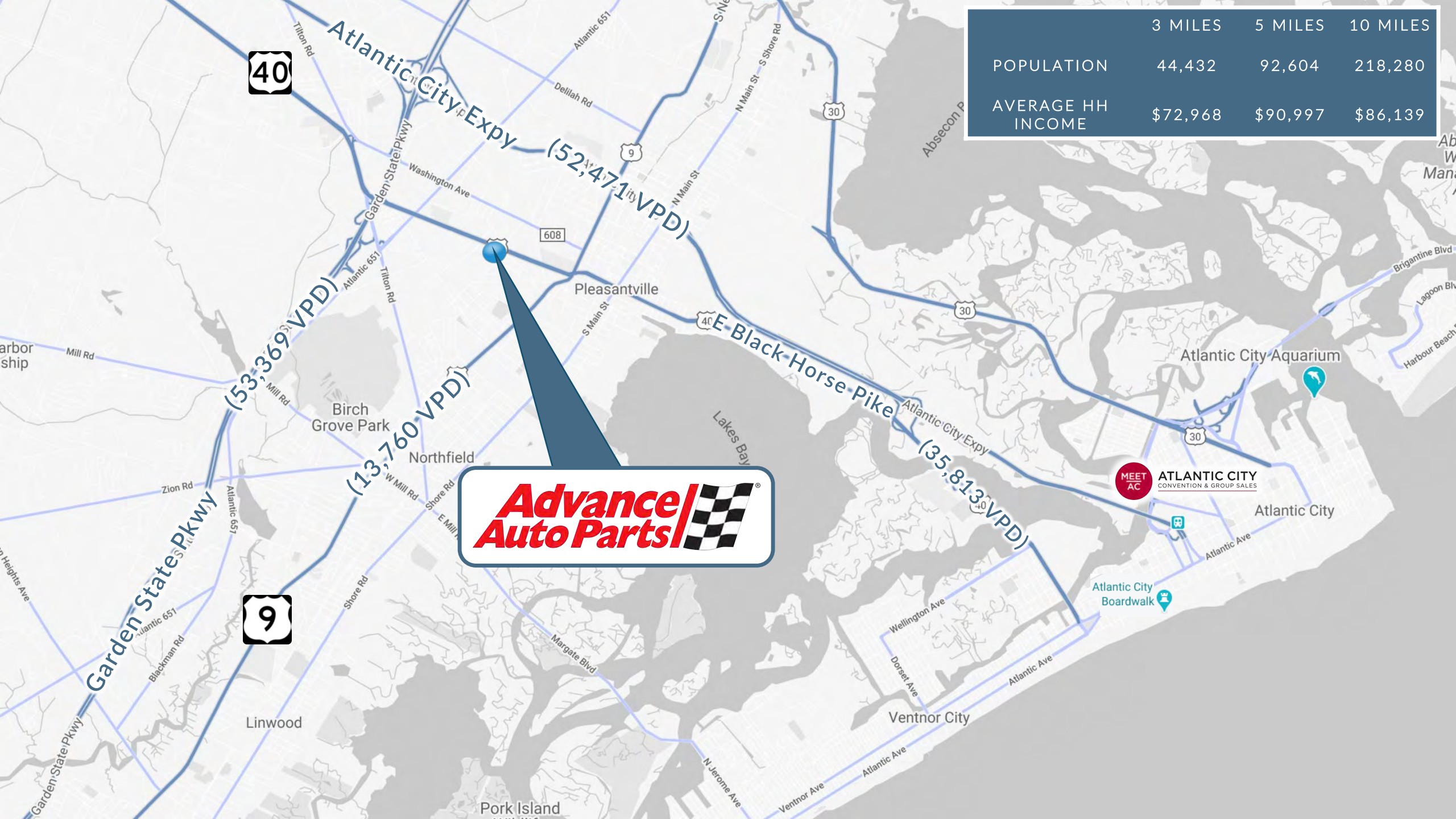
PLEASANTVILLE | ATLANTIC COUNTY | NJ

Pleasantville is a city in Atlantic County in New Jersey. The city is home to over 20,376 residents. Pleasantville is about 6 miles to Atlantic City, New Jersey. Atlantic City is a resort city in Atlantic County, New Jersey, known for its casinos, boardwalk, and beaches. In 2018, the city had an estimated population of about 37,804 residents. It borders Absecon, Brigantine, Pleasantville, Ventnor City, Egg Harbor Township, and the Atlantic Ocean. Atlantic City inspired the U.S. version of the board game Monopoly, especially the street names. Since 1921, Atlantic City has been the home of the Miss America pageant.

The county's main economic factor is tourism. Atlantic City is considered the "Gambling Capital of the East Coast", and currently has nine large casinos. Atlantic City is the seaside gaming and resort capital of the East Coast, hosting over 27 million visitors a year, making it one of the most popular tourist destinations in the United States. More than \$1.7 billion in investments in recent years has enhanced Atlantic City's magnetic appeal with world-renowned casinos resorts and hotels, big name restaurants featuring famous chefs, unique attractions, headline entertainment, luxurious spas, championship golf, elite shopping and more.

Atlantic City is a resort city on New Jersey's Atlantic coast that's known for its many casinos, wide beaches and iconic Boardwalk. Established in the 1800s as a health resort, today the city is dotted with glitzy high-rise hotels and nightclubs. In addition to gambling at slot machines and table games, the casinos offer spa treatments, performances by famous comedy and music acts, and high-end shopping. The iconic 1,000 feet Steel Pier has been around since 1898 and once featured a theater where everyone from The Beatles to Frank Sinatra played at. Built in 1881, Lucy the Elephant is a six-story elephant structure that was originally used as a real estate office and then a bar. Today, you can climb inside for a photographic history of Lucy over the ages and an insane view of the city from her back.





	3 MILES	5 MILES	10 MILES
POPULATION	44,432	92,604	218,280
AVERAGE HH INCOME	\$72,968	\$90,997	\$86,139



TENANT PROFILE

Headquartered in Raleigh, North Carolina, Advance Auto Parts, Inc. is the largest automotive aftermarket parts provider in North America serving both the professional installer and do-it-yourself customers. Advance Auto Parts was founded in 1932 and had 2018 revenue of approximately \$9.6 billion. Advance operates over 5,200 stores, over 100 Worldpac branches and serves approximately 1,300 independently owned Carquest branded stores in the United States, Puerto Rico, the U.S. Virgin Islands and Canada.

Advance Auto Parts employs approximately 74,000 team members and works hard to create an environment of honesty, integrity, mutual trust and dedication. Since their founding by Arthur Taubman in 1932, these values haven't changed. In 2005, Advance Auto Parts purchased Autopart International, Inc. which operates 202 stores along the Atlantic Seaboard. As of 2014, Autopart International still operates as a separate division within Advance Auto. The company is now the largest automotive aftermarket retailer in the United States based on sales and store count. The company premiered on the Fortune 500 list of companies in 2003 at No. 466 and has remained on the list since that time.



COMPANY TYPE
NYSE: AAP



FOUNDED
1932



OF LOCATIONS
5,200+



HEADQUARTERS
Raleigh, NC



WEBSITE
advanceautoparts.com

ADVANCE AUTO PARTS

CONFIDENTIALITY AGREEMENT

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from JDS Real Estate Services, Inc. (JDS) in association with Sands Investment Group (SIG) and should not be made available to any other person or entity without the written consent of JDS & SIG.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, JDS & SIG has not verified, and will not verify, any of the information contained herein, nor has JDS & SIG conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release JDS & SIG and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.





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