



TRINITY
REAL ESTATE INVESTMENT SERVICES



NNN - ADVANCE AUTO PARTS - STRONG REPORTED SALES

120 PIONEER PLACE, RICE LAKE, WI 54868

\$1,473,915

7.0% CAP



RICE LAKE, WI

\$1,473,915 | 7.0% CAP

- Investment Grade Tenant Advance Auto Parts With 4+ Years Remaining
- Strong Upward Trending Sales Reported, Well Above Average Unit Volume
- Great Visibility on Hard Corner Intersection Generating Combined Traffic Counts of 19,900+ VPD
- NNN Lease With Landlord Solely Responsible for Foundation & Structure
- Healthy 5 Mile Demographics of 14,577 Residents & Average Household Income of \$64,628
- Tenant Has Been at Location Since 2005 and Executed First Option, Showing Continual Commitment to Location Site
- Surrounded by Numerous National Tenants Including: Hobby Lobby, Subway, Culvers, KFC, AutoZone, ALDI, Taco Bell, Dollar General & More

EXCLUSIVELY MARKETED BY:

BRAD MOTLEY

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STEELMAN JUAREZ

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PROPERTY DETAILS:

Building Area:	7,000 SF
Land Area:	1.34 AC
Year Built:	2005
Tenant:	Advance Stores Company, Inc. (NYSE: AAP)
Price (Psf):	\$210.56

LEASE OVERVIEW:

Remaining Lease Term:	4+ Years
Rent Commencement:	7/14/2005
Lease Expiration:	7/31/2025
Base Annual Rent:	\$103,174
Lease Type:	NNN
Scheduled Rent Increases:	In Option Periods
Options & Increases:	Two (2), 5-Year; 5%
Insurance:	PAID BY Tenant
Parking Lot Maintenance:	PAID BY Tenant
Property Taxes:	PAID BY Tenant
Structure:	PAID BY Landlord
Roof & HVAC:	PAID BY Tenant







Advance Auto Parts

St. Vincet De Paul Thrift Store

SUBWAY

O'Reilly AUTO PARTS

Lampert Lumber Home Store

HARBOR FREIGHT TOOLS
Quality Tools at Extraordinary Low Prices

verizon wireless

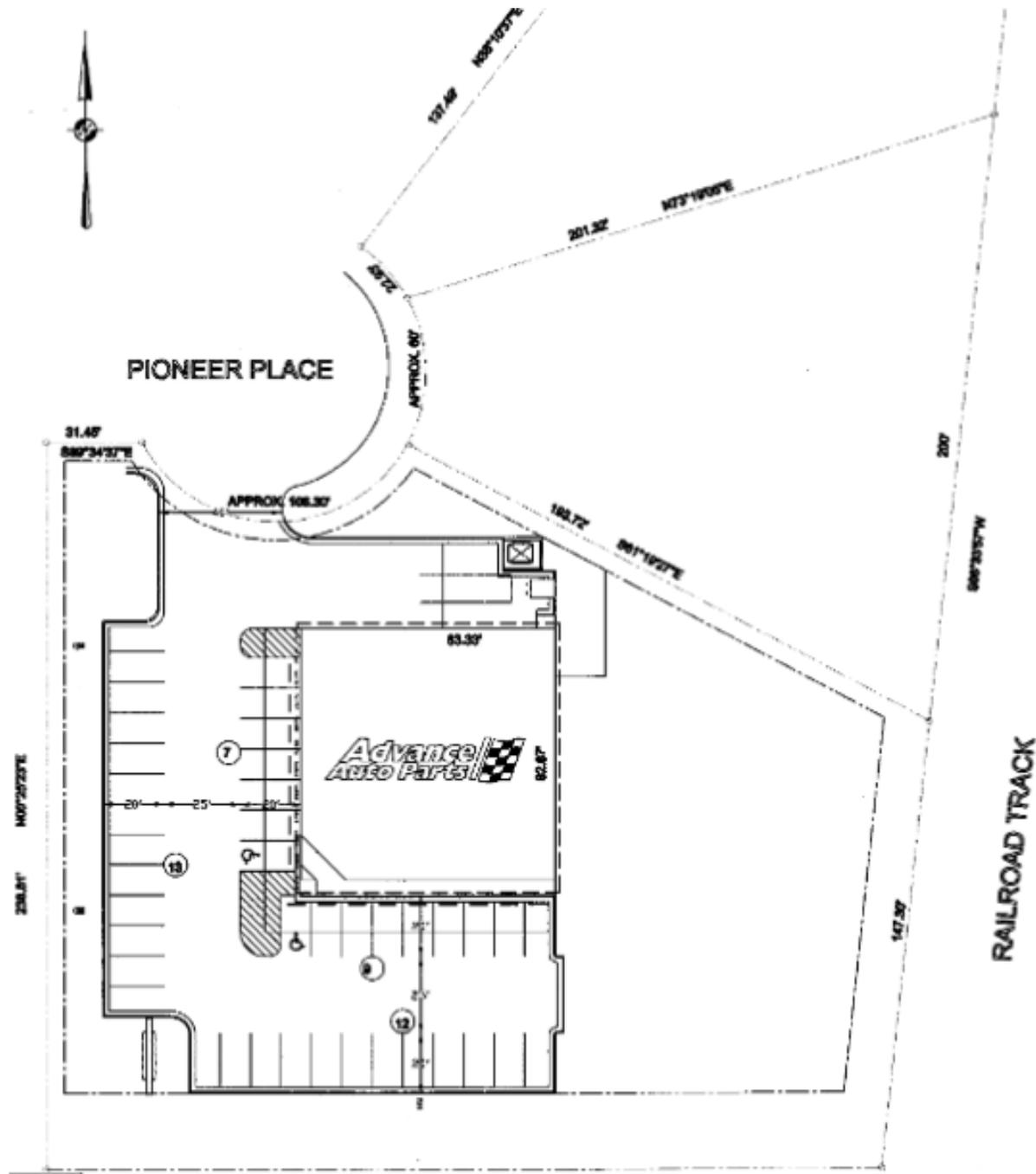
Pet Supplies Plus

Advance Auto Parts

Actual Property



Actual Property





88 Years
of Success



**Publicly
Traded Co.**
NYSE: AAP



**BBB-
S&P Rated**



\$10.65B
Market Cap



5,200+
Locations

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Actual Property

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Actual Property