



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

TRINITYREIS.COM

Actual Property



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

817.980.0512 | b.motley@trinityreis.com

STEELMAN JUAREZ

972.921.8464 | steelman@trinityreis.com

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



Key Demographics 5 Mile



Total Population
2020
14,577



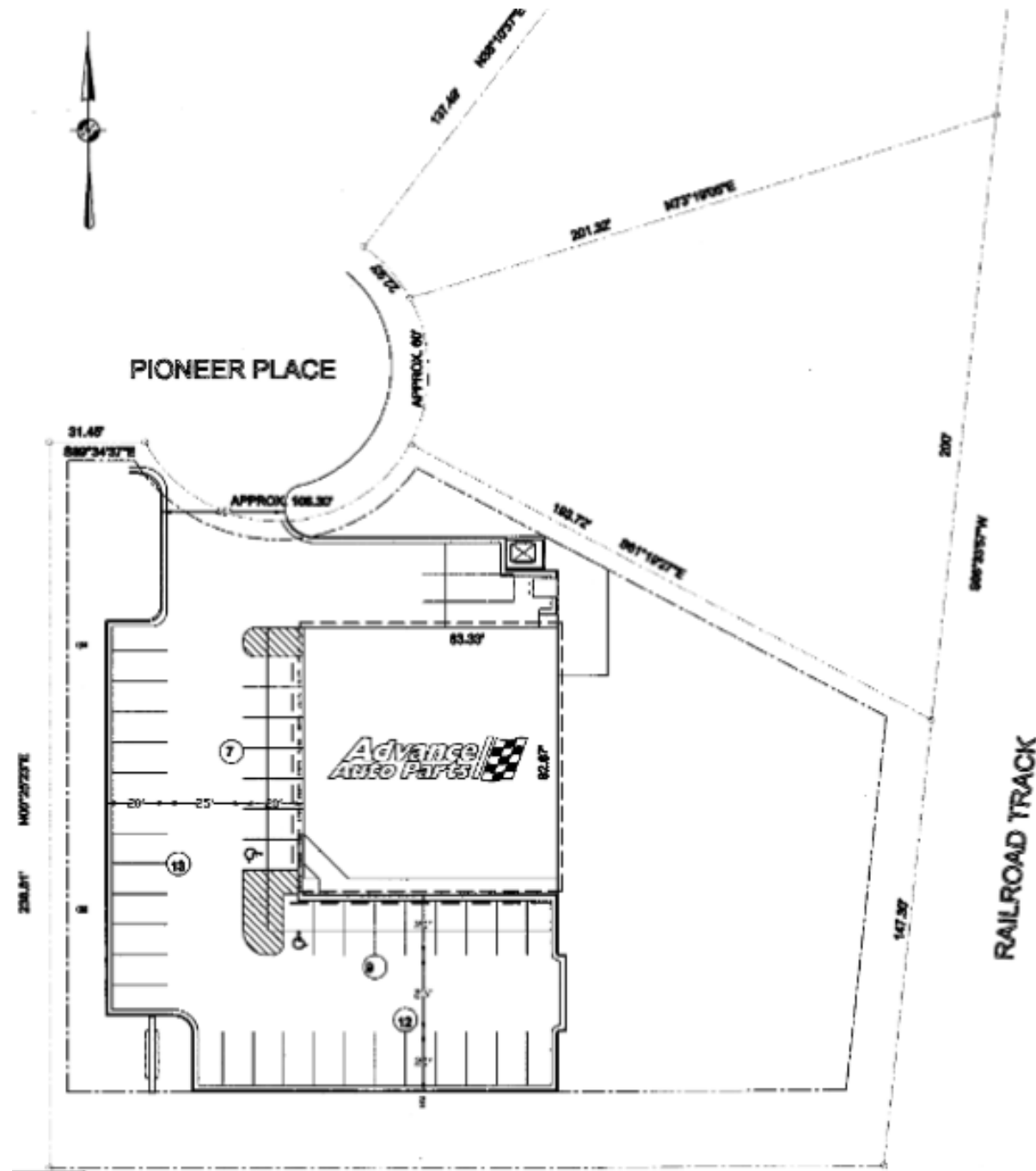
Household Income
Average
\$64,628







Actual Property





**Advance/
Auto Parts**



**88 Years
of Success**



**Publicly
Traded Co.**
NYSE: AAP



**BBB-
S&P Rated**



**\$10.65B
Market Cap**



**5,200+
Locations**

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BROKER OF RECORD

WAYNE SOBCZAK

Realty World - Tiffany Real Estate

WI 29019-90

STEELMAN JUAREZ

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steelman@trinityreis.com

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