



## OFFERING MEMORANDUM

*Advance Auto Parts | New 10-Year Lease Extension*

*775 N US Highway 27,  
Minneola, FL 34715*



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ADVANCED AUTO PARTS  
Minneola, FL  
ACT ID ZAB0310520

FL BROKER OF RECORD:  
Ryan Nee  
License: FL BK3154667



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# INVESTMENT HIGHLIGHTS

**PRICE: \$2,235,227 | CAP: 5.95% | RENT: \$132,996**

- *(NNN) Triple-Net Lease with Zero Landlord Responsibilities*
- *Newly Executed 10-Year Lease Extension*
- *Three Additional Five-Year Options*
- *Corporate Guarantee from Advance Auto Parts*

## ABOUT THE TENANT/BRAND

- *87 Year Legacy of Auto Parts Service, Sales & Quality*
- *Founded on four principles: Value, Reputation, Satisfaction and Respect*
- *Largest Automotive Aftermarket Retailers in the United States based on sales and store count*
- *Credit Rating: BBB-*
- *Parent Company: Advance Auto Parts, Inc.*
- *Serves both the professional installer and do-it-yourself customers*



# Investment Summary

Marcus & Millichap is pleased to present this exclusive listing of a freestanding Advance Auto Parts located at 775 N US Highway 27 in Minneola, FL. The site constructed in 2008 consists of 7,000 rentable square feet of building space and sits on an approximately 1.96 acre parcel of land. Advance Auto Parts is subject to a New 10-Year NNN lease extension. There are three five-year option periods, extending the total possible lease term to 25 Years. Given the growth seen in the Minneola housing market along with continuous expansion of The Villages retirement community, this property provides up-side for any investor long-term.

## About the Tenant

Advance has a long and proud history of serving our customers, communities and Team Members better than anyone else, which is the reason we've remained in business for over 85 years. Advance was founded in 1932 when Arthur Taubman purchased a small chain of home and auto supply stores in Roanoke, VA. At that time, we were known as Advance Stores and sold a wide variety of merchandise, including appliances, televisions and toys. In the 1970s and 1980s, businesses were changing and stores were moving from downtown centers of commerce to malls and other developments. Specialty retailers were becoming increasingly popular. Arthur's son, Nick Taubman, saw these changes and adapted the business based on what Advance's customers were asking for. Under Nick's leadership, Advance focused on what would become our core business: automotive parts and related accessories. The following years provided big growth for Advance Auto Parts. Not only was the company growing, but Advance also underwent acquisitions with Western Auto Supply Company/Parts America and Discount Auto Parts. In 2001, Advance became a publicly traded company, listed as common stock on the New York Stock Exchange (NYSE) under the symbol AAP. Later, Advance acquired a family of brands, including Autopart International, Carquest Auto Parts, and WORLDPAK, which would position us to be a leading automotive aftermarket parts provider.

Advance operates over 5,100 stores in the United States, Canada, Puerto Rico, and Virgin Islands. We operate 127 WORLDPAK branches and serve approximately 1,250 independent Carquest locations. We have 50 Distribution Centers throughout the US and Canada that provide service to all of our store locations. The company has Customer Support Centers in Roanoke, VA and Raleigh, NC. We currently employ over 70,000 Team Members across an array of roles. From front-line sales in our stores and our professional business, to the fast-paced environment of our distribution centers, to supporting our team and customers through the day-to-day business at our Corporate Headquarters, we are a team of individuals with varying interests who come together for one main purpose—to execute our Mission: Passion for Customers ... Passion for Yes!

### General Information

Founded: 1932

Website: <http://www.advance-auto.com>

Headquarters: Raleigh, NC

Number of Locations: 5,200+



# Property Summary

## THE OFFERING

Property	Advance Auto Parts   New 10-Year Lease Extension
Property Address	775 N US Highway 27 Minneola, FL 34715
Price	\$2,235,227
Capitalization Rate	5.95%
Price/SF	\$319.32

## PROPERTY DESCRIPTION

Year Built / Renovated	2008
Gross Leasable Area	7,000 SF
Zoning	Commercial
Type of Ownership	Fee Simple
Lot Size	1.96 Acres

## LEASE SUMMARY

Property Subtype	Net Leased Auto Parts
Tenant	Advance Auto Parts
Rent Increases	10% Each Five Year Option
Guarantor	Corporate Guarantee
Lease Type	NNN
Lease Commencement	January 1, 2021
Lease Expiration	December 31, 2030
Lease Term	10
Term Remaining on Lease (Years)	10.1
Renewal Options	Three Five-Year Options
Landlord Responsibility	None
Tenant Responsibility	Taxes, Insurance, Maintenance
Right of First Refusal/Offer	No

## ANNUALIZED OPERATING INFORMATION

### INCOME

Net Operating Income	\$132,996
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### RENT SCHEDULE

YEAR	ANNUAL RENT	MONTHLY RENT	RENT/SF	CAP RATE
Current	\$132,996	\$11,083	\$19.00	5.95%
Option 1	\$146,320	\$12,193	\$20.90	6.55%
Option 2	\$160,925	\$13,410	\$22.99	7.20%
Option 3	\$177,021	\$14,752	\$25.29	7.92%



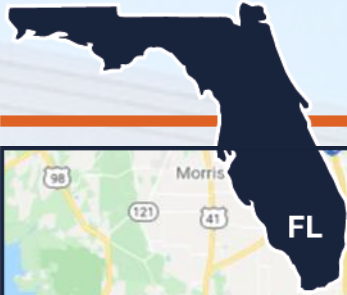


# Property Photos

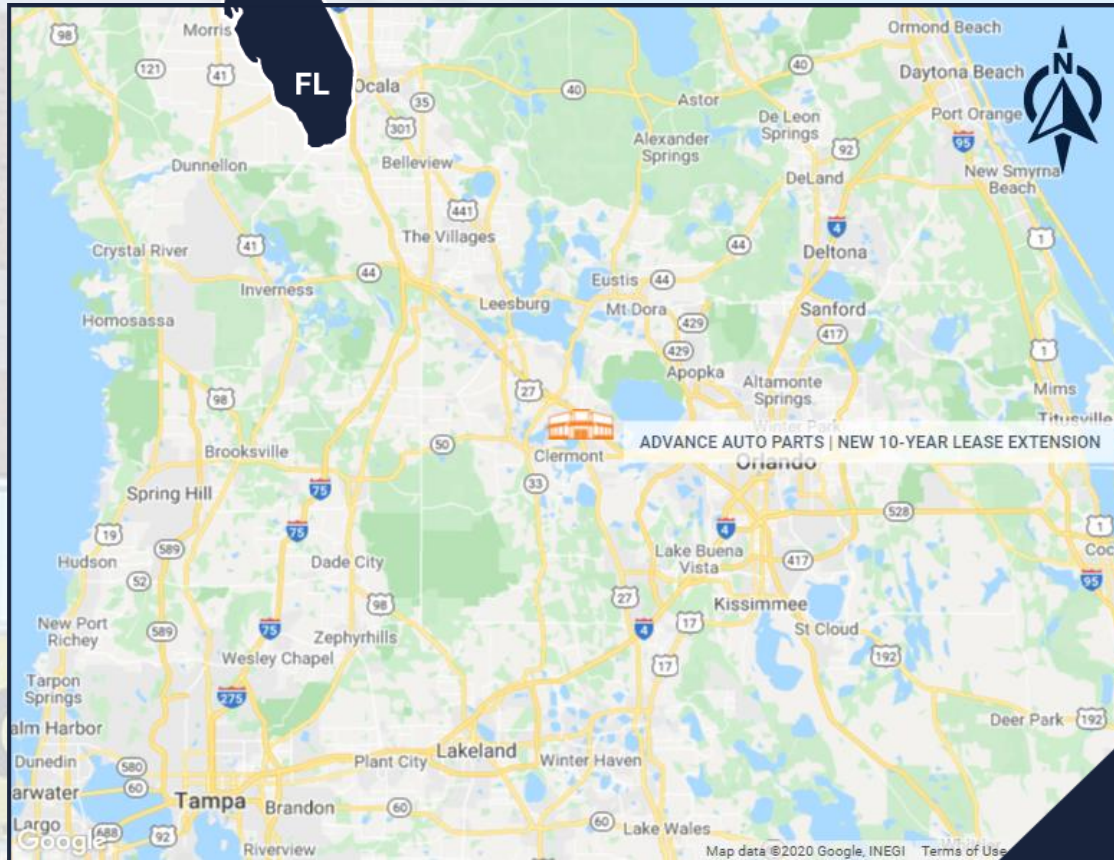




# Regional Map



**776 US-27, Minneola, FL. 34715**



- Triple-Net Lease
- Proximity to Major Retailers
- Excellent Access and Visibility
- Strategic Location on Major Arterial Hwy
- Located on 1.96 Acres of Land
- Strong Residential, Industrial and Trade

*Situated on the main retail corridor in Minneola, Advance Auto Parts caters to an ever evolving community within Lake County. With high-traffic counts, dense demographics and constantly multiplying rooftops, growth is on the horizon in FL.*



**Downtown**



**Public Transportation**



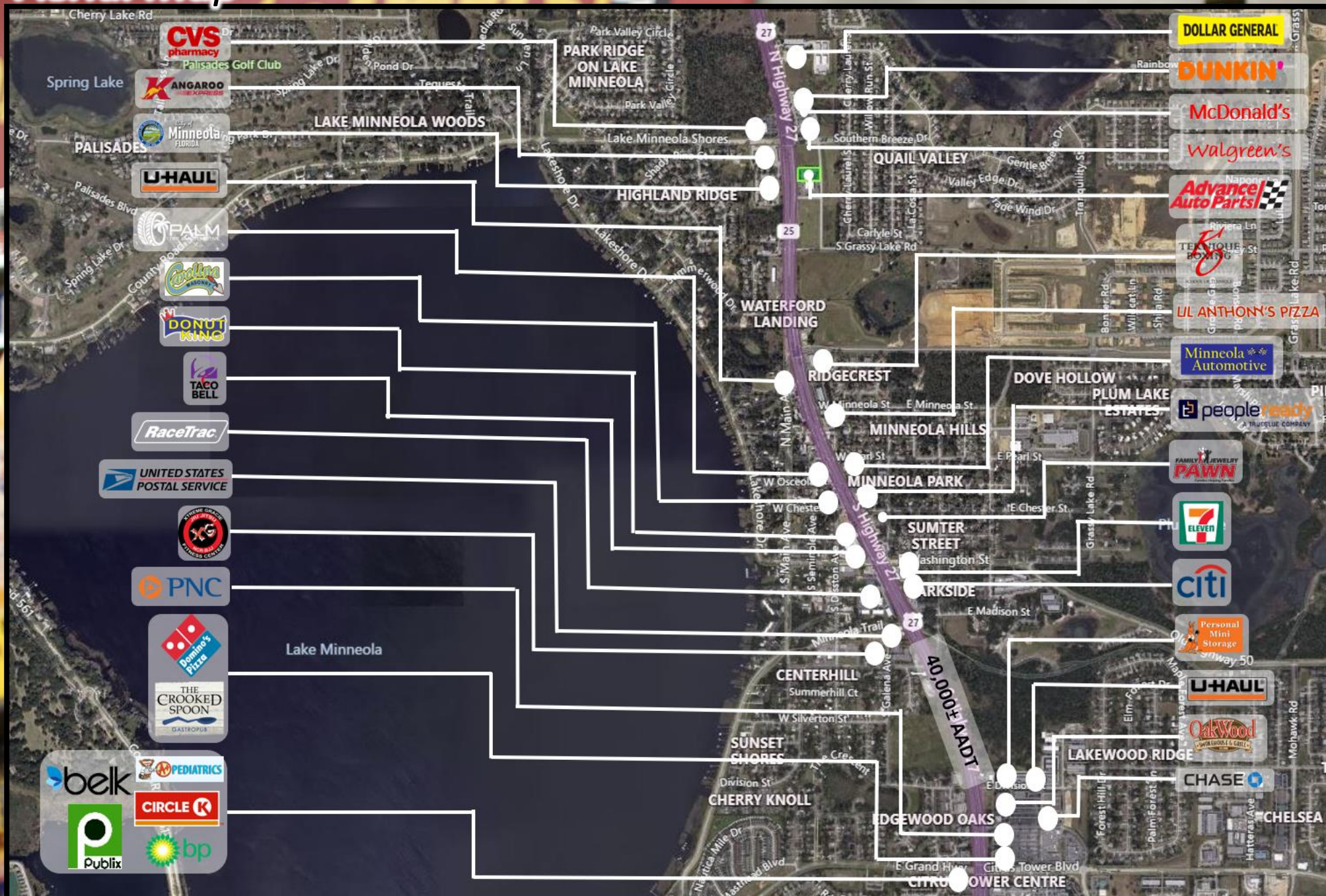
**Major Highway**



**Shopping Center**



# Aerial Map



Representative Photo

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# Marcus & Millichap



# Demographics

Created on November 2020

POPULATION	1 Miles	3 Miles	5 Miles
■ 2025 Projection			
Total Population	6,499	34,361	72,145
■ 2020 Estimate			
Total Population	5,849	31,531	64,737
■ 2010 Census			
Total Population	4,521	25,495	50,341
■ 2000 Census			
Total Population	2,895	13,981	25,656
■ Current Daytime Population			
2020 Estimate	5,039	28,592	57,123
HOUSEHOLDS	1 Miles	3 Miles	5 Miles
■ 2025 Projection			
Total Households	2,281	12,156	26,234
■ 2020 Estimate			
Total Households	2,044	11,107	23,385
Average (Mean) Household Size	2.83	2.70	2.71
■ 2010 Census			
Total Households	1,571	8,928	18,004
■ 2000 Census			
Total Households	1,035	5,123	9,325
■ Occupied Units			
2025 Projection	2,281	12,156	26,234
2020 Estimate	2,133	11,744	24,949
HOUSEHOLDS BY INCOME	1 Miles	3 Miles	5 Miles
■ 2020 Estimate			
\$150,000 or More	6.12%	6.59%	8.08%
\$100,000 - \$149,000	16.50%	16.00%	16.59%
\$75,000 - \$99,999	16.12%	15.76%	16.64%
\$50,000 - \$74,999	24.29%	22.01%	22.08%
\$35,000 - \$49,999	14.51%	13.29%	12.72%
Under \$35,000	22.47%	26.34%	23.88%
Average Household Income	\$77,213	\$74,888	\$79,346
Median Household Income	\$62,868	\$61,254	\$64,490
Per Capita Income	\$26,988	\$26,571	\$28,951

HOUSEHOLDS BY EXPENDITURE	1 Miles	3 Miles	5 Miles
Total Average Household Retail Expenditure	\$76,338	\$74,822	\$77,484
■ Consumer Expenditure Top 10 Categories			
Housing	\$20,246	\$19,862	\$20,508
Transportation	\$15,045	\$14,545	\$15,120
Shelter	\$11,553	\$11,363	\$11,744
Food	\$8,553	\$8,328	\$8,594
Personal Insurance and Pensions	\$7,102	\$6,819	\$7,114
Health Care	\$5,084	\$5,062	\$5,297
Utilities	\$4,184	\$4,090	\$4,211
Entertainment	\$2,897	\$2,803	\$2,934
Household Furnishings and Equipment	\$2,123	\$2,065	\$2,128
Apparel	\$1,722	\$1,695	\$1,732
POPULATION PROFILE	1 Miles	3 Miles	5 Miles
■ Population By Age			
2020 Estimate Total Population	5,849	31,531	64,737
Under 20	30.36%	26.22%	25.29%
20 to 34 Years	18.41%	19.76%	18.75%
35 to 39 Years	7.50%	6.93%	6.78%
40 to 49 Years	14.19%	13.89%	14.16%
50 to 64 Years	18.01%	18.22%	19.35%
Age 65+	11.53%	15.01%	15.66%
Median Age	35.84	37.91	39.40
■ Population 25+ by Education Level			
2020 Estimate Population Age 25+	3,760	21,387	44,568
Elementary (0-8)	1.98%	2.33%	2.29%
Some High School (9-11)	5.00%	5.70%	5.76%
High School Graduate (12)	29.62%	27.90%	28.07%
Some College (13-15)	22.06%	23.96%	23.93%
Associate Degree Only	13.45%	12.54%	11.97%
Bachelors Degree Only	18.67%	17.61%	18.24%
Graduate Degree	8.33%	8.82%	8.87%



# Demographics



## Population

In 2019, the population in your selected geography is 5,849. The population has changed by 102.04% since 2000. It is estimated that the population in your area will be 6,499.00 five years from now, which represents a change of 11.11% from the current year. The current population is 48.19% male and 51.81% female. The median age of the population in your area is 35.84, compare this to the US average which is 38.21. The population density in your area is 1,863.78 people per square mile.



## Households

There are currently 2,044 households in your selected geography. The number of households has changed by 97.49% since 2000. It is estimated that the number of households in your area will be 2,281 five years from now, which represents a change of 11.59% from the current year. The average household size in your area is 2.83 persons.



## Income

In 2019, the median household income for your selected geography is \$62,868, compare this to the US average which is currently \$62,990. The median household income for your area has changed by 25.12% since 2000. It is estimated that the median household income in your area will be \$70,452 five years from now, which represents a change of 12.06% from the current year.

The current year per capita income in your area is \$26,988, compare this to the US average, which is \$34,935. The current year average household income in your area is \$77,213, compare this to the US average which is \$90,941.

Source: © 2019 Experian



## Race and Ethnicity

The current year racial makeup of your selected area is as follows: 72.47% White, 12.47% Black, 0.06% Native American and 2.82% Asian/Pacific Islander. Compare these to US averages which are: 69.84% White, 12.88% Black, 0.20% Native American and 5.75% Asian/Pacific Islander. People of Hispanic origin are counted independently of race.

People of Hispanic origin make up 24.83% of the current year population in your selected area. Compare this to the US average of 18.38%.



## Housing

The median housing value in your area was \$217,057 in 2019, compare this to the US average of \$221,068. In 2000, there were 855 owner occupied housing units in your area and there were 180 renter occupied housing units in your area. The median rent at the time was \$572.



## Employment

In 2019, there are 1,178 employees in your selected area, this is also known as the daytime population. The 2000 Census revealed that 62.57% of employees are employed in white-collar occupations in this geography, and 37.03% are employed in blue-collar occupations. In 2019, unemployment in this area is 2.71%. In 2000, the average time traveled to work was 32.00 minutes.



# About Minneola

*Over time, the picturesque Indian designations of the majority of the local waters in Lake County have been forgotten, but with respect to the name “Minneola,” the town carries on the Indian Interpretation of “much water.”*

*Shortly after the Civil War, Captain William G. Smith became the first settler to the area. News of the beautiful region grew; thus a slow, steady influx of settlers began homesteading the area. Henry Wilson arrived in 1881, and planted a flourishing grove; which eventually became Minneola’s most famous mainstay.*

*In 1882, Mr. George W. Hull, of Duluth, MN, settled on nearly 200-acres bordering what was then known as “Cow House Lake.” The following year, the parties established the first post office, and served as the first postmasters. Mr. Hull was later credited for founding Minneola, as it was his idea to layout a town site overlooking the shores of the lake.*



*In 1884, Mr. Hull was instrumental in obtaining the survey and map of the town of Minneola. Both the town and the lake were named Minneola, a name Mr. Hull’s wife had chosen. The town plat was recorded in Sumterville, as Minneola was then part of Sumter County.*

*The town continued to experience steady growth, attracting new residents and winter tourists. Minneola was incorporated in 1926, with Archibald A. Pitt serving as the first major. As the community grew, so did support for new businesses and industry, thus a sawmill, brickyard, drugstore, church, grocery store, hospital and railroad, were all established.*

*The current emphasis is to concentrate on further growth and development. Enormous expansion efforts, both residential and commercial, continue to yield considerable population growth. Central Florida’s mild winters contribute to Minneola’s appeal, making it a very desirable place to reside. Highway 27 intersects the city, providing not only a major corridor, but also convenient access to several bordering cities. With a major metropolitan area, an international airport, and major tourist attractions only a short-distance away, Minneola has much to offer.*





Marcus & Millichap

***EXCLUSIVE NET LEASE OFFERING***

