



Marcus & Millichap
THE DOUGHERTY TEAM



AUTO PARTS

1431 Lycoming Mall Circle, Muncy, PA



*Representative Signage

Exclusive Offering

www.DoughertyTeam.com

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THE DOUGHERTY TEAM

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Lycoming Crossing

2.32M Annual Visitors

five BELOW **OLD NAVY** **RED BATH & BEYOND** **dressbarn**
Michael's **petco** **ULTA** **verizon**
MATTRESS FIRM **AspenDental**



TARGET
1.27M
Annual Visits



I-180 (31,879 VPD)





1431 Lycoming Mall Circle, Muncy, PA





Lycoming Mall Cir





1431 Lycoming Mall Circle, Muncy, PA



Lycoming Mall
1.32M Annual Visitors



Lycoming Crossing
2.32M Annual Visitors







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INVESTMENT ANALYSIS

INVESTMENT OVERVIEW

NAPA AUTO PARTS | MUNCY, PA



\$1,049,783
PRICE

6.00%
CAP

\$62,987
RENT

LEASE SUMMARY

Tenant	NAPA Auto Parts - Rakoski Enterprises, Inc.
Address	1431 Lycoming Mall Circle, Muncy, PA 17756
Leasable Area	8,168 SF
Lot Size	1.52 Acres
Year Built/Renovated	1996 / 2020
Lease Type	Modified Net (See Lease Abstract)
Roof and Structure	Landlord is Responsible
Base Lease Term	(10) Years
Lease Commencement	10/1/2020
Lease/ Rent Expiration	9/30/2030
Term Remaining	(9) Years
Rent Increases	5% Increase in Year 6
Options	One, (5) Year Option
Option Notice	(8) Months

ANNUALIZED OPERATING DATA

Term	Dates	Base Rent	PSF	Increase
Years 1-5 (Current)	10/1/2020 - 9/30/2025	\$72,000	\$8.81	-
Years 6-10	10/1/2025 - 9/30/2030	\$75,600	\$9.26	5%
Option Terms				
Years 11-15	10/1/2030 - 9/30/2035	To Be Determined		

OPERATING EXPENSES

Income	
Scheduled Base Rent	\$72,000
Operating Expenses	
Real Estate Taxes*	\$8,013
Insurance	\$1,000
Total Expenses	\$9,013
Net Operating Income	\$62,987

*Based on Assessed Value of \$644,220 (2020 & 2021)



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LEASE ABSTRACT

NAPA AUTO PARTS | MUNCY, PA



Tenant	Rakoski Enterprises, Inc.
Square Footage	8,168 SF
Commencement Date	October 1, 2020
Expiration Date	September 30, 2030
Initial Term	(10) Year Base Term
Option Notice	Tenant to provide notice not later than February 1, 2030
Estoppel/SNDA	Tenant agrees to subordinate this Lease
Taxes	Landlord is responsible for Real Estate Taxes; Tenant shall be responsible for increases over Base Year (2020)
Insurance	Landlord is responsible for comprehensive general liability & fire, casualty, and extended coverage insurances; Tenant is responsible for comprehensive general liability & all-perils casualty insurances
CAM	Tenant is responsible for CAM Expenses
Utilities	Tenant is responsible for all Utilities Expenses
Roof & Structure	Tenant shall maintain the Roof & Structure; in the event the aforementioned items are determined not to be in working condition, Landlord shall be responsible for repairs & replacement
Parking Lot	Landlord shall be responsible for Parking Lot seal coating & striping
HVAC (Maint & Replacement)	Tenant shall maintain the HVAC systems & repairs up to (\$75) per incident; in the event the HVAC is determined not to be in working condition, Landlord shall be responsible for repairs of over (\$75) per incident & replacement
Permitted Use	Tenant shall use the Premises for the sale and display of retail auto parts, and such accessories that go with this type of business being conducted by the Tenant
Sales Reporting	Tenant shall provide Landlord with the last (2) years financial statements and/or tax returns
Assignment Note	Tenant may not assign Lease without Landlord's consent; in event of assignment, Tenant will remain liable for its obligations under this Lease

INVESTMENT HIGHLIGHTS

NAPA AUTO PARTS | MUNCY, PA



PRICE: \$1,049,783 | CAP: 6.00% | RENT: \$62,987

About The Investment:

- Newly Executed, NAPA Auto Parts Lease with over (9) Years remaining on Lease Term
- In-Place Rent Schedule provides for a hedge against inflation with a (5%) Rent Escalation in Lease Year 6
- The Property features 1.52 Acres of Land & an 8,168 Square Foot Building that underwent renovations in 2020
- Outparcel to Lycoming Mall (Sam's Club Anchored Center) seeing annual foot traffic counts of 1.32M and Lycoming Crossing Shopping Center (Target Anchored Center) seeing annual foot traffic counts of 2.32M people (Placer.ai)

Location Highlights:

- Centralized Pennsylvania Location – Subject Property is approximately 80 Miles from both Harrisburg & Scranton and (3) Hours distance from Philadelphia
- Accessibility - NAPA Auto Parts is situated just off Interstate-180, which sees average traffic counts of (32K) vehicles per day & U.S. Route 220 generating approximately (9K) vehicles per day
- National, Credit Retailers – The Site is surrounded by National Retailers including Target, DICK's Sporting Goods, Old Navy, McDonald's, Bed Bath & Beyond, and others
- Stable Middle-Class Demographics – Average Household Income is \$74,557 across 71,724 residents in a (10)-mile trade radius
- Major Economic Drivers – Subject Site benefits from its proximity to major submarket traffic generators including the East Lycoming School District & Williamsport Regional Airport (51,000 Annual Passengers)

Tenant & Brand Highlights:

- Background – The company was founded in 1925 and now operates 57 Distribution Centers, 6,000 NAPA Auto Parts stores, & more than 15,000 NAPA AutoCare and AutoCare Collision Centers throughout the United States
- Tenant Status – The firm's parent company, Genuine Parts Company (NYSE: GPC) is a BBB Investment Grade Credit Rating (S&P) and is ranked #173 on the Fortune 500
- Track Record – The brand has Annual Revenues in excess of \$16.5 Billion & has facilities across (14) countries
- Company Growth – Genuine Parts Company has shown significant investment in its NAPA Auto Parts brand, having continued store openings Year over Year



SITE OVERVIEW

NAPA AUTO PARTS | MUNCY, PA



1431 Lycoming Mall Circle, Muncy, PA

ADDRESS



1996/2020
YEAR BUILT



8,168 SF
LEASABLE AREA



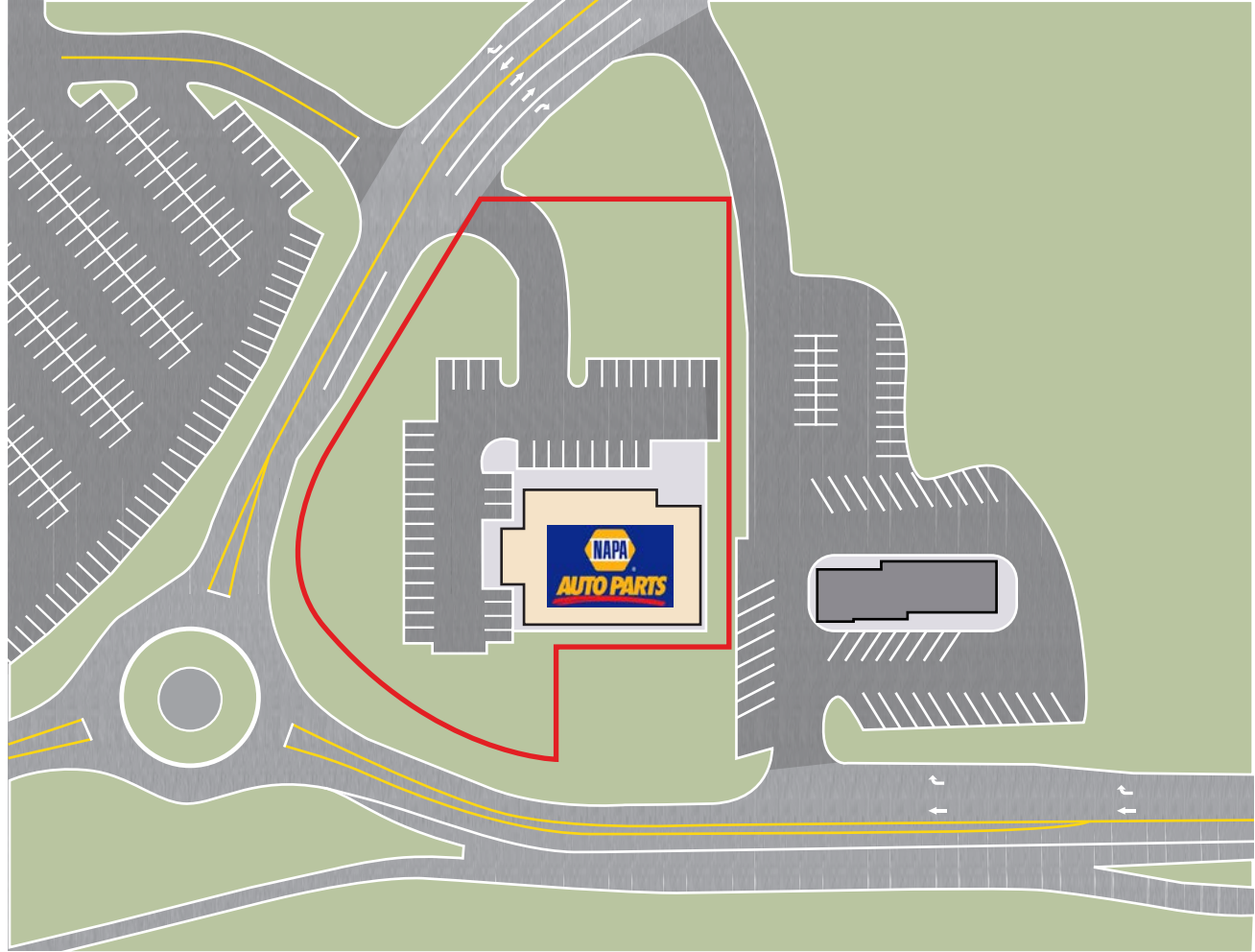
1.52 Acres
LAND AREA



43
PARKING SPACES



32,000 VPD
TRAFFIC COUNTS (I-180)



NEARBY RETAILERS





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TENANT OVERVIEW

TENANT OVERVIEW

NAPA AUTO PARTS | MUNCY, PA



Representative Image



Atlanta, GA

Headquarters

1925

Founded

16,000+/-

Locations

napaonline.com

Website

About Napa:

The National Automotive Parts Association (NAPA), also known as NAPA Auto Parts, founded in 1925, is an American retailers' cooperative distributing automotive replacement parts, accessories and service items in North America. There are over 6,000 NAPA Auto Parts stores across the United States. 1,142 NAPA stores are owned by Genuine Parts Company, and the remainder are independently owned. 15,000 NAPA AutoCare repair facilities are in operation which provide vehicle maintenance and repair services.

Outside the United States, NAPA operates in Canada through the UAP (United Auto Parts) division of Genuine Parts Company and NAPA Autopro repair facilities in Canada, Mexico and other locations throughout the Caribbean and Latin America. NAPA carries over 500,000 items, including automotive replacement parts, paint and refinishing supplies, automotive accessories, farm and marine supplies, tools and equipment, and heavy duty parts. NAPA also operates a parts repackaging company known as Balkamp.



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LOCATION OVERVIEW




LOCATION OVERVIEW

NAPA AUTO PARTS | MUNCY, PA








17,263
Population
within a 5 mile radius


6,603
Households
within a 5 mile radius


\$74,866
AVG. HH Income
within a 5 mile radius

EDUCATION

School Name	Students Enrolled
 Pennsylvania College of Technology	5,465
 East Lycoming School District	1,636
 Lycoming College	1,140
 Canton Area School District	910

MAJOR TRANSPORTATION

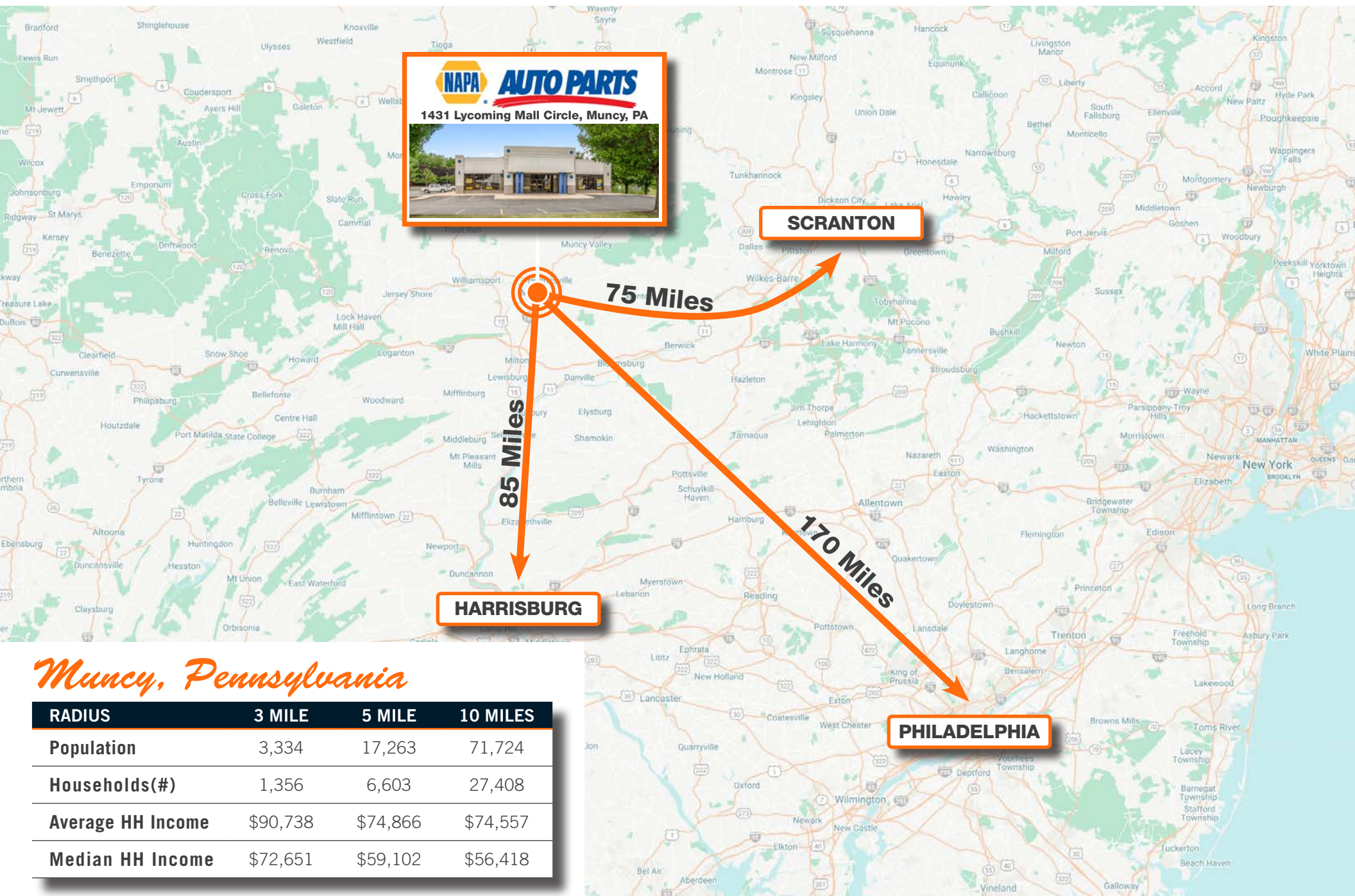


TOP EMPLOYERS



REGIONAL MAP

NAPA AUTO PARTS | MUNCY, PA





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