

ADVANCE AUTO PARTS

LORAIN (CLEVELAND MSA), OH

BERKELEY
CAPITAL ADVISORS



IN COOPERATION WITH
PARASELL INC.
OHIO RE LICENSE NO.:
2020005946

BERKELEY

CAPITAL ADVISORS

BERKELEYCAP.COM

704.379.1980

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704.714.2365

IN COOPERATION WITH

SCOTT REID & PARASELL INC.

OHIO RE LICENSE NO.: 2020005946

949.942.6585

BROKER@PARASELLINC.COM

LOCATION MAP



2025 Broadway Avenue
Lorain, OH 44052
Cleveland MSA



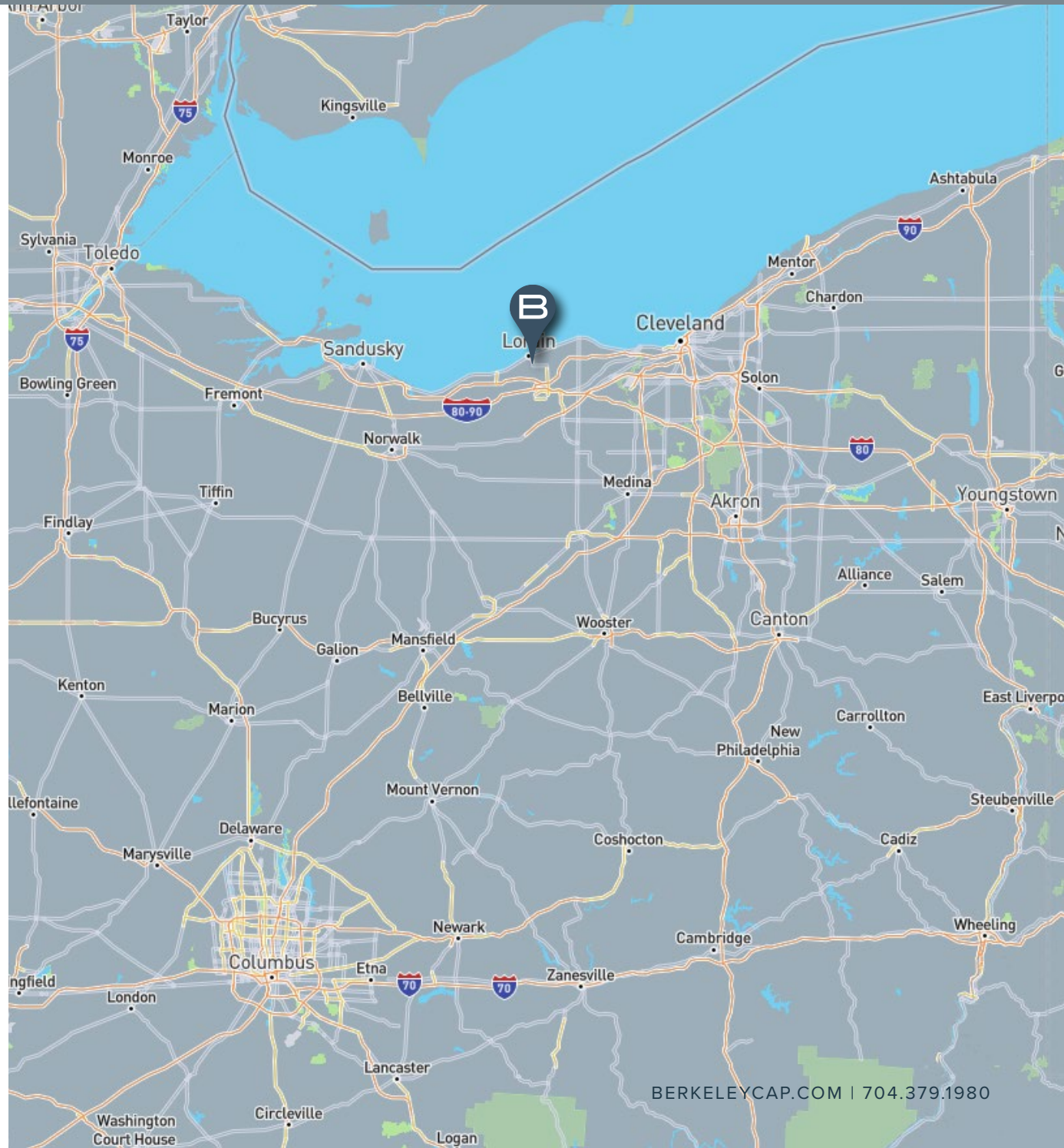
48K+

The site benefits from its proximity to
OH-2, with 48,962 VPD.



132K+

The surrounding population within
15 minutes of the property is
132,922 people.



INVESTMENT OVERVIEW

PROPERTY	Advance Auto Parts
TENANT	Advance Auto Stores, Inc.
ADDRESS	2025 Broadway Avenue Lorain (Cleveland MSA), OH 44052
NOI	\$83,475
RENT INCREASES	7.22% in Option 1 & 7% in Options 2 & 3
RENT COMMENCEMENT	April 13, 2004
RENT EXPIRATION	June 30, 2031
LEASE TYPE	NN - Structure*
ORIGINAL LEASE TERM	15 Years
LEASE TERM REMAINING	10 Years
OPTIONS	Three, 5-Year**
RIGHT OF FIRST REFUSAL	None

*Tenant reimburses for property taxes.

**Tenant has exercised two early extensions of the lease with the most recent in 2021.
The tenant moved the rent expiration from December 2025 to June 2031.

PROPERTY DETAILS



7,000
Square Feet



0.72
Acres



2004
Year Built



21
Parking Spaces

RENT SCHEDULE

LEASE YEAR	START	END	ANNUAL RENT	% INCREASE
EXTENDED TERM	-	6/30/2031	\$83,475	-
OPTION 1	7/1/2031	6/30/2036	\$89,505	7.2%
OPTION 2	7/1/2036	6/30/2041	\$95,771	7.0%
OPTION 3	7/1/2041	6/30/2046	\$102,475	7.0%

ASKING PRICE

\$1,415,000
5.90% CAP RATE

PROPERTY OVERVIEW

PROPERTY HIGHLIGHTS

- Tenant has exercised two early extensions of the lease with the most recent in 2021.
- Signalized corner parcel at the intersection of Henderson Dr & Broadway | Combined 19,686 VPD
- Investment-grade tenant | Advance Stores Company, Inc. | More than 4,800 stores | Baa2/BBB-
- Long operating history showing commitment to this location | Operating at location since 2004
- Approx. 2 minutes from the entrance of US Steel Corp | 950-acre industrial site serving as a main port for US Steel on Lake Erie
- Attractive parcel size | 0.72 acres | Fully useable
- 7.22% rent increase in Option 1 and 7% each option thereafter
- Less than 10 minutes from Mercy Regional Medical Center of Lorain | 338 beds
- Strong density of schools within a 2-mile radius | More than 3,600 grade school students
- Large industrial presence within a 2.5-mile radius | More than 5.2M SF
- Approx. 15 minutes from Lorain County Community College | 13,000+ students
- Less than 40 minutes from Cleveland CBD

DEMOGRAPHIC SNAPSHOT*

*FOR DETAILED DEMOGRAPHICS, PLEASE CLICK [HERE](#)

132,922

2020 Population
Within Fifteen Minutes

\$65,379

2020 Average Household
Income Within Fifteen Minutes





Longfellow Middle School & Park
371 students



Larkmoor Elementary School
409 students



E ERIE AVE - 11,291 VPD



Washington Elementary
413 students
General Johnnie
Wilson Middle School
449 students



Lorain High School/
Lorain Community College
5,000 students



Highland Park Blvd

Pearl Ave

Shington Ave

Henderson Dr

Dakota Ave

Leavitt Rd 58

611

6

LAKE ERIE

BLACK RIVER



TENANT OVERVIEW



Advance Auto Parts, Inc. provides automotive replacement parts, accessories, batteries, and maintenance items for domestic and imported cars, vans, sport utility vehicles, and light and heavy duty trucks. Advance Auto Parts, Inc. operates its stores under the Advance Auto Parts, Autopart International, Carquest, and Worldpac brand names.

As of January 2, 2021, it operated 4,806 stores and 170 branches in the United States, Puerto Rico, the U.S. Virgin Islands, and Canada; and served 1,277 independently owned Carquest branded stores in Mexico, the Bahamas, Turks and Caicos, and the British Virgin Islands. The company was founded in 1929 and is based in Raleigh, North Carolina.

BAA2/BBB-

CREDIT RATING

AAP

NYSE TICKER SYMBOL

\$10.7B

TOTAL REVENUE

\$13.04B

MARKET CAP

4,806

TOTAL LOCATIONS

40,000

TOTAL EMPLOYEES



MARKET OVERVIEW - CLEVELAND, OH



CLEVELAND TOP 5 EMPLOYERS

CLEVELAND CLINIC	35,326 EMPLOYEES
UNIVERSITY HOSPITALS	17,711 EMPLOYEES
U.S. OFFICE OF PERSONNEL	12,125 EMPLOYEES
CUYAHOGA COUNTY	7,414 EMPLOYEES
CITY OF CLEVELAND	6,828 EMPLOYEES

\$19M \$\$

ANNUAL VISITORS TO
CLEVELAND, GENERATING **\$9.4B**
IN TOTAL ECONOMIC IMPACT

3.5K 

DOWNTOWN CLEVELAND JOBS
ADDED OVER THE PAST 5 YEARS

\$8B 

IN INVESTMENTS COMPLETED AND
PLANNED FOR REBUILDING OF
NEIGHBORHOODS

5 FORTUNE
1000

FORTUNE 1000 COMPANIES ARE
HEADQUARTERED IN CLEVELAND

\$16B \$\$

INVESTED IN RECENT COMMUNITY
INFRASTRUCTURE IMPROVEMENTS

1.3K 

BEDS AT THE CLEVELAND CLINIC
HEALTH SYSTEM MAIN CAMPUS



42%

OF DOWNTOWN
CLEVELAND RESIDENTS
HOLD A BACHELOR'S
DEGREE



11,824 STUDENTS
ATTEND CASE WESTERN
RESERVE UNIVERSITY

DEMOGRAPHICS & TRAFFIC COUNTS

POPULATION	5 MINS	10 MINS	15 MINS
2025 Projection	29,965	75,248	135,917
2020 Population	29,853	74,151	132,922
2010 Census	30,109	72,682	127,662
2000 Census	34,545	78,571	131,055
2020-2025 Annual Rate	0.07%	0.29%	0.45%
2010-2020 Annual Rate	-0.08%	0.20%	0.39%
2000-2010 Annual Rate	-1.36%	-0.78%	-0.26%
HOUSEHOLDS			
2025 Total Households	11,739	30,750	55,878
2020 Total Households	11,653	30,170	54,429
2010 Households	11,618	29,168	51,617
2000 Households	12,833	30,174	50,812
2020-2025 Annual Rate	0.15%	0.38%	0.53%
2010-2020 Annual Rate	0.03%	0.33%	0.52%
2000-2010 Annual Rate	-0.99%	-0.34%	0.16%
2020 AVG. HH INCOME	\$45,059	\$55,650	\$65,379



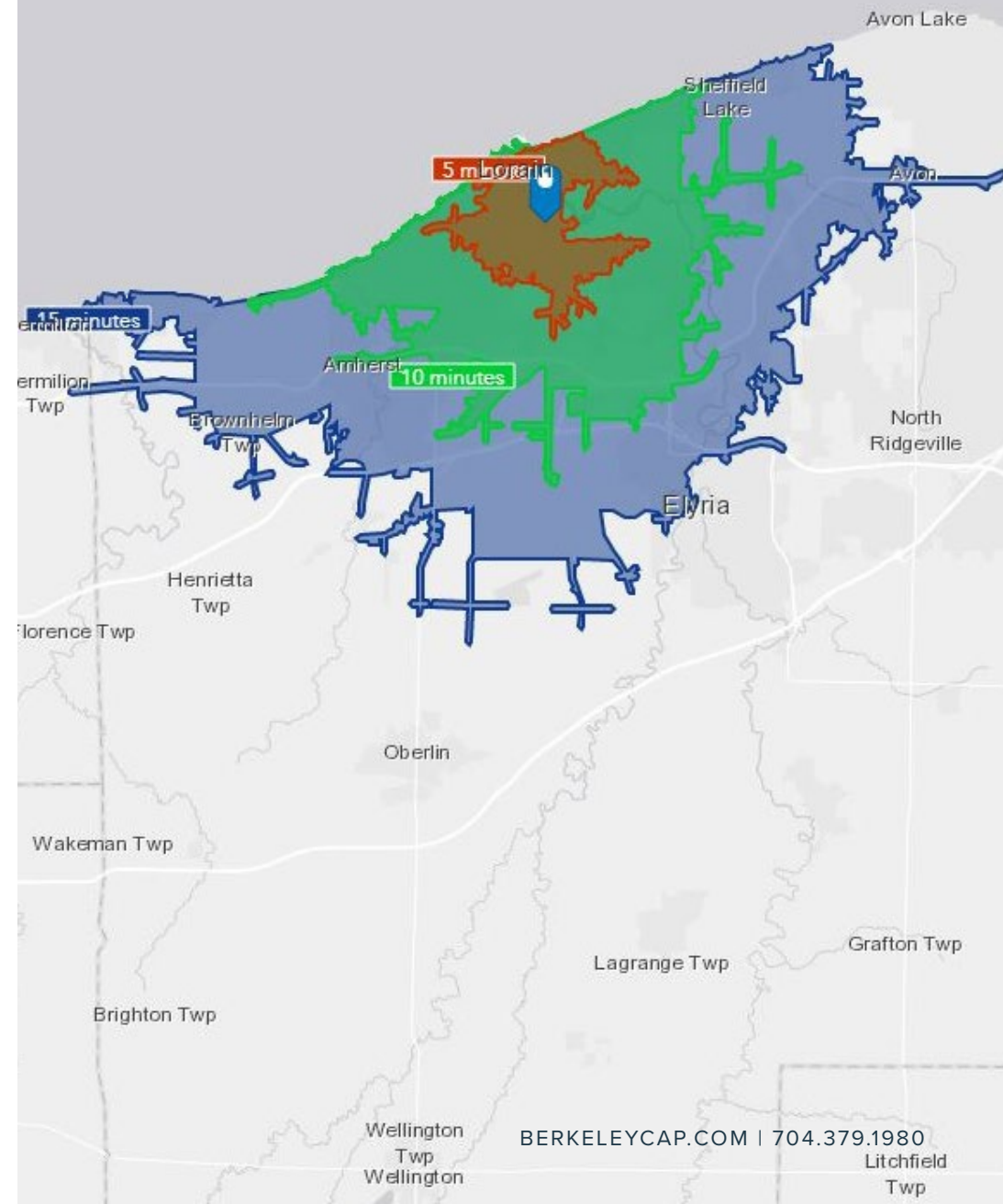
TRAFFIC
COUNTS

10,010 VPD

ON BROADWAY AVE

11,291 VPD

ON E ERIE AVE
WITHIN 1.3 MILES



CONFIDENTIALITY DISCLAIMER

Berkeley Capital Advisors, LLC ("BCA") has been authorized by the owner of the subject property (the "Seller") to present you with this marketing package. This is a confidential package intended solely for your own limited use and benefit, as a principal, in considering whether you desire to pursue negotiations to acquire the subject property.

Your receipt and acceptance of this package serves to acknowledge your agreement to: (1) hold the information and materials contained herein, and the offering they represent, in the strictest of confidence; (2) not disclose, directly or indirectly, the information and materials contained herein, or the offering they represent, to any other person, firm or entity without prior written authorization from BCA or the Seller; (3) not use the information and materials contained herein in any fashion or manner detrimental to the interest of BCA or the Seller; (4) not disturb any tenants in possession of the subject property nor reveal to them the offering this package represents.

This marketing package was prepared by BCA and it has been reviewed by representatives of the Seller. The information and materials contained herein are selective and limited in nature, and neither BCA nor the Seller purports this to be an all-inclusive report on the subject property. Within this package, certain leases, documents and other materials are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements involved, nor do they purport to constitute a legal analysis of the provisions of those documents. Interested and qualified prospective purchasers will be afforded an opportunity to review additional information and to inspect the subject property, and all such prospective purchasers should conduct their own independent due diligence.

This package is based in part upon information supplied by the Seller and in part upon information obtained by BCA from sources believed to be reliable. All income, expense and/or investment projections contained herein are provided for general reference purposes only, in that they are based on assumptions relating to the general economy, competition and other factors beyond the control of BCA and the Seller, and all such projections are therefore subject to variation. This package shall not be deemed an indication of the state of affairs of the subject property, nor constitute an indication that there has been no change in the business or affairs of the subject property since the date of preparation of this package.

Neither BCA, the Seller, nor any of their respective officers, employees or agents, has made or does make any representation or warranty, expressed or implied, as to the accuracy or completeness of this package or any of its contents, and no legal commitments or obligations shall arise by reason of this package or its contents.

BCA and the Seller expressly reserve the right, at their sole discretion, to alter or amend the terms of this offering, to reject any or all expressions of interest or offers to acquire the subject property and/or to terminate discussions with any entity at any time with or without notice. The Seller shall have no legal commitment or obligation to any entity reviewing this package or making an offer to acquire the subject property unless and until a written agreement for such acquisition has been fully executed, delivered and approved by the Seller and any conditions to the Seller's obligations thereunder have been satisfied or waived.

Parties seeking to act in a third-party brokerage capacity must register their client(s) with BCA prior to receiving or dispersing any marketing information. BCA will not recognize any third-party brokerage relationships without first receiving and approving such written client registration, nor will BCA or the Seller be obligated for any brokerage claims which may result, regardless of such broker's involvement in procuring a purchaser for the subject property.

This package is the property of BCA. Photocopying, re-typing or other duplication of the information and materials contained herein is expressly prohibited. The information contained within this package and the offering of the subject property may not be announced, posted or otherwise publicized in any electronic media (such as, by way of example only, any Internet or "broadcast facsimile" communications).

If, after reviewing this package, you have no further interest in acquiring the subject property at this time, please return this package in its entirety to BCA. Likewise, if the terms contained in this Confidentiality & Disclaimer section are not acceptable to you, please immediately return this package to BCA.

AGENT'S DUTIES

When you contract with a real estate firm to act as your agent in a real estate transaction, the agent must help you obtain the best price and terms possible, whether you are the buyer or seller. The agent also owes you the duty to:

- Safeguard and account for any money handled for you
- Act with reasonable skill, care and diligence
- Be loyal and follow reasonable and lawful instructions
- Disclose to you any information which might influence your decision to buy or sell

Even if the agent does not represent you, the agent must still be fair and honest and disclose to you all "material facts" which the agent knows or reasonably should know. A fact is "material" if it relates to defects or other conditions affecting the property, or if it may influence your decision to buy or sell. This does not require a seller's agent to disclose to the buyer the minimum amount the seller will accept, nor does it require

AGENTS WORKING WITH SELLERS

A seller can enter into a "listing agreement" with a real estate firm authorizing the firm and its agent(s) to represent the seller in finding a buyer for his property. The listing agreement should state what the seller will pay the firm no matter who finds the buyer.

The listing firm may belong to a listing service to expose the seller's property to other agents who are members of the service. Some of those agents may be working with buyers as buyers' agents; others will be working with buyers but still representing the sellers' interests as an agent or "subagent". When the buyer's agents and seller's subagents desire to share in the commission the seller pays to the listing firm, the listing agent may share the commission with the seller's permission.

AGENTS WORKING WITH BUYERS

A buyer may contract with an agent or firm to represent him (as a buyer's agent), or may work with an agent or firm that represents the seller (as a seller's agent or subagent). All parties in the transaction should find out at the beginning who the agent working with the buyer represents.

If a buyer wants a buyer's agent to represent him in purchasing a property, the buyer should enter into a "buyer agency agreement" with the agent. The buyer agency agreement should state how the buyer's agent will be paid. Unless some other arrangement is made which is satisfactory to the parties, the buyer's agent will be paid by the buyer. Many buyer agency agreements will also obligate the buyer to pay the buyer's agent no matter who finds the property that the buyer purchases.

A buyer may decide to work with a firm that is acting as agent for the seller (a seller's agent or subagent). If a buyer does not enter into a buyer agency agreement with the firm that shows him properties, that firm and its agents will show the buyer properties as an agent or subagent working on the seller's behalf. Such a firm represents the seller (not the buyer) and must disclose that fact to the buyer.

The terms and conditions stated in this Confidentiality & Disclaimer section apply and relate to all of the sections of this package as if stated independently therein.

Prospective purchasers of the subject property are hereby notified that Berkeley Capital Advisors, and its agents, are acting in the capacity of a "Seller's Agent" during the course of this offering, and as such are solely representing the interests of the Seller.

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