



OFFERING MEMORANDUM

Actual Property

ADVANCE AUTO PARTS - NN LEASE - 5.75% CAP

280 CAMPBELLSVILLE BYPASS, CAMPBELLSVILLE, KY 42718

FORD KILBORN
405.706.6904
ford@trinityreis.com





CAMPBELLSVILLE, KY

\$1,186,960 | 5.75% CAP

- NN Advance Auto Parts With 7+ Years Remaining
- Healthy 5-Mile Demographics of 20,328 Residents With Anticipated Positive Growth Rates
- Multiple Points of Entry Along Campbellsville Bypass, Generating 10,532 VPD
- Large Concrete Parking Lot
- Located in Dense Retail Corridor, Across the Street From Lowe's Anchored Retail Center
- Campbellsville University (2,450+ Students) Drives Additional Customer Traffic to Area
- Advance Auto Parts has an S&P Credit Rating of BBB
- Part of 2-Unit Advance Auto Parts Portfolio - Available Individually or Together - Contact Agent for Further Details

EXCLUSIVELY MARKETING BY:

FORD KILBORN

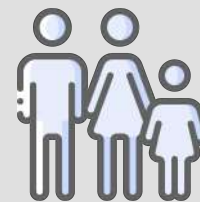
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INVESTMENT OVERVIEW:

Base Annual Rent:	\$68,250
Rent Per SF:	\$9.75
Rent Commencement Date:	1/1/1993
Lease Expiration Date:	12/31/2028
Lease Term Remaining:	7+ Years
Lease Type:	NN
Type of Ownership:	Fee Simple



Advance Auto Parts, Inc. (NYSE: AAP) Reports an Average Annual Revenue of \$9.6B+



Headquartered in North Carolina, AAP Serves Both Professional Installers & DIY Customers



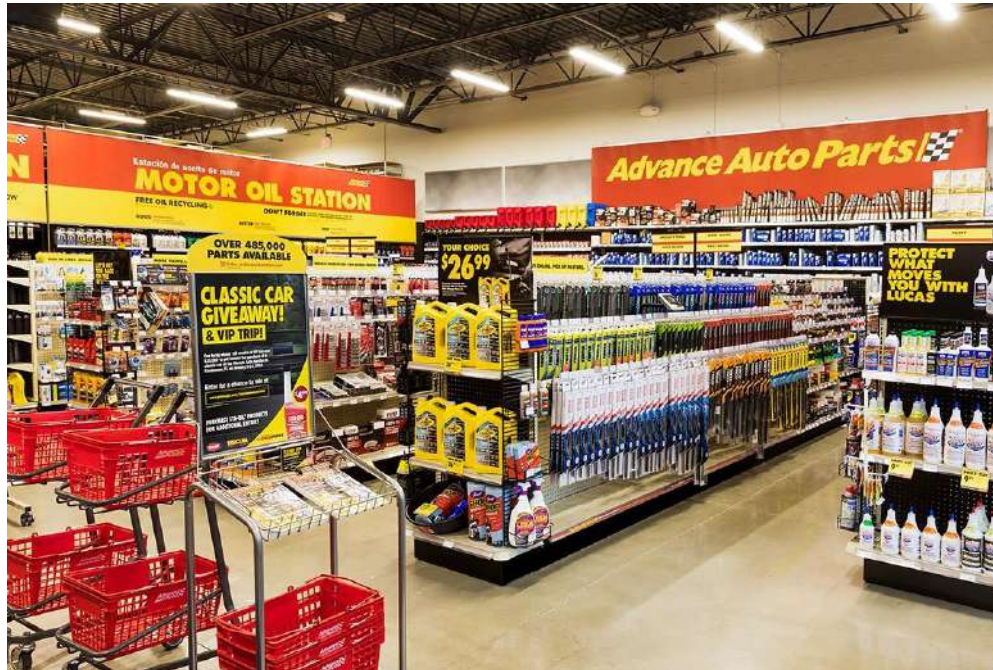
As a Fortune 500 Company, Advance Auto Parts has a Market Value of \$6.5M+

PROPERTY DETAILS:

Building Area:	7,000 SF
Land Area:	1.19 AC
Year Built:	1993
Guarantor:	Advance Auto Parts (NYSE: AAP)
Price Per SF:	\$169.57

ANNUALIZED OPERATING DATA

	Term	Annual Rent	Rent Per SF	Cap Rate
Primary Term	3/3/1993 - 12/31/2028	\$68,250	\$9.75	5.75%
Two (2), 5-Year Options 7.69% & 14.29% Increase	1/1/2029 - 12/31/2033	\$73,500	\$12.92	6.19%
	1/1/2034 - 12/31/2038	\$84,000	\$13.71	7.08%



RESPONSIBILITIES BREAKDOWN

TAXES & INSURANCE

PAID BY **TENANT**

Taxes: Tenant shall reimburse Landlord for all real estate taxes, assessments or other governmental charges

Insurance: Landlord shall keep the leased premises insured by loss or damage by fire, with extended coverage, to the full replacement value thereof.

PARKING LOT

PAID BY **LANDLORD**

Landlord shall maintain and repair the access easement and parking lot, sidewalks and all other areas of the leased premises that are not structurally a part of the building.

ROOF & STRUCTURE

PAID BY **LANDLORD**

Landlord shall maintain and keep in good order and repair the roof, guttering and downspouts, the structural walls and foundation.

HVAC

PAID BY **LANDLORD/TENANT**

Tenant shall maintain and repair the heating/air; however, if, as and to the extent that there are major breakdowns over \$250 the Tenant and Landlord will split evenly.

TOTAL POPULATION



	1 Mile	3 Mile	5 Mile
2010 Census	4,382	14,689	18,534
2021 Estimated	5,012	16,617	20,328
2026 Projected	5,176	17,132	20,853

POPULATION GROWTH



	1 Mile	3 Mile	5 Mile
2010 - 2021	14.38%	13.13%	9.68%
2021 - 2026	3.27%	3.10%	2.58%

HOUSEHOLD INCOME



	1 Mile	3 Mile	5 Mile
Median	\$36,337	\$37,070	\$39,763
Average	\$45,866	\$51,688	\$53,690

Demographic data provided by CoStar

5 MILE RADIUS OF SUBJECT PROPERTY

82 Miles to
Louisville

81 Miles to
Lexington

**Advance/
Auto Parts**

RETAIL MAP

280 CAMPBELLSVILLE BYPASS | CAMPBELLSVILLE, KY





RETAIL MAP

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Actual Property



Actual Property



Actual Property

TENANT OVERVIEW

280 CAMPBELLVILLE BYPASS | CAMPBELLVILLE, KY



**Advance
Auto Parts**



**92 Years
of Success**



**Publicly
Traded Co.**
NYSE: AAP



BBB
S&P Rated



\$13.03B
Market Cap



5,200+
Locations

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Actual Property

TRINITY

REAL ESTATE INVESTMENT SERVICES

EXCLUSIVELY MARKETED BY

FORD KILBORN

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BROKER OF RECORD

BRIAN BROCKMAN

Bang Realty, Inc

KY #204982

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