

FOR SALE

Advance Auto Parts Rochester



OFFERING SUMMARY:

1764 Broadway Ave South Rochester, MN

Sale Price: \$2,700,000 (\$335 per SF)

Total SF: 8,036 SF

NOI: \$155,254 (\$19.32 per SF)

Tenant has occupied the space since 2006.

Cap Rate: 5.75%

Outline:

Excellent tenant in an excellent location. Advance Auto Parts is one of the most dominant discount auto parts suppliers in the united states boasting well over 5,000 locations.

- Tenant has occupied the building since 2006
- Yrs 11-19 \$12,937.83 April 1, 2016 - March 21, 2025
- 1st Option \$13,584.73 April 1, 2025 - March 31, 2030
- Rochester is one of the hottest real estate markets in MN and home to Mayo Clinic
- NNN lease structure with investment grade tenant traded on NYSE (AAP) Stock price is up 49% over the last 5 years
- Management limited

Parcel
REAL ESTATE

Tenant:

Advance Auto Parts

Information

Long term national
credit worthy tenant.

NNN Retail

CONTACT:

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Renderings & Photos:

Renewal Options

Yrs 1-10 \$11,497.67

Yrs 11-19 \$12,937.83

1st Option \$13,584.73

2nd Option \$14,263.96

3rd Option \$14,977.16

Period Start/End

April 1, 2006 - March 31, 2016

April 1, 2016 - March 21, 2025

April 1, 2025 - March 31, 2030

April 1, 2030 - March 31, 2035

April 1, 2035 - March 31, 2040



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