



NAPA AUTO PARTS

62240 Bailey Road - Barnesville, OH 43713

NAPA AUTO PARTS - BARNESVILLE, OH

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SECTION 1

INVESTMENT OVERVIEW

EXECUTIVE SUMMARY

PROPERTY OVERVIEW

Sands Investment Group is Pleased to Present Exclusively For Sale the 5,240 Napa Auto Parts Located at 62240 Bailey Road in Barnesville, OH. This Deal Includes a Triple Net (NNN) Lease That Has a Long Term Operating History at the Location and Offers Little Landlord Attention, Providing For a Secure Investment.

Sale Price	\$680,000
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OFFERING SUMMARY

Cap Rate:	8.38%
NOI:	\$57,000
Price / SF:	\$129.77
Guarantor:	Corporate

BUILDING INFORMATION

Street Address:	62240 Bailey Road
City, State, Zip:	Barnesville, OH 43713
County:	Belmont
Building Size:	5,240 SF
Lot Size:	1 Acres
Year Built:	1977



INVESTMENT HIGHLIGHTS



PROPERTY HIGHLIGHTS

- **Corporately-Guaranteed Investment Property:** NAPA Auto Parts (Genuine Parts Company), the Largest Global Auto Parts Network
- **NNN Lease Offers Little Landlord Attention:** Tenant Responsible For Taxes, Insurance, Utilities and For All Day-to-Day Maintenance of the Grounds, Including Snow Plowing and Trash Removal
- **Long Term History:** Genuine Parts Co. (NAPA) Has Been at the Property Since 2016 and This Property Has Been an Automotive Staple in the Community Since 1977
- **Property:** Industrial Warehouse Located Off of Ohio Highway 147 on the Main Drag Situated in Between the Towns of Barnesville, OH and Bethesda, OH
- **Essential Business:** Open and Paying Rent Throughout the Pandemic
- **Store Performance:** NAPA Auto Parts Historically Performs Very Well in Recessionary Environments Due to Increase in Age of Vehicles and DIY Repairs



SECTION 2

LEASE ABSTRACT

LEASE SUMMARY



LEASE ABSTRACT

Tenant:	NAPA Auto Parts (Genuine Parts Co.)
Premises:	5,240 SF
Base Rent:	\$57,000
Rent Per SF:	\$10.88
Lease Commencement:	11/01/2016
Lease Expiration:	04/30/2025
Lease Term:	2 Years Remaining
Renewal Options:	1 x 3 Year
Rent Increases:	None
Lease Type:	Triple Net (NNN)
Use:	Automotive
Property Taxes:	Tenant's Responsibility
Insurance:	Tenant's Responsibility
Common Area:	Tenant's Responsibility
Roof & Structure:	Landlord's Responsibility
Repairs & Maintenance:	Tenant's Responsibility
HVAC:	Landlord's Responsibility
Utilities:	Tenant's Responsibility
Right Of First Refusal:	None
Guarantor:	Corporate

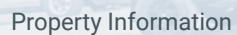


SECTION 3

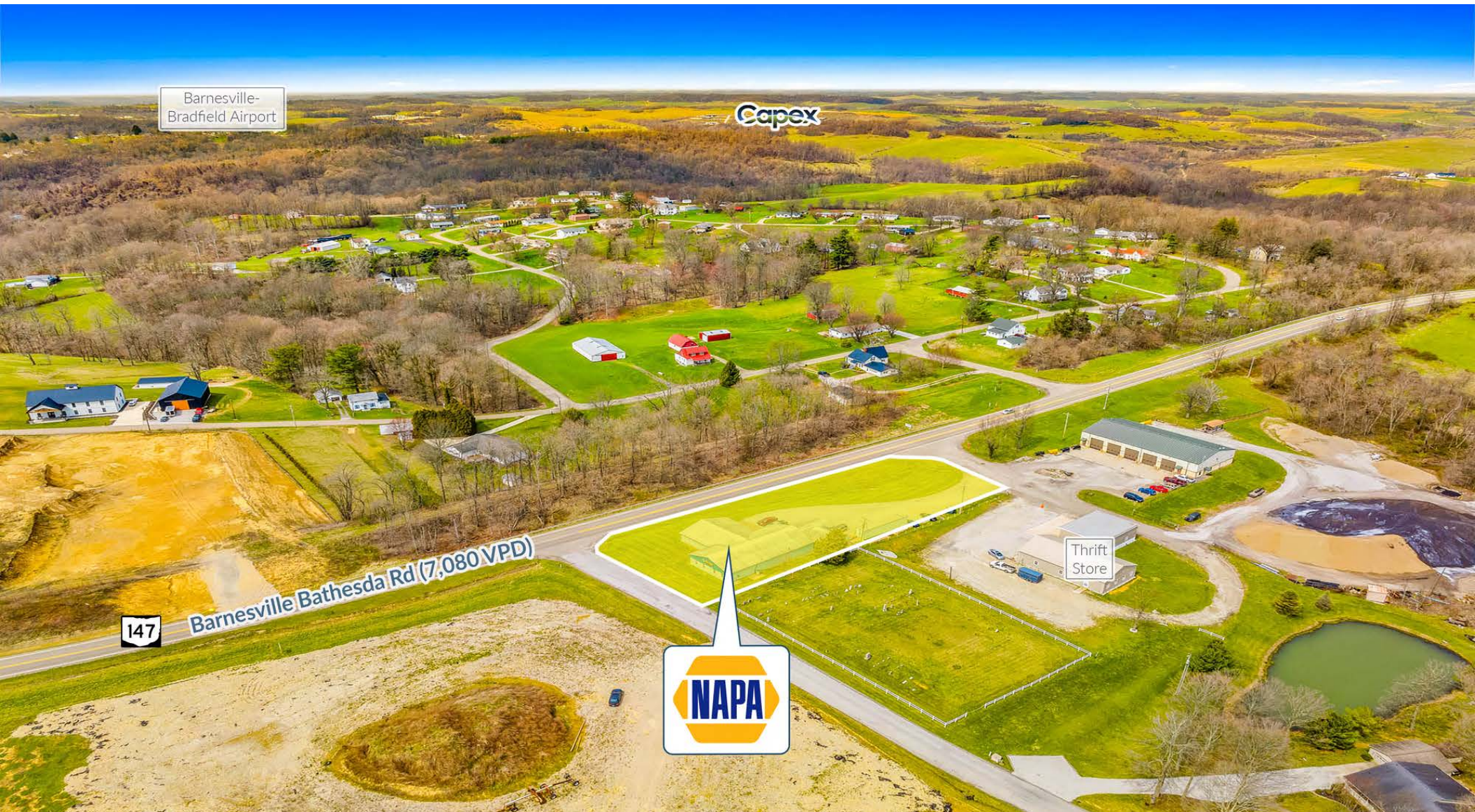
PROPERTY INFORMATION

PROPERTY IMAGES





AERIAL MAP



RETAILER MAP



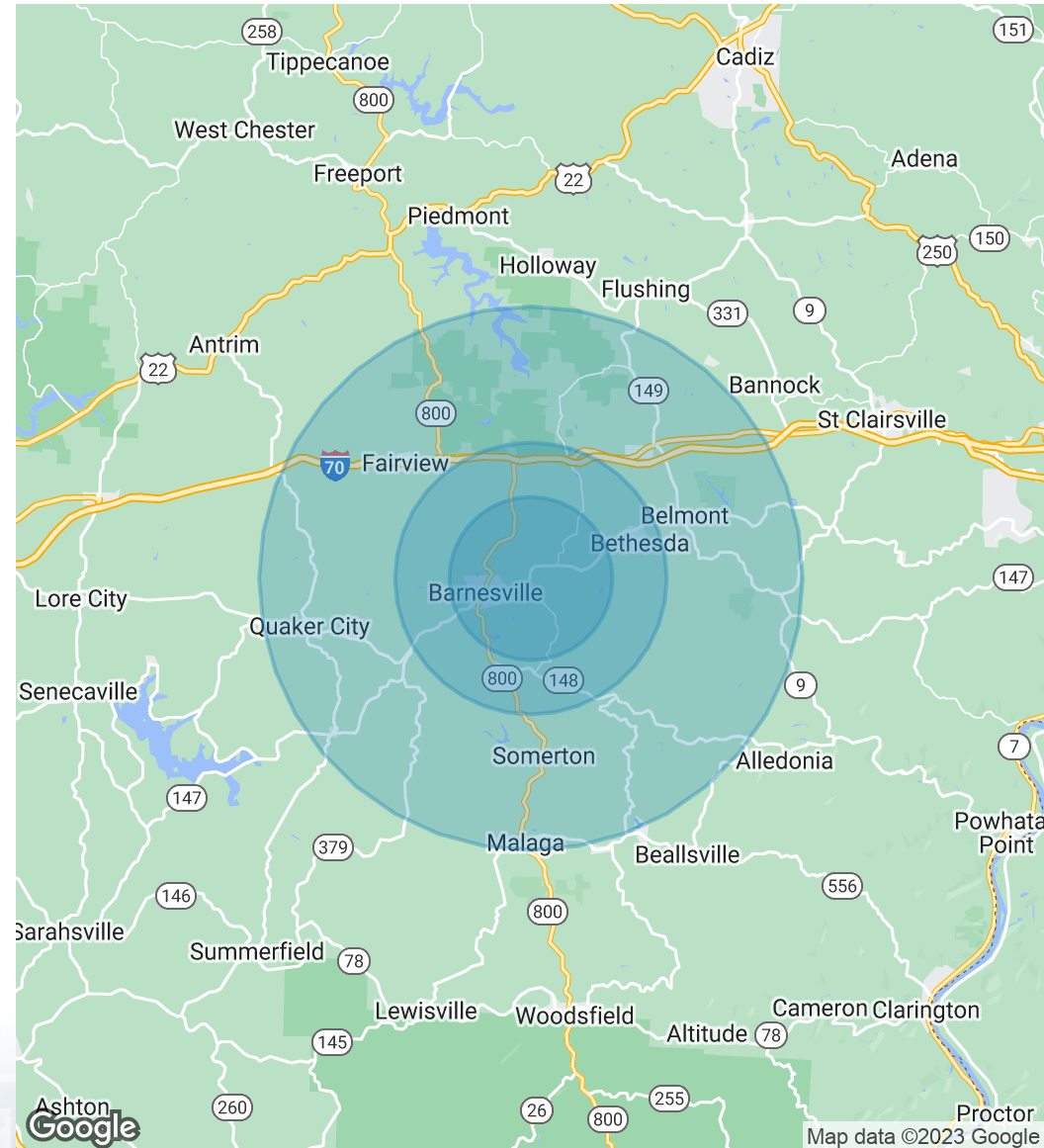
DEMOGRAPHICS MAP & REPORT

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	5,629	8,061	17,223
Average Age	44.1	42.2	43.6
Average Age (Male)	42.1	40.3	41.6
Average Age (Female)	46.5	44.1	44.9

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	2,298	3,280	6,176
# of Persons per HH	2.2	2.2	2.1
Average HH Income	\$68,270	\$71,216	\$73,181
Average House Value	\$112,049	\$112,985	\$126,912

TRAFFIC COUNTS

Barnesville Bethesda Rd	7,080 VPD
E Main St	6,017 VPD
N Chestnut St	5,557 VPD





SECTION 4

AREA OVERVIEW

CITY OVERVIEW



Barnesville Hospital



Barnesville Pumpkin Festival

BARNESVILLE, OH

Barnesville is a village in Belmont County, Ohio. It is located in the central portion of Warren Township in the western side of Belmont County and is part of the Wheeling, West Virginia Metropolitan Statistical Area. According to the United States Census Bureau, the village has a total area of 1.95 square miles. Barnesville was incorporated as a village in 1835. Barnesville is located only an hour and a half from Columbus and two hours from Pittsburgh, close enough for us to enjoy all that these urban areas have to offer, yet far enough to maintain a hometown atmosphere. The Village of Barnesville had a population of 3,834 as of July 1, 2022.

Barnesville is full of various businesses. Barnesville's accessibility to Interstate 70 makes it a great location for operating a business. The historical downtown is active in retail and professional services while still preserving a hometown feel. Major employers around the area include: Barnesville Hospital Association, Belmont Community Hospital, East Ohio Regional Hospital, Stingray Energy Services and Murray Energy/Ohio Valley Coal to name a few. Proximity to Pittsburgh is beneficial to the economy of the city. Pittsburgh has always been a city built on industry. Within Pittsburgh's top five leading industries - advanced manufacturing, healthcare, energy, financial and business services, and information technology - some of its leading companies include, Alcoa, Inc., Kraft Heinz Co, and Highmark Health. Its location in the beautiful Western Pennsylvania region gives lots of advantages to emerging industries. Pittsburgh is home to the U.S.'s second largest inland port, 18 commercial railroad systems, access to several interstate highways as well as 50%+ of U.S. buying power within 500 miles.

Barnesville has much to offer, everything from shopping to having a picnic in the beautiful memorial park. Barnesville is home to many attractions year-round. The city is notably most known for the annual Barnesville Pumpkin Festival which takes place the last full weekend of September. The Barnesville Pumpkin Festival brings in around 150,000 people during this four-day event. Barnesville is also home to the Belmont County Victorian Mansion, Watt Center for History and the Arts, the Barnesville Baltimore & Ohio Railroad Depot, Veterans Plaza and Overlook, the Barnesville Memorial Park, Stillwater Meeting House, and the Dickinson Cattle Company. Barnesville is blessed with a beautiful and scenic memorial park that offers a pool, hiking trails, picnic pavilions, and sports facilities.



SECTION 5

TENANT OVERVIEW

TENANT PROFILE



TENANT OVERVIEW

Company:	Subsidiary (NYSE: GPC)
Founded:	1925
Locations:	6,000+
Headquarters:	Atlanta
Website:	napaonline.com

NAPA AUTO PARTS

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. Today, NAPA-branded stores and AutoCare Centers continue to serve auto service professionals, do-it-yourselfers and everyday drivers with quality parts and supplies to keep cars, trucks, and equipment performing safely and efficiently. The NAPA distribution system has more than 500,000 part numbers which are distributed across 57 distribution centers, 6,000 NAPA Auto Parts stores, and more than 16,000 NAPA AutoCare and AutoCare Collision Centers throughout the United States.

Over the years, Genuine Parts began to acquire the other NAPA member companies, and in 2012 became the last remaining member of NAPA, a brand with a reputation for quality parts, rapid availability, and knowledgeable people. Genuine Parts Company, founded in 1928, is a global service organization engaged in the distribution of automotive and industrial replacement parts. The Company serves hundreds of thousands of customers from a network of more than 10,000 locations in 15 countries and has approximately 50,000 employees.

CONFIDENTIALITY AGREEMENT

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