



SALE

Advance Auto Parts Munfordville

1191 MAIN STREET

Munfordville , KY 42765

PRESENTED BY:

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PROPERTY SUMMARY



SALE PRICE

\$1,000,000

OFFERING SUMMARY

CAP RATE:	6.87%
BUILDING SIZE:	7,000 SF
PRICE / SF:	\$142.86
LOT SIZE:	1.223 Acres

PROPERTY OVERVIEW

SVN Stone Commercial Real Estate is pleased to present a NNN Advance Auto Parts in Munfordville, KY. 1191 Main Street is strategically located just ~0.3 miles from the I-65 ramp. This investment opportunity gives the future owner minimal responsibilities (slab, structure, foundation). Advance Auto Parts has resided at this location since 2006. There are 4.9 years left on the current term with three 5-year option which include significant rental increases. The 7,000 SF building rests on 1.223 AC. For more information contact Harrison Lane at 859.537.1051 // harrison.lane@svn.com or Justin Ryder, CCIM at 859.447.3285 // justin.ryder@svn.com

PROPERTY HIGHLIGHTS

- NNN Advance Auto Parts (slab, structure, foundation)
- 4.9 years remaining on current term
- Limited Landlord Responsibilities
- ~0.3 miles from the I-65 ramp
- Tenant has resided in this location since 2006

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ADDITIONAL PHOTOS



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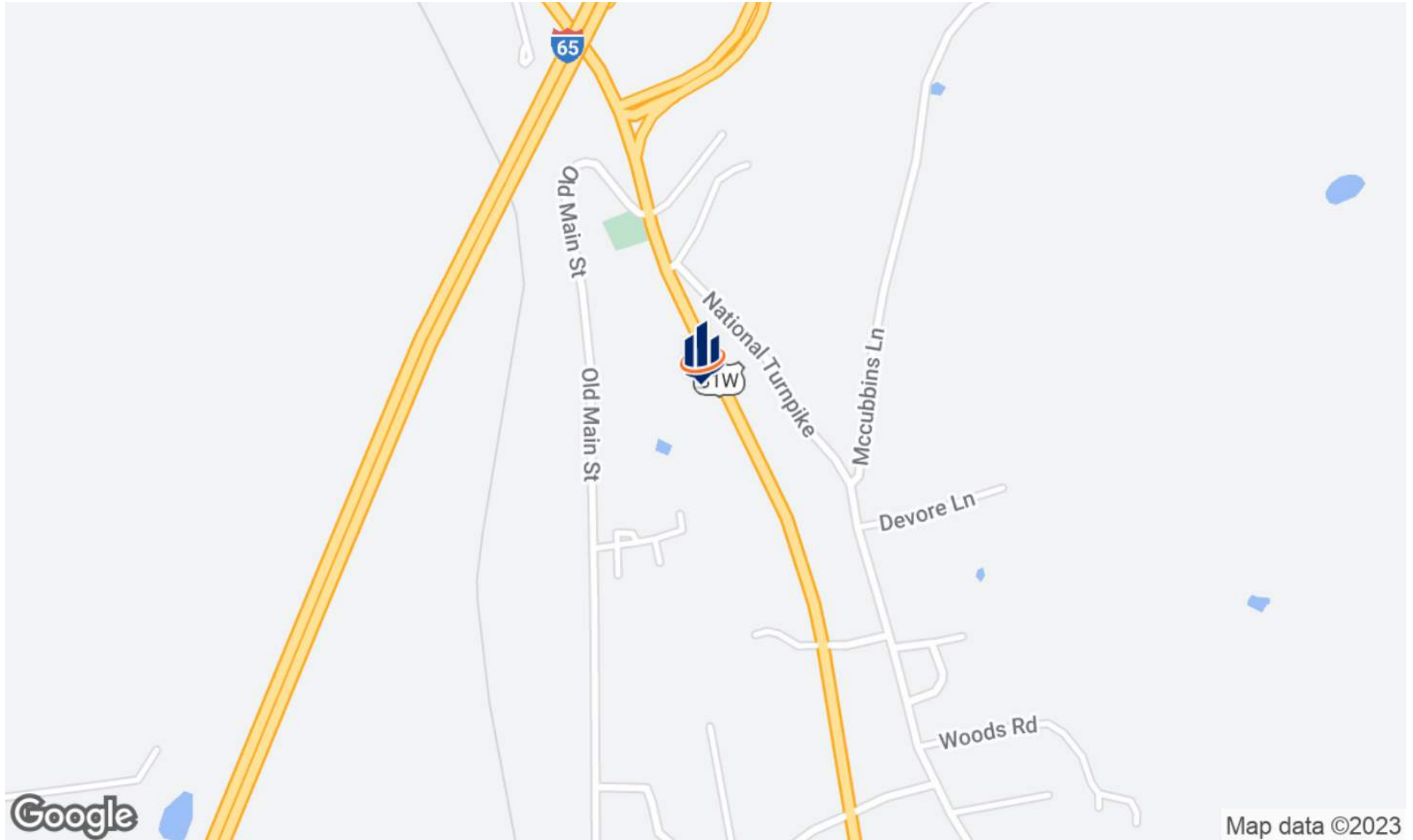
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LOCATION MAP

**JUSTIN RYDER, CCIM**

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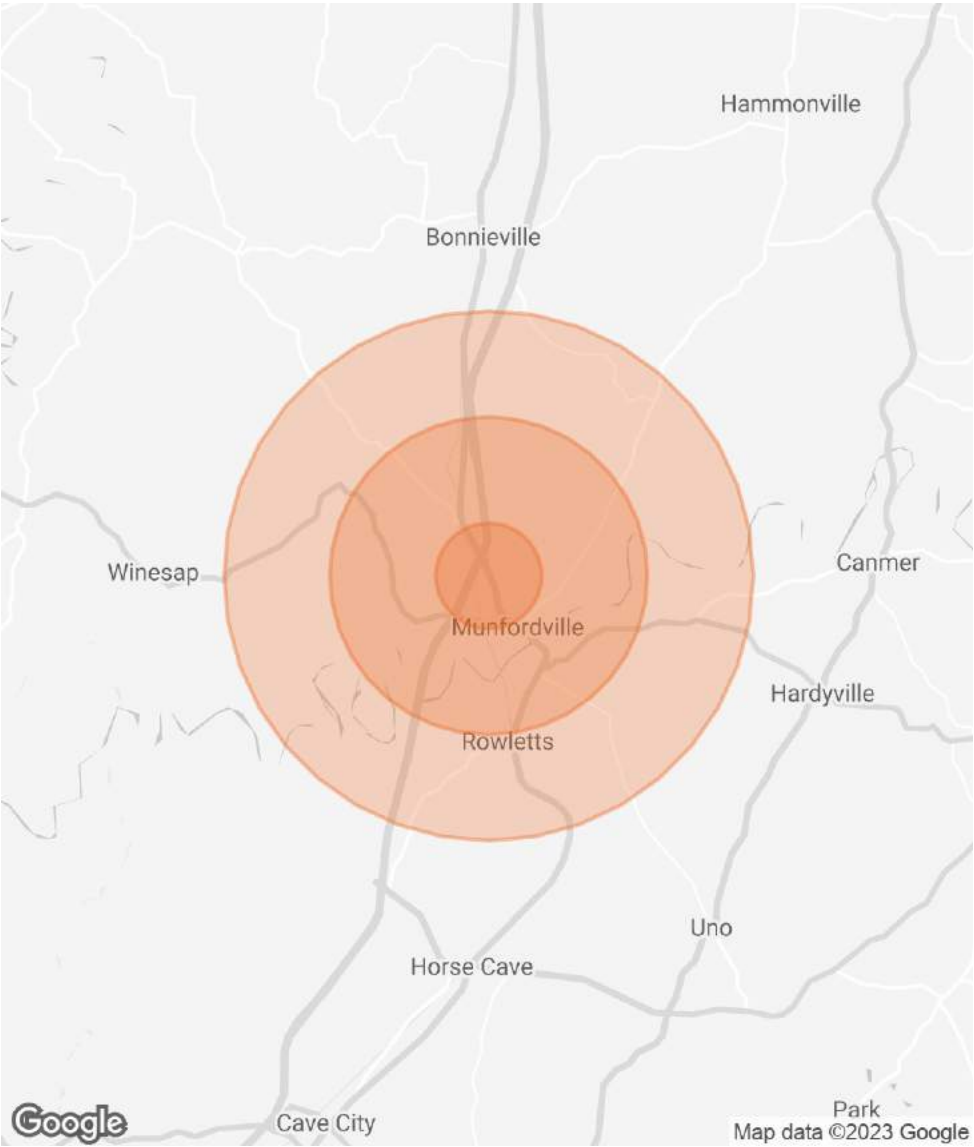
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	436	2,274	4,852
AVERAGE AGE	42.4	40.5	39.4
AVERAGE AGE (MALE)	37.4	38.6	38.3
AVERAGE AGE (FEMALE)	48.1	44.9	43.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	197	1,071	2,344
# OF PERSONS PER HH	2.2	2.1	2.1
AVERAGE HH INCOME	\$47,777	\$46,123	\$44,146
AVERAGE HOUSE VALUE	\$86,574	\$100,058	\$106,306

** Demographic data derived from 2020 ACS - US Census*



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