



Advance Auto Parts 

ADVANCE AUTO PARTS

215 5th Street - Beverly, OH 45715

Actual Property Image

ADVANCE AUTO PARTS - BEVERLY, OH

EXCLUSIVELY MARKETED BY

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AdvanceAutoParts.com

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CONFIDENTIALITY & DISCLAIMER

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SECTION 1

INVESTMENT OVERVIEW

EXECUTIVE SUMMARY

PROPERTY OVERVIEW

Sands Investment Group is Pleased to Exclusively Offer For Sale the Advance Auto Parts Located at 215 5th St in Beverly, Ohio. This Deal Includes Just Under Seven Years Remaining on a Corporately Guaranteed Lease With Minimal Landlord Responsibilities, Providing For a Secured Investment.

Sale Price	\$1,187,503
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OFFERING SUMMARY

Cap Rate:	7.25%
NOI:	\$86,094
Price / SF:	\$172.38
Guarantor:	Corporate

BUILDING INFORMATION

Street Address:	215 5th St
City, State, Zip:	Beverly, OH 45715
County:	Beverly
Building Size:	6,889 SF



Actual Property Image



Actual Property Image

INVESTMENT HIGHLIGHTS



Actual Property Image



Actual Property Image

PROPERTY HIGHLIGHTS

- Just Under Seven (7) Years Remaining on a Corporately Guaranteed Lease
- Investment Grade Tenant (BBB) Owns and Operates Over 4,700 Stores in the US, Canada, Puerto Rico and Virgin Islands
- Advance Auto Parts Saw Over \$10.11 Billion in Revenue in 2020
- Located on Main Thoroughfare With National Surrounding Retailers Including: McDonald's, Family Dollar/Dollar Tree, Domino's and More



SECTION 2

LEASE ABSTRACT

LEASE SUMMARY



Actual Property Image

LEASE ABSTRACT

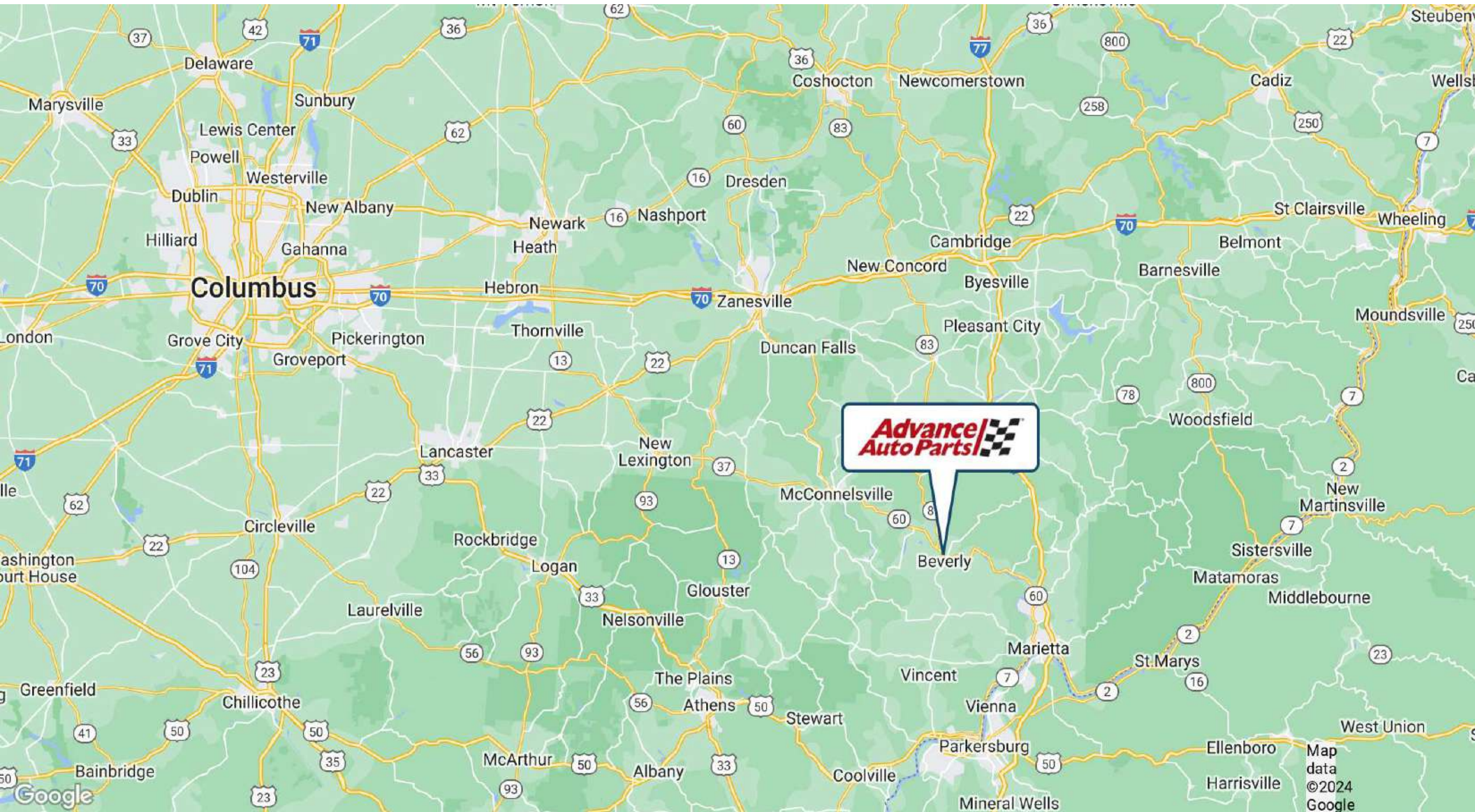
Tenant:	Advanced Auto Parts
Premises:	6,889 SF
Base Rent:	\$86,095
Rent Per SF:	\$12.50
Lease Commencement:	07/10/2015
Rent Commencement:	12/17/2015
Lease Expiration:	12/31/2030
Lease Term:	~7 Years Remaining
Renewal Options:	5 x 5 Years
Rent Increases:	5% Every 5 Years
Lease Type:	Double Net (NN)
Use:	Automotive
Property Taxes:	Tenant's Responsibility
Insurance:	Tenant's Responsibility
Common Area:	Landlord'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



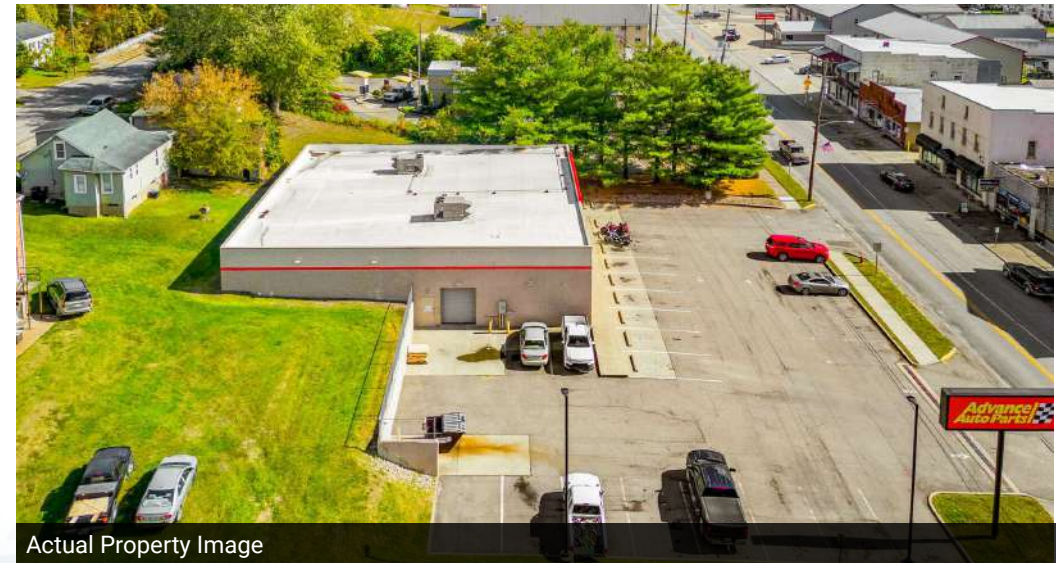
SECTION 3

PROPERTY INFORMATION

LOCATION MAP



PROPERTY IMAGES



AERIAL MAP



AERIAL MAP

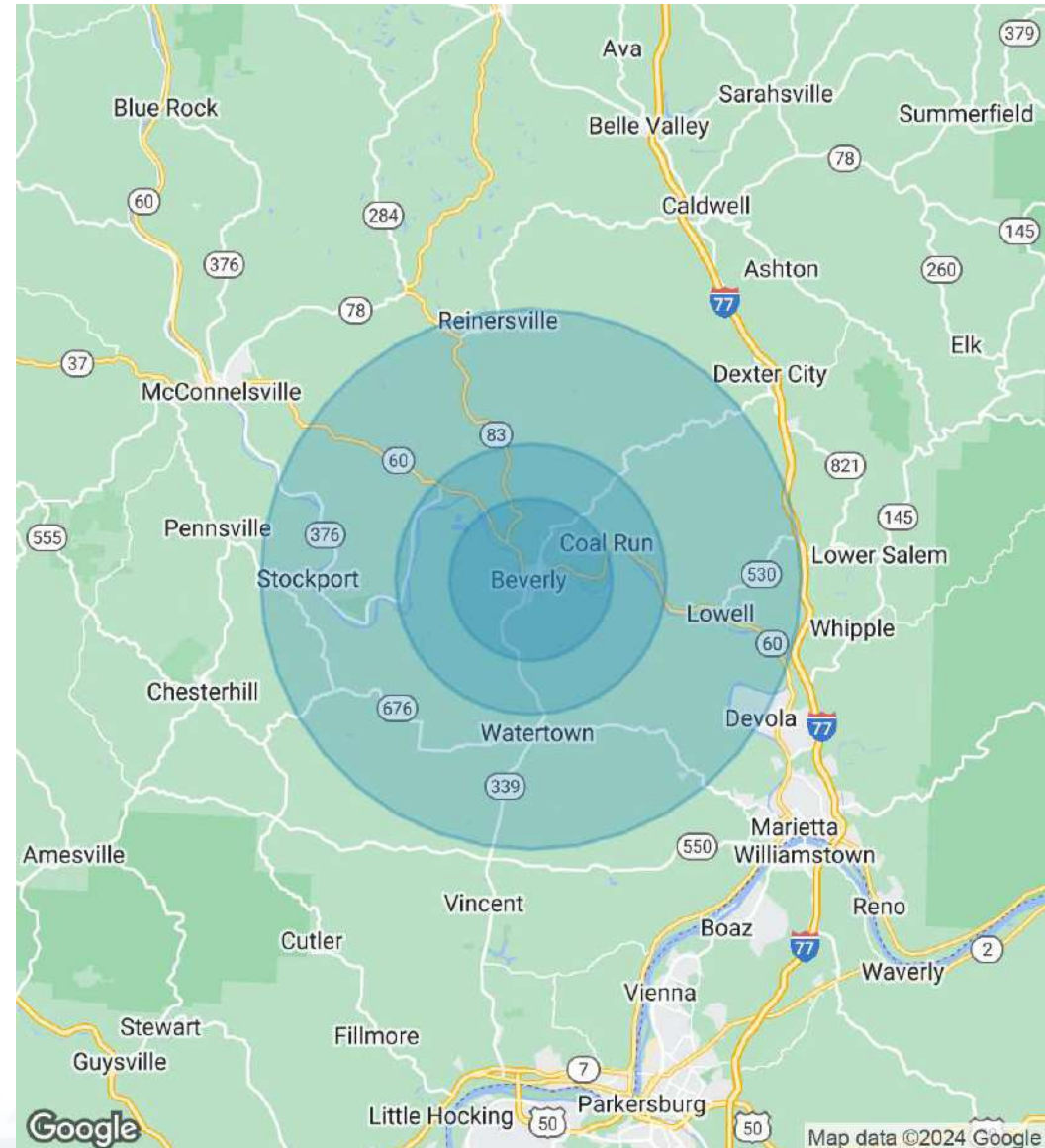


DEMOGRAPHICS MAP & REPORT

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	2,832	5,103	14,863
Average Age	43.2	44.1	43.9
Average Age (Male)	39.8	40.9	41.9
Average Age (Female)	46.6	46.6	45.8

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	1,337	2,482	7,307
# of Persons per HH	2.1	2.1	2.0
Average HH Income	\$69,185	\$67,462	\$66,999
Average House Value	\$134,063	\$135,248	\$142,801

TRAFFIC COUNTS	
5th Street	6,337 VPD
SR-60	3,052 VPD
Main Street	2,179 VPD





SECTION 4

AREA OVERVIEW

CITY OVERVIEW



Beverly, OH



Ohio State University

BEVERLY, OH

Beverly is a small rural village in southeastern Ohio in the plateau region of the Appalachian Mountains. Beverly is a village in Washington County, Ohio. The Village of Beverly, OH was established in 1831. Measuring in at less than one square mile, the Village is small in area and big in heart. Located along the Muskingum River, the small town is big on charm. It is part of the Marietta micropolitan area. The Muskingum River forms Beverly's southern boundary with the neighboring town of Waterford and features Beverly Lock and Dam No. 4, part of the Muskingum River Navigation Historic District. This river connects Beverly to Marietta, which is situated 20 miles north at the confluence of the Muskingum and Ohio Rivers. The Village of Beverly had a population of 1,217 as of July 1, 2023.

Beverly is home to Fort Frye School District, and boasts interesting local businesses, churches, libraries, and outdoor fun. The village has a few restaurants and shops, a historical museum, churches, and the Fort Frye School District with an elementary school and combined middle and high school. Beverly's demographics are a key driver of its efforts to find opportunities to attract more of the region's tourism, while engaging more local residents in outdoor recreation. Proximity to state capital Columbus is beneficial for the economy of the city. Columbus is an excellent location for business. The local economy is not dominated by any single industry; and as a result, is more stable than other locations. The Columbus economy is balanced with a combination of education, technology, government, research, insurance, and health care entities as major employers within the City. Columbus is gaining nationwide recognition for its booming downtown, historic neighborhoods, arts and sporting districts, open attitude, and a noticeably affordable quality of life. The proximity of Columbus to major markets makes it one of the best locations in the country. Employment in the Greater Columbus Area continues to be service oriented. Three of the 10 largest employers in the Columbus area are government or government oriented (The Ohio State University, the State of Ohio, and the City of Columbus).

It is a great destination for those who are in need of a peaceful and calm vacation in a natural setting. There are a few hotels and special recreation centers in the area. One can visit Blennerhassett Island Historical Park, Campus Martius Museum and Ohio River Museum which showcases exhibits on the natural history and the golden age of the steamboat. The Big Bottom is another interesting historical site. There are a number of other memorial buildings and museums nearby such as Fayer Weather Hall, Butchs Cola Museum, Childrens Toy and Doll Museum, Ban Johnson Field House, Marietta City Hall and William Bay Irvine Administration Building. Marietta also has a number of beautiful streams and reservoirs, as well as churches and cemeteries, that one can visit. The Washington County Fairgrounds hosts a number of fairs and other events throughout the year.



SECTION 5

TENANT OVERVIEW

TENANT PROFILE



TENANT OVERVIEW

Company:	NYSE: AAP
Founded:	1932
Locations:	4,790
Headquarters:	Raleigh, NC
Website:	advanceautoparts.com

ADVANCE AUTO PARTS

Advance Auto Parts, Inc. is a leading automotive aftermarket parts provider that serves both professional installer and do-it-yourself customers. As of July 15, 2023, Advance operated 4,790 stores and 319 Worldpac branches primarily within the United States, with additional locations in Canada, Puerto Rico and the U.S. Virgin Islands. The company also served 1,307 independently owned Carquest branded stores across these locations in addition to Mexico and various Caribbean islands.

Advance employs approximately 68,000 Team Members. Advance Auto Parts locations offer a variety of services and high-quality parts to help you get the job done right and get your vehicle back on the road. In many locations you can take advantage of enhanced e-commerce capabilities enabling you to browse and buy your parts online, and have them available for pickup in your nearby store within 30 minutes.

CONFIDENTIALITY AGREEMENT

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This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

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By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release SIG and ParaSell and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.



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