



ADVANCE AUTO PARTS

56 West Lincoln Highway - Penndel, PA 19047

In Cooperation With Sands Investment Group Philadelphia, LLC - Lic. #RB069072
BoR: Tom Gorman - Lic. PA #RM424383

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SECTION 1

INVESTMENT OVERVIEW

EXECUTIVE SUMMARY

PROPERTY OVERVIEW

Sands Investment Group is Pleased to Exclusively Offer For Sale the 7,000 SF Advance Auto Parts Located at 56 West Lincoln Highway in PennDel, PA. This Deal Includes Over 9-Years Remaining on an Absolute Triple Net Lease With Zero Landlord Responsibilities on a Lease That is Corporately Guaranteed By Advance Auto Parts, Providing For a Secure Investment.

Sale Price

\$3,314,296

OFFERING SUMMARY

Cap Rate:	5.75%
NOI:	\$190,572
Price / SF:	\$473.47
Guarantor:	Corporate

BUILDING INFORMATION

Street Address:	56 W Lincoln Highway
City, State, Zip:	PennDel, PA 19047
County:	Bucks
Building Size:	7,000 SF
Lot Size:	0.983 Acres
Year Built:	2008



Actual Property Image



Actual Property Image

INVESTMENT HIGHLIGHTS



PROPERTY HIGHLIGHTS

- Over 9-Years Remaining on an Absolute Triple Net Lease - Zero Landlord Responsibilities
- This Lease is Corporately Guaranteed By Advance Auto Parts, a Company With an Investment-Grade Credit Rating of BBB - From S&P and Baa2 From Moody's, and \$11.3 Billion in Annual Sales For 2023
- Founded in 1932, Advance Auto Parts Employs Over 65,000 People Nationwide
- Publicly Traded Entity on the New York Stock Exchange (NYSE: AAP)
- The On-Demand Need For Parts By Local Shops and DIY Mechanics Combined With the High Shipping Costs For Batteries and Other Parts Make the Retail Automotive Parts Sector an E-Commerce Proof and Recession Proof Essential Business
- Nearby Retailers include: Dunkin' Donuts, Toyota, Wawa, Denny's, Enterprise, McDonalds, Hyundai, Lowe's and Langhorne Square Shopping Center



SECTION 2

LEASE ABSTRACT

LEASE SUMMARY



Actual Property Image

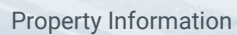
LEASE ABSTRACT

Tenant:	Advance Auto Parts
Premises:	7,000 SF
Base Rent:	\$190,572
Rent Per SF:	\$27.22
Lease Commencement:	11/01/2023
Rent Commencement:	11/01/2023
Lease Expiration:	10/31/2033
Lease Term:	9 Years Remaining
Renewal Options:	3 x 5 Year Options
Rent Increases:	5% Increase at Options
Lease Type:	Triple Net (NNN)
Use:	Automotive
Property Taxes:	Tenant's Responsibility
Insurance:	Tenant's Responsibility
Common Area:	Tenant's Responsibility
Roof & Structure:	Tenant's Responsibility
Repairs & Maintenance:	Tenant's Responsibility
HVAC:	Tenant's Responsibility
Utilities:	Tenant's Responsibility
Right Of First Refusal:	No
Guarantor:	Corporate



SECTION 3

PROPERTY INFORMATION



PROPERTY IMAGES



Actual Property Image



Actual Property Image



Actual Property Image



Actual Property Image



Actual Property Image

AERIAL MAP



AERIAL MAP



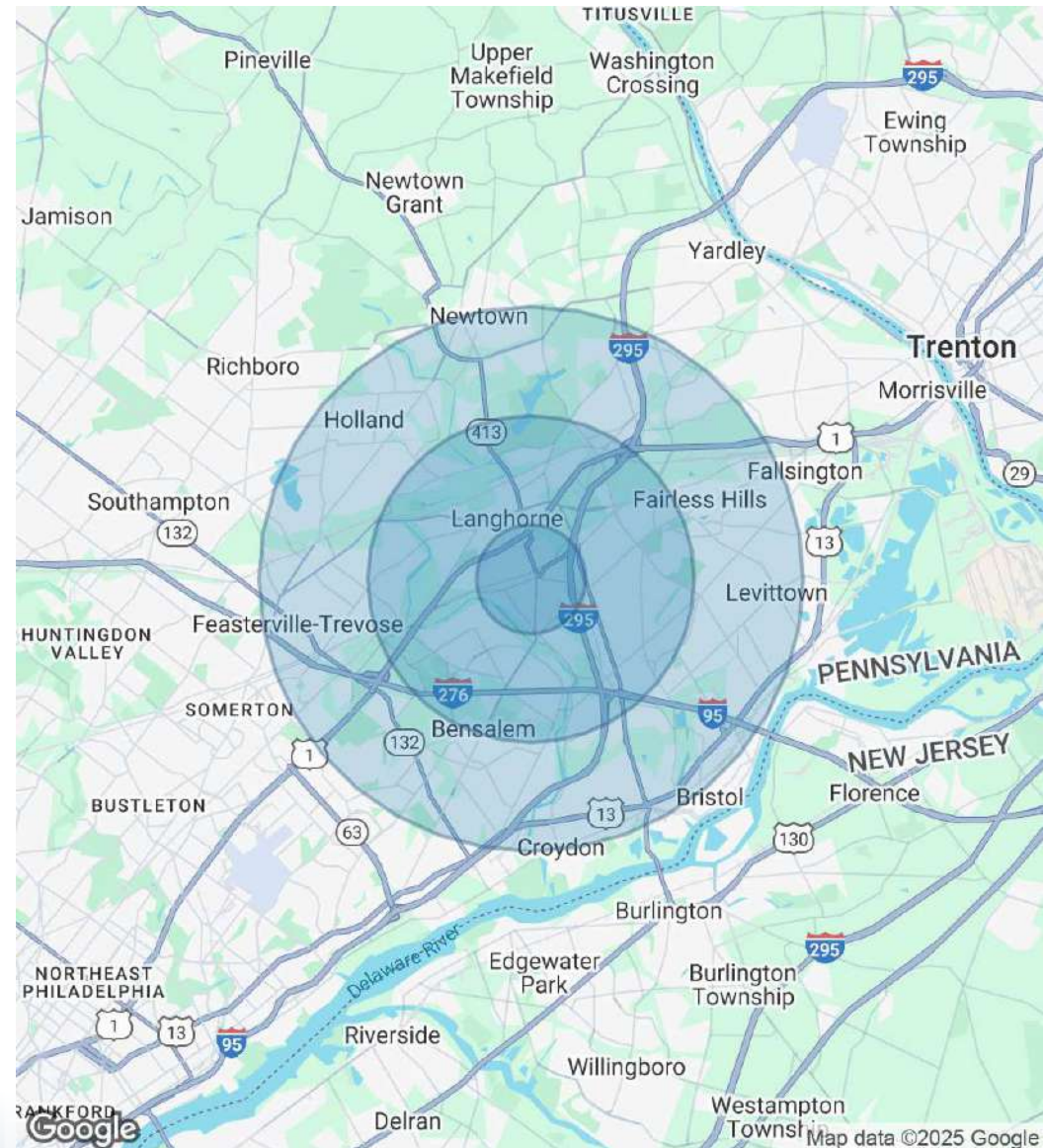
DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,655	84,224	233,806
Average Age	41	43	43
Average Age (Male)	40	42	42
Average Age (Female)	42	44	44

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,900	31,452	88,582
# of Persons per HH	2.7	2.7	2.6
Average HH Income	\$124,077	\$125,998	\$122,692
Average House Value	\$433,764	\$402,384	\$398,661

TRAFFIC COUNTS

S Bellvue Ave	12,938 VPD
Lincoln Hwy	21,760 VPD
I-295	62,162 VPD
I-276	44,737 VPD
US Hwy 1	63,424 VPD





SECTION 4

AREA OVERVIEW

CITY OVERVIEW



Philadelphia, PA



Penndel-Hulmeville Memorial Day Parade

PENNDEL, PA

Penndel is a borough in Bucks County, Pennsylvania. Penndel, Pennsylvania, is a small borough known for its rich history and welcoming community. Located just outside of Philadelphia, Penndel provides a suburban setting with convenient access to urban amenities while retaining its own unique charm. Penndel combines a blend of residential neighborhoods, historical landmarks, and local businesses, creating a close-knit atmosphere that appeals to both residents and visitors alike. According to the United States Census Bureau, the borough has a total area of 0.4 square miles, all land. The Borough of Penndel had a population of 2,537 as of July 1, 2024.

Penndel has both a thriving industrial district and charming residential areas with both new and historically significant homes. Penndel has a mix of small local businesses that serve the community. These include restaurants, shops, service-oriented businesses, and some light manufacturing. The local government plays a role in the economy, with funding for public services like police, fire, and education. Public sector employment and services are also key components of the local economy. The local economy of Penndel is influenced by its proximity to larger urban areas, including Philadelphia, which is about 20 miles to the southwest. Philadelphia benefits from its strategic geographical location, relative affordability, cultural and recreational amenities, and its growing strength in key industries. As a hub for education and medicine, the city is home to several institutions of higher education, medical and research facilities, and hospitals. The city also has a strong business and personal services economy with strengths in insurance, law, finance, and leisure and hospitality. Philadelphia's economic sectors also include financial services, biotechnology, information technology, trade and transportation, manufacturing, oil refining and food processing. Major employers in the city include Children's Hospital of Philadelphia, City of Philadelphia, Comcast Corporation, Hospital of the University of Pennsylvania and School District of Philadelphia.

Penndel boasts a variety of recreational spaces and community events that enhance the town's appeal. Nearby Core Creek Park offers residents a natural retreat with trails, picnic areas, and opportunities for boating and fishing. Community-oriented events, such as the annual Penndel-Hulmeville Memorial Day Parade, reflect the borough's pride in its heritage and serve as an opportunity for neighbors to come together and celebrate. These gatherings contribute to the town's friendly atmosphere, promoting a strong sense of belonging among residents. Philadelphia's more notable and unique attractions include: Battleship New Jersey, Edgar Allan Poe National Historic Site, Philadelphia Flower Show, and Philadelphia Zoo.



SECTION 5

TENANT OVERVIEW

TENANT PROFILE



Actual Property Image



Actual Property Image



TENANT OVERVIEW

Company:	Public
Founded:	1932
Locations:	4,935
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. Advance operated 4,935 stores and 321 Worldpac branches primarily within the United States, with additional locations in Canada, Puerto Rico and the U.S. Virgin Islands. The company also served 1,245 independently owned Carquest branded stores across these locations in addition to Mexico and various Caribbean islands. Advance employs approximately 69,000 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.

GET FINANCING

The Capital Markets team at Sands Investment Group comprises experienced debt professionals who specialize in securing financing for commercial real estate assets. We collaborate closely with borrowers and their teams to smoothly navigate from the initial deal discussion to the closing table, freeing up valuable resources for all stakeholders involved. Our reliability, focus, and consistent execution showcase our expertise in the capital markets landscape.

Contact SIG's Capital Markets Team Today



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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.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Sands Investment Group has not verified, and will not verify, any of the information contained herein, nor has Sands Investment Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

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 Sands Investment Group 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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