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A D V I S O R S



Representative Photo

ADVANCE AUTO PARTS

1540 GEORGESVILLE RD, COLUMBUS, OH 43228

ADVANCE AUTO PARTS
MARKETING PACKAGE

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CONTACT INFORMATION



JOEL CUKIER
Senior Associate
(424) 325-2618



INVESTMENT SUMMARY

Tenant	Advance Auto Parts
Street Address	1540 Georgesville Road
City	Columbus
State	OH
Zip	43228
GLA	6,784 SF
Lot Size	1.28 AC
Year Built	2006

\$1,695,000
LIST PRICE

6.89%
CAP RATE

\$116,715
NET OPERATING INCOME

Price / SF \$249.85



Minimal Landlord Responsibilities - The tenant is responsible for the roof, HVAC, parking lot, taxes and insurance leaving only structure, slab and foundation as a landlord responsibility.

Investment Grade Credit Tenant - Advance Auto Parts (NYSE: AAP) is the largest auto parts retailers in the country with over 5,200 locations and an investment grade credit rating BBB- from S & P.

High Traffic Counts - The site benefits for its prime location on the heavily trafficked Georgesville Rd with traffic counts exceeding 35,000 Vehicles Per Day.

Strong Retail Corridor Located on Main Drag - Surrounding retailers include Chipotle, Mcdonalds, Lowes, Kroger, Walmart Supercenter, Applebee's and Starbucks.

Excellent Demographics - Surrounded by dense residential neighborhoods, the property features over 187,000 people residing within a 5-mile radius.

LEASE SUMMARY

Lease Type	Triple-Net (NNN)
Type of Ownership	Fee Simple
Original Lease Term	15 Years
Commencement Date	1/31/2006
Lease Expiration	08/31/2031
Term Remaining	6+ Years
Increases	5% Each Option
Options	Three (3), 5-Year

*The tenant has the option to terminate on 8/31/2026.

Real Estate Taxes	Tenant Reimburses
Insurance	Tenant Responsible
Roof*	Tenant Responsible
Lease Guarantor	Corporate
Company Name	Advance Stores Co.
Ownership	Public
Years in Business	87
Number of Locations	5,200+

*The landlord is responsible for structure..



Representative Photo

Large 1.28 Acre Lot - The subject property has a large 1.28 AC lot giving the landlord additional options to the use of the real estate.

Ample Population Growth - The population in Columbus has grown 8.88% since 2010 and is expected to grow at a pace of 5.64% by the year 2024.

Increases in Base Term and Options - The lease offers attractive 5% rental increases in each option period making this a great hedge against inflation.

Strong Corporate Guarantee - Advance Auto Parts, Inc. is a leading automotive aftermarket parts provider headquartered in Raleigh, N.C., 2019 revenue exceeded 9.7 billion.

RENT SCHEDULE

Period	Term	Annual Rent	Monthly Rent	Increase	CAP Rate
2/1/2016 - 8/31/2021	Base Term	\$131,139.96	\$10,928.33	-	7.47%
9/1/2021 - 8/31/2026	Base Term	\$116,715.00	\$9,726.25	-	6.89%
9/1/2026 - 8/31/2031	Base Term	\$116,715.00	\$9,726.25	-	6.89%
9/1/2031 - 8/31/2036	1st Option	\$122,550.72	\$10,212.00	5%	7.23%
9/1/2036 - 8/31/2041	2nd Option	\$128,678.28	\$10,723.00	5%	7.59%
9/1/2041 - 8/31/2046	3rd Option	\$135,112.20	\$11,259.35	5%	7.97%



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RETAIL AERIAL



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SITE PLAN



ADVANCE AUTO PARTS
ABOUT THE BRAND

Advance Auto Parts

Founded in Roanoke, VA in 1932, Advance Auto Parts (AAP) is a leading automotive aftermarket parts provider, serving both professional installers and do-it-yourself customers. Advance Auto Parts has a long and proud history of serving customers, communities and team members exceptionally well, which is why the company has thrived for over 85 years.

Today, there are over 5,000 company-operated Advanced Auto Parts stores and branches in the United States, Canada, Puerto Rico, and the Virgin Islands. The company also serves more than 1,200 independently-owned Carquest-branded stores across these locations, in addition to Mexico, the Bahamas, Turks and Caicos, British Virgin Islands, and Pacific Islands. Additionally, Advanced Auto Parts operates 127 WORLDPAK branches and serves approximately 1,250 independent Carquest locations. Advanced Auto Parts successfully operates at this scale due to 50 distribution centers located throughout the US and Canada and customer support centers in Roanoke, VA and Raleigh, NC, ensuring the highest quality of service. Advanced Auto Parts is continuing to grow and currently employs over 70,000 team members worldwide.



2019 Net Sales Increased 1.3% - The company reported a 1.3% increase in the company's net sales last year. In 2019, the company reported \$9.7B in total net sales for the year with comparable store sales increasing by 1.1%.

Seasoned Retail Executives Appointed to Board of Directors - H&R Block President and CEO, Jeffrey Jones II, and former Best Buy executive, Sharon McCollam, joined the company's Board of Directors in 2019.

Advance Auto Parts Announces Purchase Of The DieHard Brand - This asset acquisition will give Advance the right to sell DieHard batteries, the most trusted brand in the automotive battery category, and enables Advance to extend the DieHard brand into other automotive and vehicular categories.

Advance Auto Parts Announces Strategic Plans with Walmart.com - Walmart and Advance Auto Parts, Inc. (NYSE: AAP) recently announced a comprehensive, strategic partnership that will create an automotive specialty store on Walmart.com.

LOCATION OVERVIEW

Strategic Location in Automotive Corridor - Located directly across from Hatfield Automall which sells and services new and used Kia, Volkswagen, Subaru, Toyota, Hyundai vehicles in the greater Columbus OH area.

Features Easy Access and Excellent Visibility - The subject property features 135 feet of frontage on Georgesville Rd (with two curb cuts) and a large pylon sign, further attracting traffic to the site.

Ideally Located Near Major Freeway Exit - The site benefits from its close proximity to the I-270 freeway, a beltway loop to the Columbus Metropolitan area.

Proximity to Industrial Parks - The site is located in close proximity to many major industrial operation centers. Some names include; Walmart Distribution Center, FedEx, UPS, Big Lots and Red Bull Distribution Co.

Site is Designed to Accommodate Large Delivery Vehicles - Ample parking spaces and an oversized lot to accommodate for tractor trailer deliveries.



Columbus is the 4th Fastest-Growing Big City in the US - The growth rate in Columbus represents a 1.79 percent year-over-year population increase, averaging 1-2 percent for the better part of the past three decades.

The Ohio State University and United States Government - The Ohio State University, and the United States Government accounts for an estimated 55,000 to 60,000 employees all located in Columbus.

Columbus is Ohio's State Capital - Columbus is the state capital of and the most populous city in the U.S. state of Ohio with a population of 879,170.

Strong Tech Presence and Corporate Names in Columbus - The Limited, Abercrombie & Fitch (retail), Nationwide Insurance, Wendy's, and Cardinal Health. This diverse base brings more economic stability and growth than many of its Rust Belt neighbors.

LOCATION OVERVIEW

Columbus, Ohio

Columbus is the state capital and the most populous city in the U.S. state of Ohio. With a population of 892,533, it is the 14th-most populous city in the United States and one of the fastest growing, large cities in the nation. This makes Columbus the second-most populous city in the Midwest (after Chicago, Illinois). It is the core city of the Columbus, OH Metropolitan Statistical Area, which encompasses ten counties. The city has a diverse economy based on education, government, insurance, banking, defense, aviation, food, clothes, logistics, steel, energy, medical research, health care, hospitality, retail, and technology.

Home to Fortune 500 Companies

Ohio is ranked number five in the nation for headquarters of Fortune 500 companies, more than 20 Ohio companies have made Forbes 2018 list of the best large employers in the nation. Columbus was also recently included on the New York Times' list of "52 Places to Visit in 2019".



Ohio State University Enrollment

The university has an extensive student life program, with over It has over 66,000 enrolled students; 1,000 student organizations; intercollegiate, club and recreational sports programs; student media organizations and publications, fraternities and sororities.

Ohio State Buckeyes Football

The Ohio State Buckeyes football team competes as part of the NCAA Division I Football Bowl Subdivision, representing the Ohio State University in the East Division of the Big Ten Conference. As of 2017, the football program is valued at \$1.5 billion, the highest valuation of any such program in the country.

Ohio Stadium

Ohio Stadium, is an American football stadium in Columbus, Ohio, on the campus of The Ohio State University. With a capacity of 104,944, it is the largest stadium by capacity in the state of Ohio.

LOCATION OVERVIEW

1. Ohio State University

190 N. Oval Mall, Columbus, OH 43210
13 MILES FROM THE SUBJECT PROPERTY

2. Ohio Stadium

411 Woody Hayes Dr., Columbus, OH 43210
13 MILES FROM THE SUBJECT PROPERTY

3. Columbus Zoo and Aquarium

4850 W. Powell Rd, Powell, OH 43065
19 MILES FROM THE SUBJECT PROPERTY

4. Columbus Museum of Art

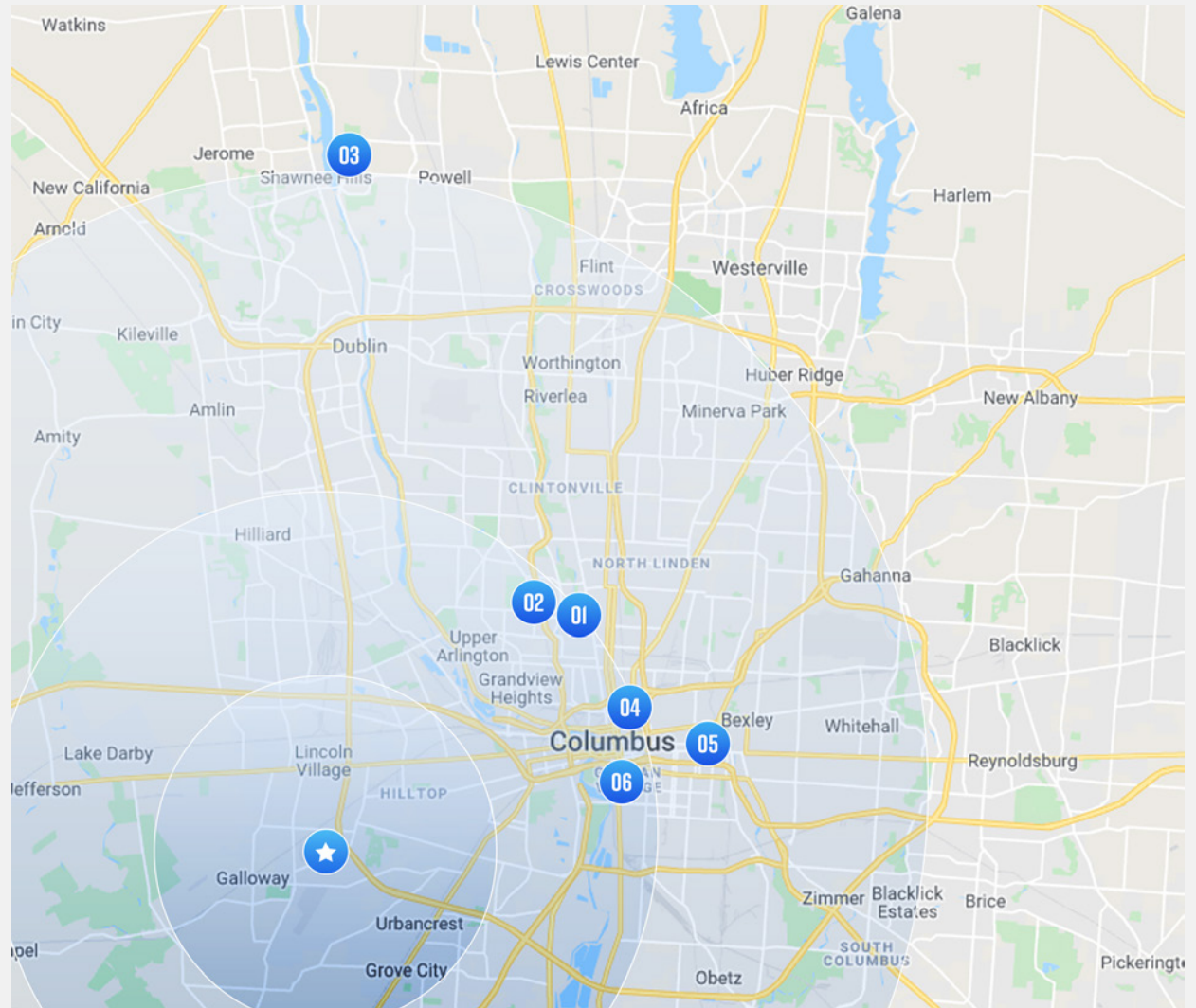
480 E. Broad St, Columbus, OH 4321
12 MILES FROM THE SUBJECT PROPERTY

5. Franklin Park Botanical Gardens

1777 E. Broad St., Columbus, OH 43203
14 MILES FROM THE SUBJECT PROPERTY

6. Brewery District

588 S. 3rd St., Columbus, OH 43215
12 MILES FROM THE SUBJECT PROPERTY



ADVANCE AUTO PARTS
LOCATION OVERVIEW



01

OHIO STATE UNIVERSITY

OSU IS THE THIRD-LARGEST UNIVERISTY CAMPUS IN THE UNITED STATES.



02

OHIO STADIUM

THIS STADIUM CAN HOLD OVER 100,000 VISITORS AT ANY ONE TIME.



03

COLUMBUS ZOO AND AQUARIUM

THIS ZOO WAS RATED THE NUMBER ONE ZOO IN THE UNITED STATES.



04

COLUMBUS MUSEUM OF ART

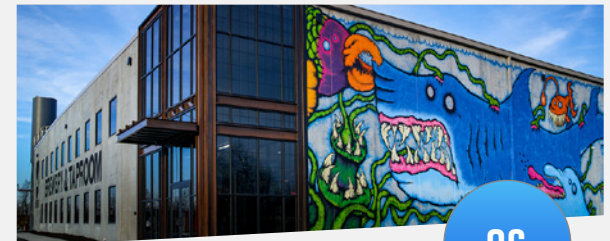
THIS IS THE FIRST ART MUSEUM TO REGISTER ITS CHARTER IN OHIO.



05

PARK BOTANICAL GARDEN

THIS GARDEN FEATURES MORE THAN 400 SPECIES OF PLANTS AND TREES.



06

BREWERY DISTRICT

THIS BEER SCENE IS FULL OF LIVELY ENTERTAINMENT AND DINING OPTIONS.

DEMOGRAPHICS



POPULATION

	1-Mile	3-Mile	5-Mile
2025 Projection	10,823	89,059	194,718
2020 Estimate	10,253	84,174	184,228
2010 Census	9,495	76,793	169,199
Growth '20 - '25	5.56%	5.8%	5.69%
Growth '10 - '20	7.98%	9.61%	8.88%

HOUSEHOLDS

	1-Mile	3-Mile	5-Mile
2025 Projection	4,081	33,312	74,350
2020 Estimate	3,879	31,539	70,443
2010 Census	3,670	29,101	65,268
Growth '20 - '25	5.21%	5.62%	5.55%
Growth '10 - '20	5.69%	8.38%	7.93%
Average Income	\$52,245	\$58,365	\$60,367
Median Income	\$40,461	\$48,495	\$49,770

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CONTACT INFORMATION

CONTACT

JOEL CUKIER

Senior Associate

(424) 325-2618

joel@jamescapitaladvisors.com

CA RE Lic. 02005095

BROKER OF RECORD

BRIAN BROCKMAN

Bang Realty, Inc Cincinnati, OH

(513) 898-1551

brian@bangrealty.com

OH RE Lic #: BRKP.2009000214

CORP. Lic #: REC.2009002663

