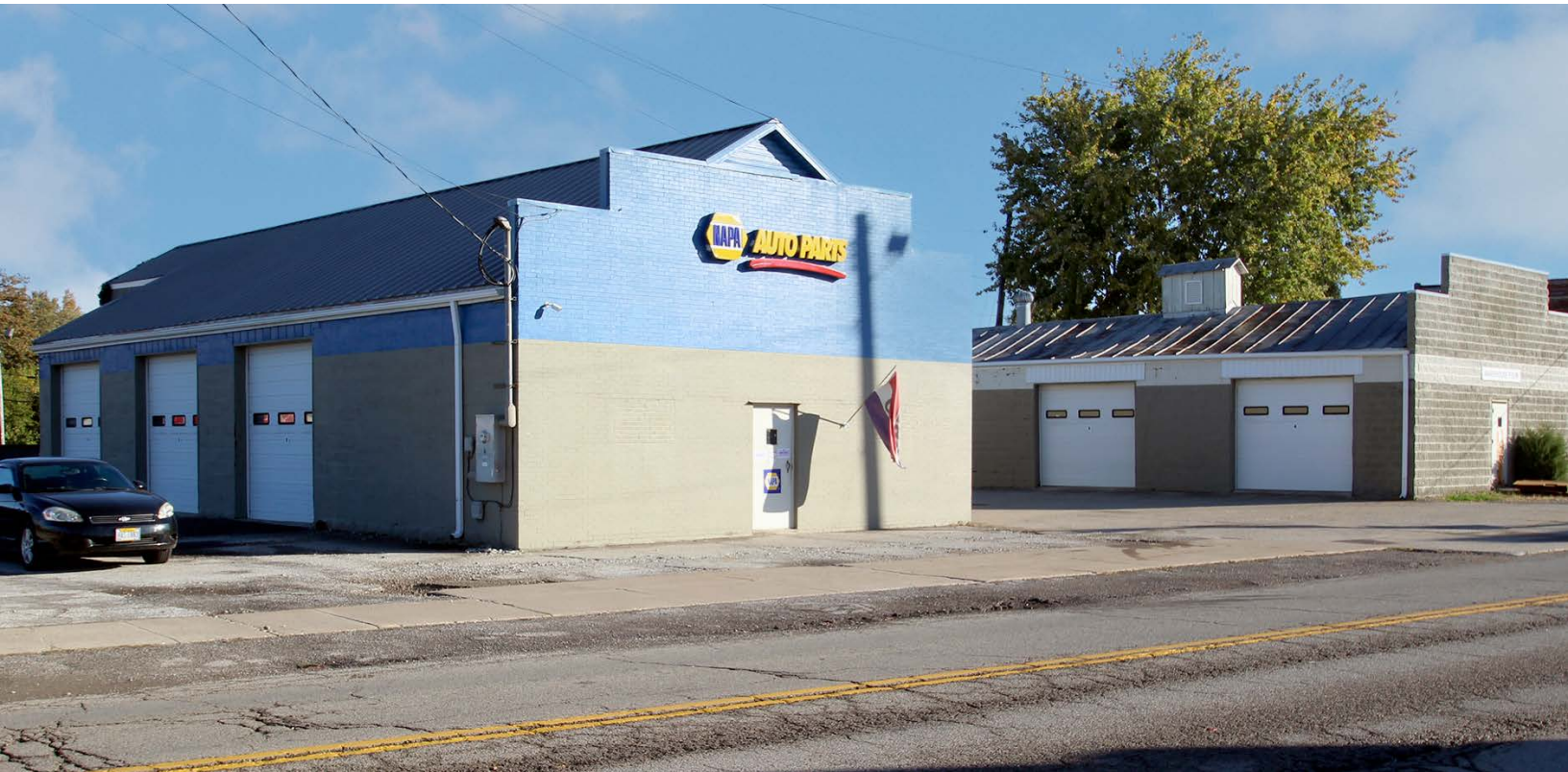








FOR SALE
19 NORTH MAIN STREET
NEW LONDON, OH 44851
SALE PRICE: \$324,000



PROPERTY HIGHLIGHTS

- Available: 12,789 SF | .588 AC
- Term: 3 Year NNN lease remaining through January 2029 with three 5 year options. Guarantee by Genuine Parts Company, dba NAPA Auto Parts
- 7 Overhead Doors: 6 - 10' x 10' and 1 - 12' x 12'
- Parking: 12 Spaces
- Zoning: DBD (Downtown Business District)
- 2024 Annual Real Estate Taxes: \$3,180.98

2024 Financial Summary

 Gross Operating Income	\$27,600
 Total Operating Expenses	\$0
 Net Operating Expenses	\$27,600
 Cap Rate	8.5%

LISTING AGENTS

Cody Sinclair

cody@gerspachergroup.com

Troy Gerspacher, CCIM, SIOR

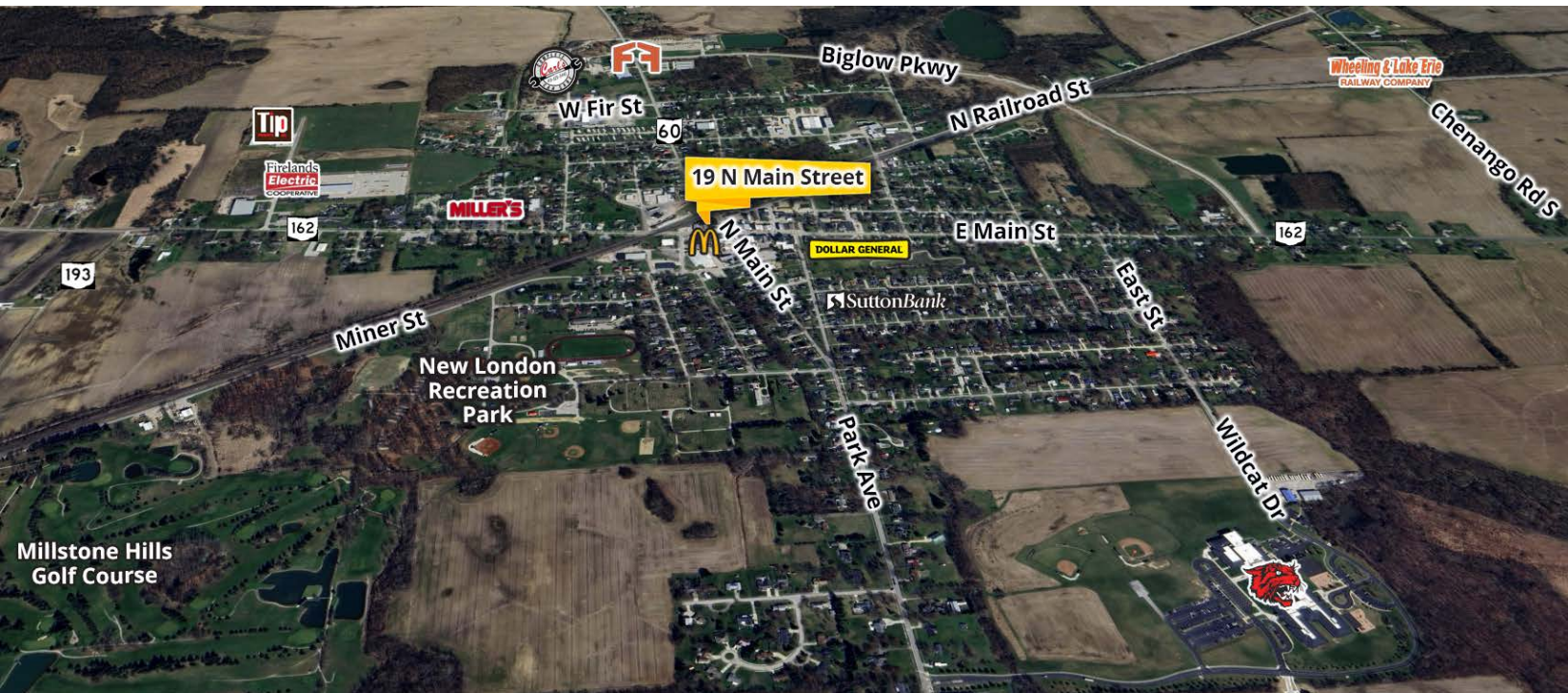
troy@gerspachergroup.com

330.722.5002





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PROPERTY OVERVIEW

This property is an AGENT OWNED property currently leased to NAPA Auto Parts, Inc., a nationally recognized and creditworthy tenant with over 6,000 locations across North America. The current lease runs through January 2029 with three additional five-year renewal options, offering long-term income stability. NAPA is responsible for property taxes and insurance, while the landlord maintains the building structure and site, resulting in minimal management and predictable cash flow. The property offers 12 parking spaces and seven overhead doors (six measuring 10' x 10' and one at 12' x 12'), supporting excellent operational flexibility. Zoned DBD (Downtown Business District), the site accommodates a wide range of commercial uses and future adaptability. With scheduled rent escalations every five years, this asset represents a secure, low-maintenance investment backed by a strong national tenant and prime downtown location.

LOCATION OVERVIEW

Located in downtown New London, this property sits prominently at the corner of N. Main Street and W. Main Street, directly across from McDonald's.

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Population	7,968	47,224	146,554
Total Units	3,660	21,544	65,725
Median Income	\$63,732	\$66,245	\$59,501

The information contained herein is from sources deemed reliable but no warranty or representation is made to the accuracy thereof.





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LANDLORD RESPONSIBILITIES

- Maintain roof, exterior walls, structural supports, foundations, and underground utilities.
- Repave parking areas and driveways as needed.
- Repair/replace major components of building systems.
- Cover repairs exceeding \$2,500/year for minor system components.
- Maintain property and liability insurance (\$3M coverage).
- Provide evidence of insurance and adjust estimates annually.

TENANT RESPONSIBILITIES

- Pay additional rent for real estate taxes and Lessor's insurance.
- Maintain interior (floors, walls, partitions).
- Routine maintenance of minor system components (up to \$2,500/year).
- Maintain landscaping and snow/ice removal.
- Repair exit doors/signs and broken glass (self-insured for plate glass).
- Maintain liability insurance (\$2M minimum).
- May make alterations under \$25,000 without consent.





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