

FOR SALE: SINGLE-TENANT ADVANCE AUTO PARTS

161 West Hills Rd.
Huntington Station, NY 11743

PRICE: \$1,874,753

CAP RATE: 4.25%



CONTACT EXCLUSIVE BROKERS FOR DETAILS:

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SCHUCKMAN
REALTY INC.

120 NORTH VILLAGE AVENUE / ROCKVILLE CENTRE, NY 11570

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PROPERTY INFORMATION

ADDRESS: 161 WEST HILLS RD.
TOWN: HUNTINGTON STATION, NY 11743
TENANT: ADVANCE AUTO PARTS
LEASE TYPE: NN+
(ROOF & STRUCTURE, PARTIAL TAXES)
GROSS RENT: \$111,000
NET OPERATING INCOME: \$79,677
LEASE EXPIRATION: 12/31/2032
BLOCK-LOT: 194-100-25.1
ZONING: C-6
BUILDING SF: 8,930
LOT SIZE: .33 ACRES

HIGHLIGHTS:

- PRIME SUFFOLK LONG ISLAND NY LOCATION~45 MILES FROM MIDTOWN MANHATTAN
- EXTREMELY DENSE - HIGH BARRIER-TO-ENTRY LOCATION
- LOCATED AMONG A MAJOR COMMERCIAL THOROUGHFARE
- CORPORATELY GUARANTEED ADVANCE AUTO PARTS LEASE INVESTMENT GRADE S&P BBB-
- RECENTLY EXTENDED LEASE - DEMONSTRATES COMMITMENT TO THE LOCATION
- HIGH AVERAGE HOUSEHOLD INCOME, OVER \$230K WITHIN 1 MILE - POPULATION OVER 95,000 WITHIN 5 MILES
- TENANT IS PAYING WELL-BELOW MARKET RENT

AREA TENANTS

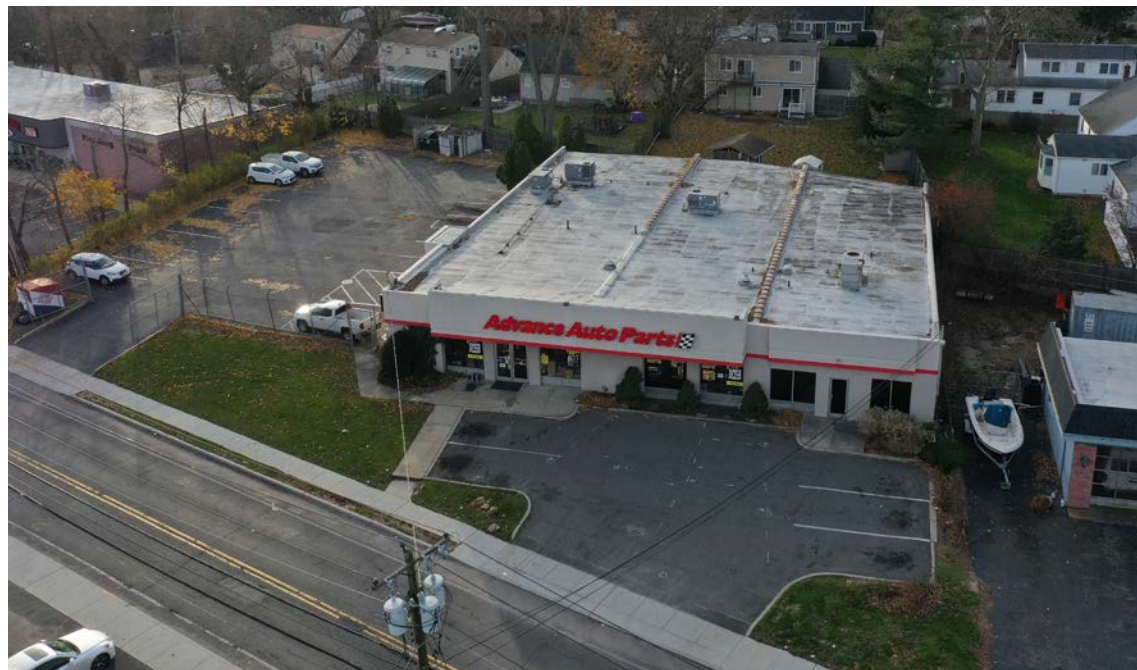
King Kullen
Atlanta's First Supermarket

LA FITNESS

HARBOR FREIGHT
Quality Tools at Ridiculously Low Prices



STARBUCKS



DEMOGRAPHICS:	1 MILE	3 MILES	5 MILES
POPULATION	15,628	66,407	96,008
DAYTIME POPULATION	15,860	64,237	128,887
AVG. HOUSEHOLD INCOME	\$135,527	\$187,131	\$232,779

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Tenant: Advance Auto Parts

Address: 161 West Hills Rd.
Huntington Station, NY 11746

Building Size: 8,930 SF

Land Size: .33 Acres

Gross Rent: \$111,000

Net Operating Income: \$79,677

Scheduled Increases: 13% at option

Lease Expiration: 12/31/2032

Lease Type: NN+ (Roof & Structure, partial taxes)

Options: Two 5-Year Options

Asking Price: \$1,874,753

Cap Rate: 4.25%

Price Per SF: \$210

Initial Term	Monthly Rent	Annual Rent
Current - 12/31/32	\$9,250.00	\$111,000.00
Option Terms	Monthly Rent	Annual Rent
Option Term 1	\$10,452.50	\$125,430.00
1/1/33 - 12/31/38		
Option Term 2	\$11,811.33	\$141,735.90
1/1/38 - 12/31/43		

Operating Expenses	
Real Estate Taxes After Reimbursement	\$27,323
Property Insurance	\$4,000
Annual Operating Expenses	\$31,322
Net Operating Income	\$79,677

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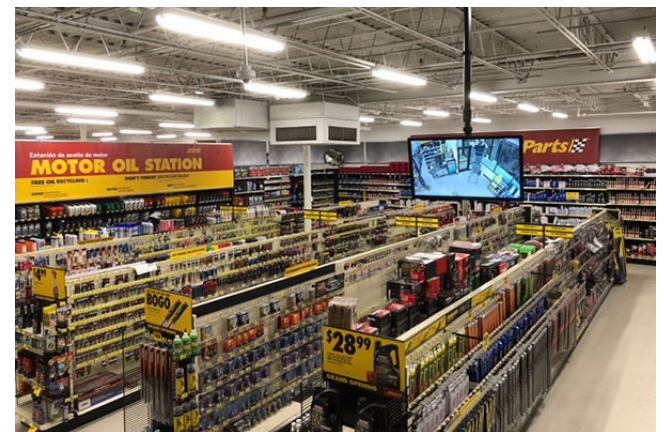
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Advance Auto Parts, Inc. is an American automotive aftermarket parts provider. Headquartered in Raleigh, North Carolina, it serves both professional installer and do it yourself customers. As of July 13, 2019, Advance operated 4,912 stores and 150 Worldpac branches in the United States and Canada.

Advance Auto Parts, Inc. is a leading automotive aftermarket parts provider that serves both professional installer and do-it-yourself customers. Advance operates stores and Worldpac branches in the United States, Canada, Puerto Rico and the U.S. Virgin Islands. The Company also serves independently owned Carquest branded stores across these locations in addition to Mexico and various Caribbean Islands.



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