

SINGLE TENANT NN

Investment Opportunity



(NYSE: AAP)

4 Years Remaining | Scheduled Rental Increases | Dense Retail Corridor



321 Wagner Avenue

GREENVILLE OHIO

ACTUAL SITE



EXCLUSIVELY MARKETING BY



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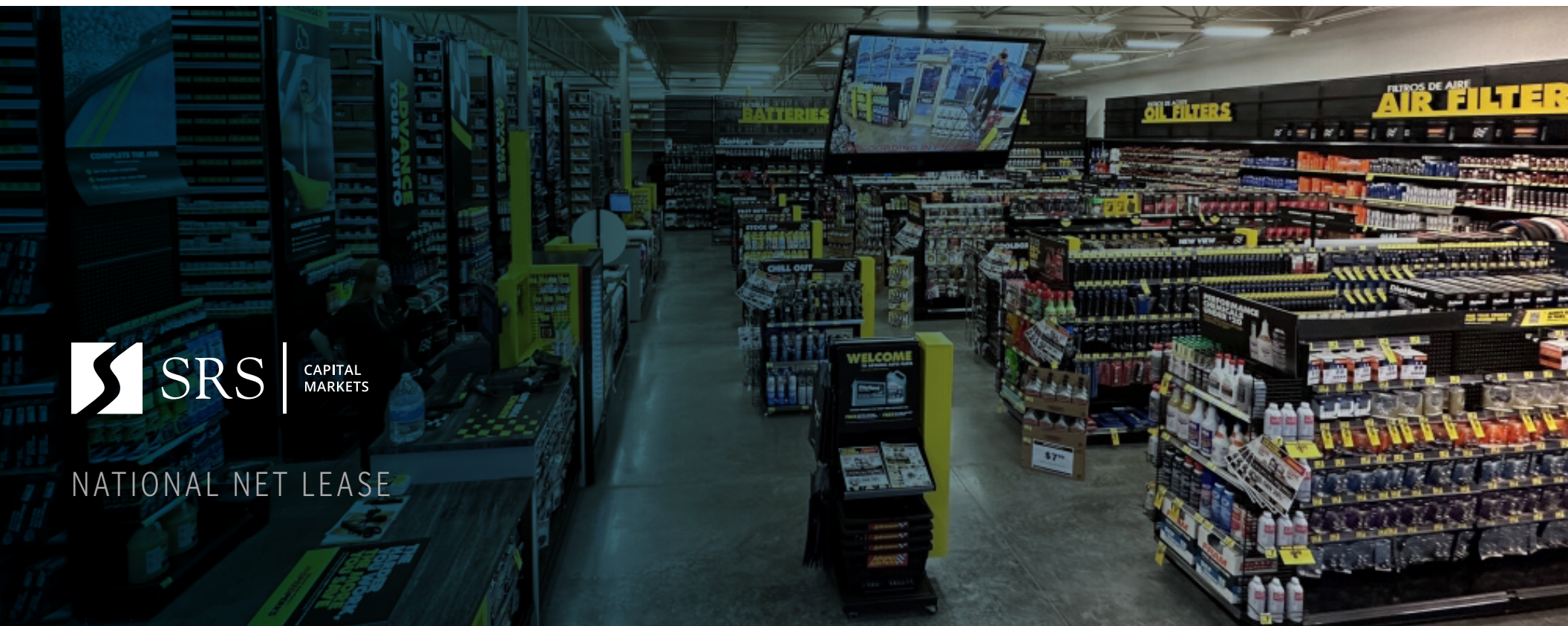
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NATIONAL NET LEASE



OFFERING SUMMARY



OFFERING

Pricing	\$804,965
Net Operating Income	\$56,750
Cap Rate	7.05%

PROPERTY SPECIFICATIONS

Property Address	321 Wagner Avenue Greenville, Ohio 45331
Rentable Area	5,470 SF
Land Area	1.11 AC
Year Built	1997
Tenant	Advance Auto Parts
Guaranty	Corporate
Lease Type	NN
Landlord Responsibilities	Roof, Structure, Foundations, & Parking Lot
Lease Term Remaining	4 Years
Increases	10% at Beg. of Each Option
Options	2 (5-Year)
Rent Commencement	1/19/1998
Lease Expiration	6/30/2029

RENT ROLL & INVESTMENT HIGHLIGHTS



Tenant Name	Square Feet	LEASE TERM		RENTAL RATES				
		Lease Start	Lease End	Begin	Increase	Monthly	Annually	Options
Advance Auto Parts	5,470	1/19/1998	6/30/2029	Current	-	\$4,729	\$56,750	2 (5-Year)
(Corporate Guaranty)					-			10% Increases at Beg. of Each Option

4 Years Remaining | Scheduled Rental Increases | Established Brand

- The tenant currently has 4 years remaining on their initial lease with 2 (5-year) options to extend, demonstrating their commitment to the site
- The lease features 10% rental increases at the beginning of each option, growing NOI and hedging against inflation
- As of December 28, 2024, Advance operated 4,788 stores primarily within the United States, with additional locations in Canada, Puerto Rico and the U.S. Virgin Islands

NN Lease | Fee Simple Ownership | Limited Landlord Responsibilities

- Tenant pays for utilities, taxes, insurance and maintains all aspects of the premises
- Landlord responsibilities limited to roof, structure, foundations, and parking lot
- Ideal, low-management investment for a passive investor

Strong Demographics in 5-mile Trade Area

- More than 18,000 residents and 18,000 employees support the trade area
- \$73,805 average household income

Dense Retail Corridor | Strong National/Credit Tenant Presence | Greenville High School

- The site is ideally located in a dense retail corridor, with numerous nearby national/credit tenants including Aldi, Walgreens, CVS, Dollar General, Bealls, KFC, Harbor Freight, and many more
- Strong tenant synergy increases consumer draw to the immediate trade area and promotes crossover store exposure to the site
- The asset is in close proximity to Greenville High School (813 students), further increasing consumer traffic to the immediate trade area

Near Signalized, Hard Corner Intersection | U.S. Hwy 197 | Excellent Visibility

- The asset is located near the signalized, hard corner intersection of State Hwy 121 and Wagner Ave with a combined 26,700 vehicles passing by daily
- The site benefits from nearby direct on/off ramp access to U.S. Hwy 197 which averages 12,100 VPD
- The asset has excellent visibility via significant street frontage and a large monument sign



ADVANCE AUTO PARTS

advanceautoparts.com

Company Type: Public (NYSE:AAP)

Locations: 4,788+

2024 Employees: 33,200

2024 Revenue: \$9.09 Billion

2024 Assets: \$10.80 Billion

2024 Equity: \$2.17 Billion

Credit Rating: S&P: BB+

Advance Auto Parts, Inc. is a leading automotive aftermarket parts provider that serves both professional installer and do-it-yourself customers. As of December 28, 2024, Advance operated 4,788 stores primarily within the United States, with additional locations in Canada, Puerto Rico and the U.S. Virgin Islands. The company also served 934 independently owned Carquest branded stores across these locations in addition to Mexico and various Caribbean islands.

Source: ir.advanceautoparts.com, finance.yahoo.com

PROPERTY OVERVIEW



LOCATION



Greenville, Ohio
Darke County
Dayton MSA

ACCESS



Wagner Avenue: 1 Access Point

TRAFFIC COUNTS



Wagner Avenue: 14,500 VPD
E. Main Street/State Highway 121: 12,200 VPD

IMPROVEMENTS



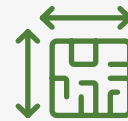
There is approximately 5,470 SF of existing building area

PARKING



There are approximately 37 parking spaces on the owned parcel.
The parking ratio is approximately 6.76 stalls per 1,000 SF of leasable area.

PARCEL



Parcel Number: F27-2-212-26-02-01-14600
Acres: 1.11
Square Feet: 48,569

CONSTRUCTION



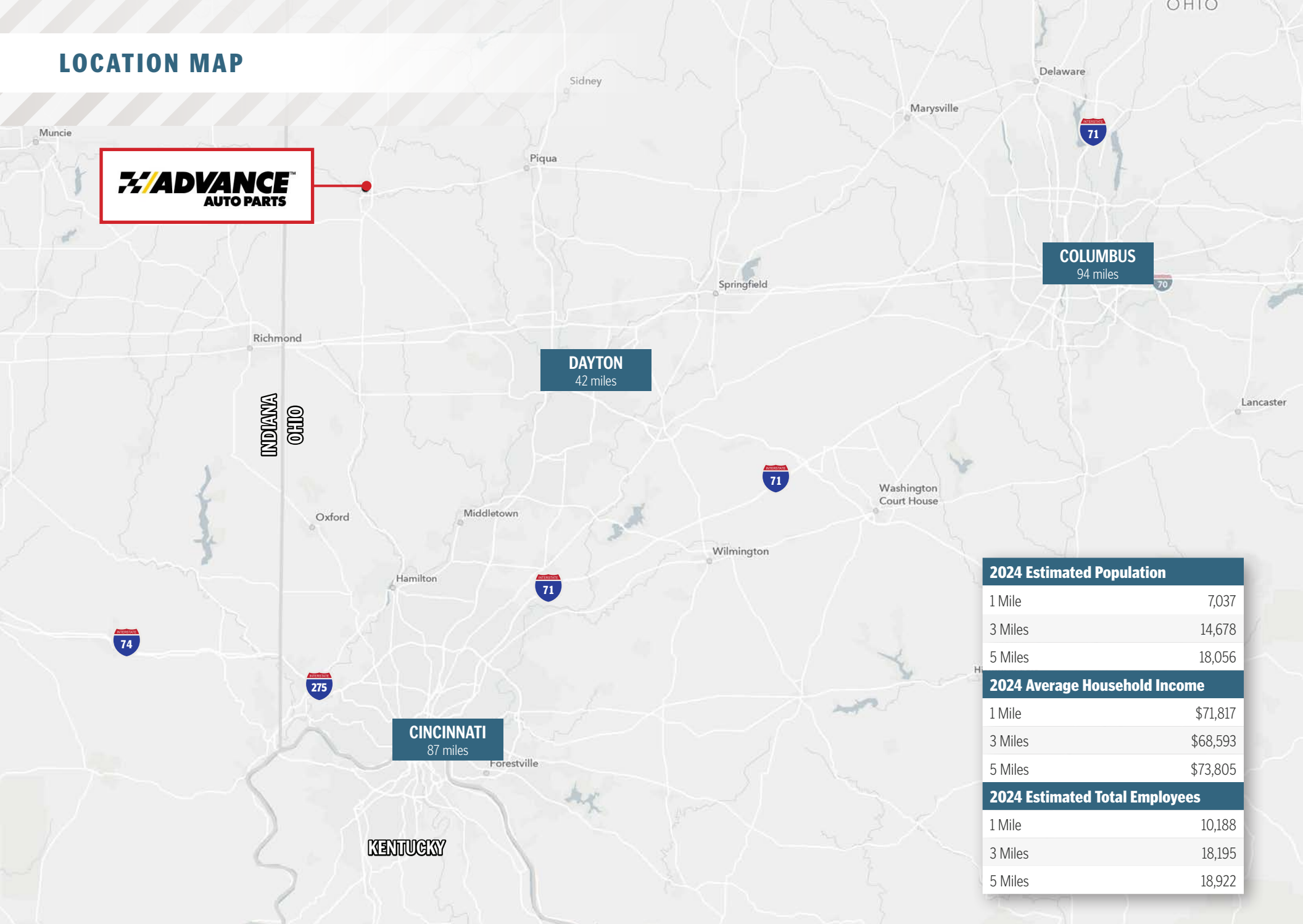
Year Built: 1997

ZONING



PUDR - Planned Limit Residential Development District

LOCATION MAP



2024 Estimated Population	
1 Mile	7,037
3 Miles	14,678
5 Miles	18,056
2024 Average Household Income	
1 Mile	\$71,817
3 Miles	\$68,593
5 Miles	\$73,805
2024 Estimated Total Employees	
1 Mile	10,188
3 Miles	18,195
5 Miles	18,922





WAGNER AVE.

14,500
VEHICLES PER DAY

ADVANCE
AUTO PARTS

MONUMENT SIGN



AREA OVERVIEW



	1 Mile	3 Miles	5 Miles
Population			
2024 Estimated Population	7,037	14,678	18,056
2029 Projected Population	6,923	14,453	17,786
2024 Median Age	47.7	46.5	46.1
Households & Growth			
2024 Estimated Households	3,306	6,850	8,197
2029 Projected Households	3,301	6,865	8,213
Income			
2024 Estimated Average Household Income	\$71,817	\$68,593	\$73,805
2024 Estimated Median Household Income	\$50,824	\$49,108	\$51,349
Businesses & Employees			
2024 Estimated Total Businesses	320	803	878
2024 Estimated Total Employees	10,188	18,195	18,922



GREENVILLE, OHIO

Greenville, Ohio, in Darke county, is 33 miles NW of Dayton, Ohio and 65 miles N of Cincinnati, Ohio. The City of Greenville had a population of 12,547 as of July 1, 2024. This strategic location provides businesses with easy access to major markets in Ohio, Indiana, and Kentucky. Greenville's proximity to Interstate 70 and Interstate 75 also allows for convenient transportation of goods and services.

Greenville's economy is basically agricultural, augmented by light manufactures (notably gas and oil filters, glass products, plastics, and kitchen appliances). Manufacturing is the leading industry in Greenville, with a significant presence of automotive and food processing companies. Various companies and brands such as KitchenAid and BASF North America have offices in Greenville. The city is also known for its healthcare industry, with Wayne Healthcare serving as one of the largest employers. Retail trade and education services are other key sectors in the city's economy.

Greenville and Nearby Attractions are Englewood MetroPark, Fort Jefferson, Darke County Historical Society Museum, Lake Loramie State Park, Garst Museum. Visitors can view the memorabilia of Lowell Thomas and Annie Oakley at the Garst Museum. Greenville offers several parks including the Shawnee Prairie Preserve, Greenville City Park and Annie Oakley Park. Visitors can also visit the Greenville South Broadway Commercial Historic District and Tecumseh Boulder Historical Site. Leisure time can be spent at the Greenville Roller Rink - The Skate Place.

University of Dayton, Wright State University - Main Campus and Sinclair Community College are the nearby colleges and universities. The closest major airport to Greenville, Ohio is James M. Cox Dayton International Airport. This airport is in Dayton, Ohio and is 31 miles from the center of Greenville, OH.



THE EXCLUSIVE NATIONAL NET LEASE TEAM

of SRS Real Estate Partners

300+

TEAM
MEMBERS

25+

OFFICES

\$5B+

TRANSACTION
VALUE

company-wide
in 2024

600+

CAPITAL MARKETS
PROPERTIES

SOLD
in 2024

\$2.5B+

CAPITAL MARKETS
TRANSACTION

VALUE
in 2024

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