



LEGACY

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439 N MAIN ST, NEW CARLISLE, OH 45344

ADVANCE AUTO PARTS

FOR SALE \$1,488,721 | 6.65% CAP

LEGACYCREA.COM

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NEW CARLISLE, OH

- Single Tenant Freestanding Advance Auto Parts in New Carlisle, OH
- NN Lease - 7+ Years Remaining
- Investment Grade Tenant - Advance Auto Parts Holds a Moody's Credit Rating of "Baa3"
- Surrounded by Several National Tenants Including IGA Supermarket, Subway, & More
- Essential Retailer - Advance Auto Parts is a Pandemic and Recession Resistant Tenancy
- 9,500+ People Reside within 3 Mile Radius of Site
- Projected +0.32% Population Growth in the Next 5 Years within 1 Mile Radius of Site

PROPERTY DETAILS

Building Area:	5,347 SF
Land Area:	0.71 Acres
Year Built:	2006
Guarantor:	Corporate
Price:	\$1,488,721
Cap Rate:	6.65%
Price (PSF):	\$278.42

LEASE OVERVIEW

Remaining Lease Term:	7+Years
Rent Commencement:	5/19/2006
Lease Expiration:	10/31/2031
NOI:	\$99,000
Lease Type:	NN
Scheduled Rent Increases:	5% Per Option
Options & Increases:	(3) 5 Year Options
Insurance:	Tenant
Parking Lot Maintenance:	Landlord
Property Taxes:	Tenant
Roof & Structure:	Landlord
HVAC:	Tenant





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**Advance
Auto Parts**

11,740 Vehicles Per Day

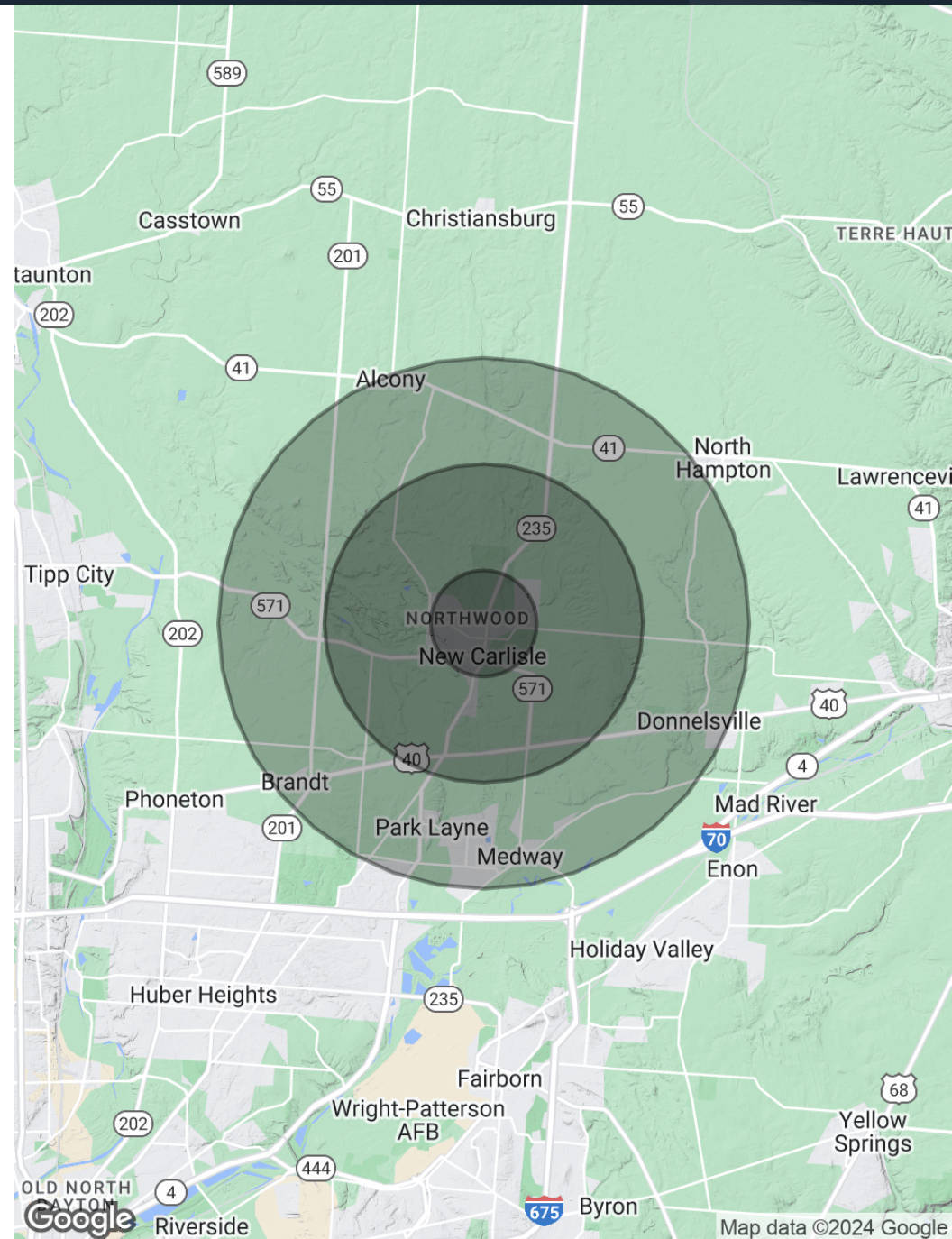
Map
data
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Google

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,381	9,557	22,197
Population Growth '23 - '28	+0.32%	+1.00%	+1.55%
Average Age	34.0	38.8	41.6
Average Age (Male)	31.6	37.6	41.3
Average Age (Female)	35.8	40.5	42.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,056	3,646	8,403
Household Growth '23 - '28	+0.34%	+1.07%	+1.63%
# of Persons per HH	2.4	2.3	2.4
Average HH Income	\$50,642	\$68,958	\$72,553
Average House Value	\$113,788	\$146,165	\$159,309

* Demographic data derived from 2020 ACS - US Census





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