

8012 LEWIS AVENUE
TEMPERANCE, MI 48182

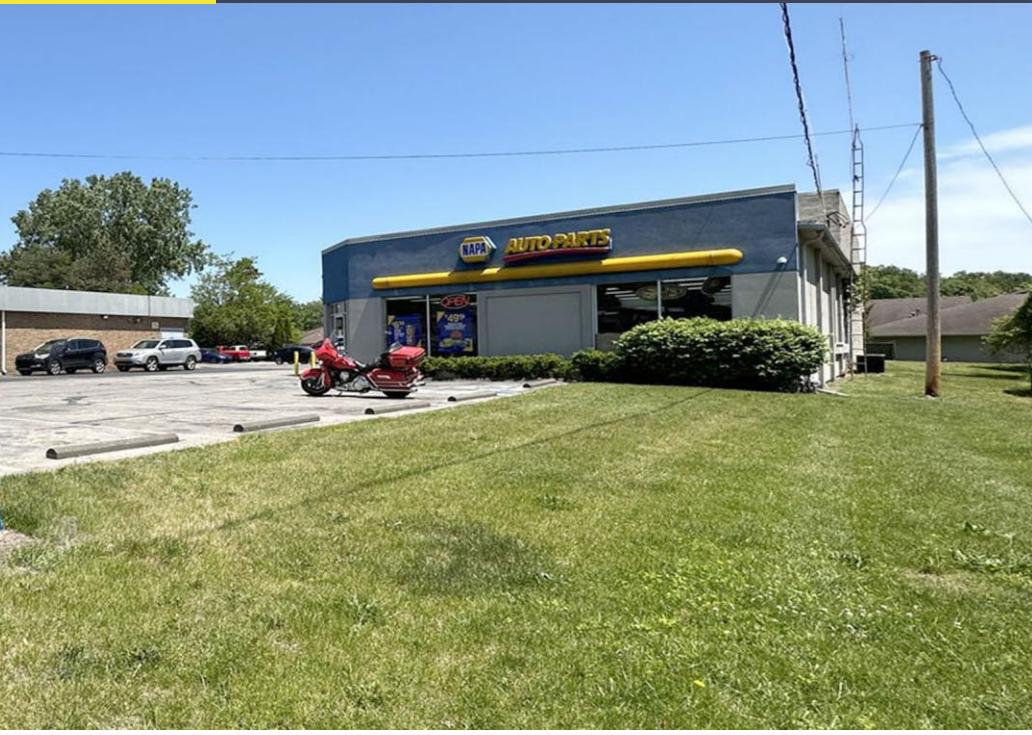
INVESTMENT PROPERTY FOR SALE
7,492 Square Feet Building



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FULL-SERVICE COMMERCIAL REAL ESTATE

NAPA AUTO PARTS - NNN LEASE



GENERAL INFORMATION

Sale Price:	\$925,000
Building Size:	7,492 sf (Retail – 2,452 WH – 5,040 sf)
Number of Stories:	1
Year Constructed:	Retail – 1959/remodeled 2007 WH - 2006
Condition:	Excellent
Lot Dimensions:	2 lots – Irr. Frontage 150'±
Acreage:	1.47 AC (8012 – 0.64ac & 8008 - 0.83 ac)
Closest Cross Street:	Dean Rd./ Sterns Rd.
County:	Monroe
Zoning:	Commercial C-1
Parking:	19 ± spaces
Curb Cuts:	1
Street:	4 lane with center turn lane



For more information, please contact:

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7150 Granite Circle, Suite 200
Toledo, Ohio 43617
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BUILDING SPECIFICATIONS

Exterior Walls:	Block
Structural System:	Block & Steel
Roof:	Rubber/EPDM
Floors:	Concrete
Floor Coverings:	Decorative concrete coating
Lighting:	LED – new
Heating:	GFA/heated fl. in wit
Air Conditioning:	Central – retail area
Power:	Ample
Overhead Doors:	Yes (1-10' x 12' & 1-16' x 8')
Restrooms:	(2) two
Recent Major Maintenance:	<p>New LED lighting, new heat exchange for heated floor unit, and new security system by tenant.</p> <ul style="list-style-type: none"> Retail area is being remodeled by tenant.

2025 REAL ESTATE TAXES

Parcel Numbers:	02-026-049-00
	02-026-051-00

Comments:

- NAPA has been at this location for 50+ years.
- Tenant is starting substantial upgrades to the retail area.
- The immediate area includes excellent demographics with nearly 93,740 people within a 5-mile radius and the average household income over \$66,487.
- Financials and lease agreement will be provided with a completed confidentiality agreement.
- Additional lot allows for future expansion or new ground up commercial development.

LEASE INFORMATION

Tenant	SF	Monthly Rent	Annual Rent	Rent per SF	Lease Term
Genuine Parts Co.	7,492	\$5,000	\$60,000	\$8.00	3 years (10/29/2021 -11/30/2024)
05/02/2024 – GPC/NAPA has exercised it's first of two (2) 3 yr. options (beginning on 11/01/24 & expiring 10/31/27).					
Genuine Parts Co.	7,492	\$5,250	\$63,000	\$8.41	1 st option – 3 years
Genuine Parts Co.	7,492	\$5,500	\$66,000	\$8.81	2 nd option – 3 years

Notes:

- The lease is corporately guaranteed by the Genuine Parts Company, and is NNN with limited landlord responsibilities, making this an ideal, low-management investment opportunity for a passive investor. Founded in 1925, Napa Auto Parts, a subsidiary of the Genuine Parts Company, is the leading distributor of automotive replacement parts, accessories and service items throughout North America.

Investment Grade Credit Tenant (S&P: BBB – Stable)

- Genuine Parts Company is an industry-leading auto parts retailer with exceptional brand recognition. Genuine Parts Company boasts an S&P rating of BBB-Stable and ranks # 179 on the June 2023 Fortune 500 list.

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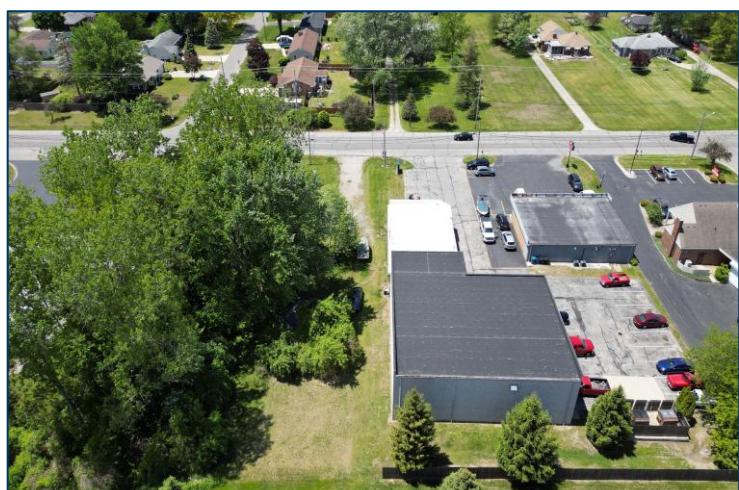
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Investment Property For Sale

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TRAFFIC COUNTS - VPD

10,500 Lewis Avenue



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