

O'REILLY AUTO PARTS

303 White St, Danbury, CT



INVESTMENT GRADE TENANT - O'Reilly Automotive, Inc. (NASDAQ: ORLY) operates over 6,300 stores across 48 states, Puerto Rico, Mexico and Canada. The company holds an investment grade credit rating (BBB) from Standard & Poor's, reflecting its strong market position and operational stability.



SUPERIOR DEMOGRAPHICS - The population within a five-mile radius of the property is 117,113 with an average annual income of \$126,457 per ESRI Analytics.



BELOW MARKET RENTS - The current rental rate of \$12.38 is approximately 50% below Danbury's average of \$25.05, per CoStar Analytics, creating a value-add opportunity at the end of the tenant's lease terms.



MINIMAL LANDLORD RESPONSIBILITIES - The Property features a highly passive lease structure, with the Landlord retaining only roof, structure, parking & sidewalks.



RECENT CAPITAL IMPROVEMENTS - As part of the lease, the property underwent renovations to suit O'Reilly's needs. This includes the installation of a brand-new roof.



RETAIL CORRIDOR - The property benefits from its location in a strong retail area, with neighboring national retailers such as Aldi, Walmart, Kohl's, IHOP, and more.



RENTAL INCREASES - O'Reilly's lease includes a 7.51% rent increase in year 6 of the primary term, as well as at the commencement of each of the four 5-year renewal options.



ASKING PRICE:
\$2,086,442



CAP RATE:
6.00%

**VIEW OFFERING
MEMORANDUM**



OFFERED EXCLUSIVELY BY:

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