

# 209 S Wright St Delavan, WI

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# Executive Summary

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# Sale Overview

CBRE is pleased to offer the fee simple sale of O'Reilly Auto Parts in Delavan, WI along with two adjacent outparcels. The two adjacent outparcels "Lots 2 & 3" have not been separately parceled and a conceptual site plan is included herein. The seller prefers to sell all as a package, however, would consider removing the outparcels from the O'Reilly investment sale and offering them as a ground lease, sale, or build to suit.

# O'Reilly Lease and Location

Free-standing O'Reilly Auto Parts outlot shadow anchored by Slumberland Furniture, Dunham's Sports, Tractor Supply and Dollar Tree. The property offers full lighted access onto the main retail throughfare, Geneva Street (HWY 50), from S. Wright Street and 0.5 miles to the I-43 Interchange. This area has seen both residential and commercial growth over the past few years to include redevelopment of the nearby former Shopko, Perkins, and a proposed Meijer.

+ Landlord Responsibilities: None; Absolute Net Lease

+ Year Built: 2016

+ Building Size: 6,000 SF

+ Signage: Facade and Pylon

+ Parcel Size: 1.02 Acres

+ Initial Term: 13 Years Remaining

+ NOI: \$31,800

+ Increases: 6% Every Five Years and Exercised Renewal Options

+ Renewal Options: (4) for Five Years

# Tenant Background



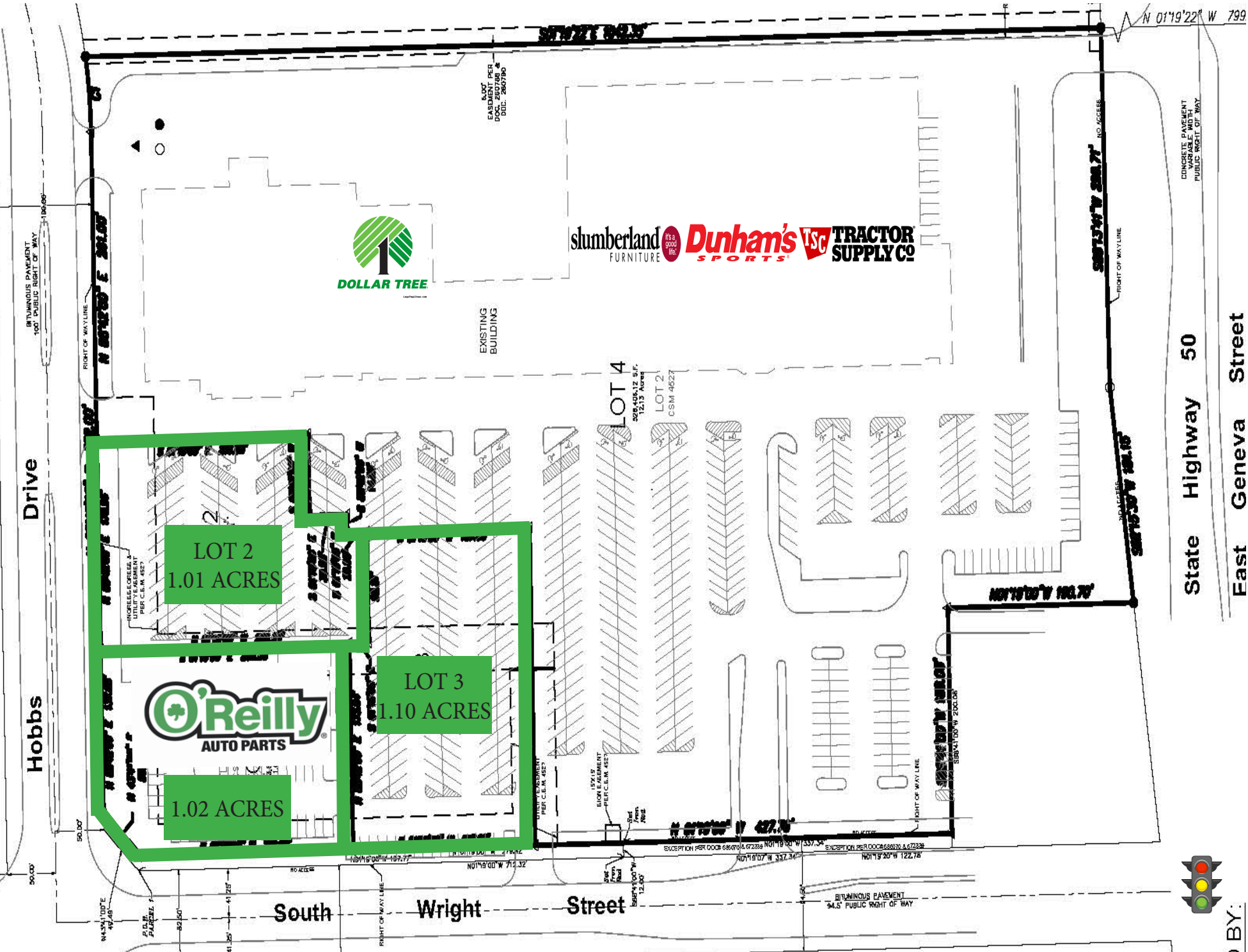
Corporate secured lease with O'Reilly Automotive Stores, Inc "O'Reilly". O'Reilly was founded in 1957 in Springfield, Missouri and its headquarters are still located there. O'Reilly's has grown to over 5,600 stores in 47 U.S. states, over 20 stores in Mexico and more than 80,000 employees. They carry a BBB S&P rating and have continued to see steady annual sales and stock growth.

# Outparcel Overview

Please Reference Conceptual Site Plan

+ Lot 2: Est. 1.01 Acres

+ Lot 3: Est. 1.10 Acres



BY:





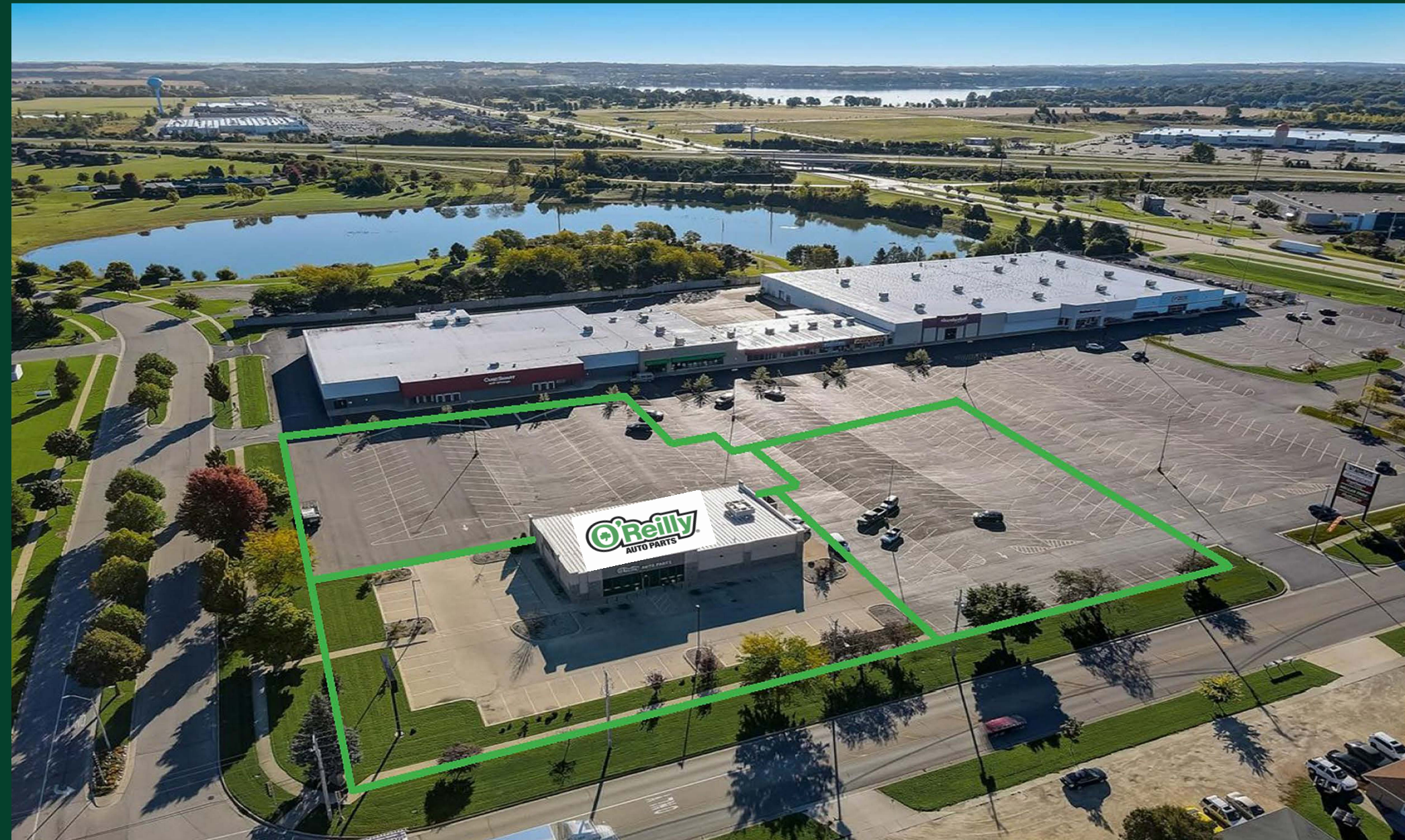
**LOT 2**  
1.01 ACRES

**LOT 3**  
1.10 ACRES

**LOT 1**









# Financial Overview

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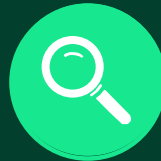
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# Financial Overview

## O'Reilly Value



\$550,000  
O'Reilly Value



\$31,800  
NOI



5.75%  
CAP

## Land Value

+ Lot 2: \$200,000 (\$4.59/SF)

+ Lot 3: \$350,000 (\$7.30/SF)

## Total Asking Price

\$1,100,000

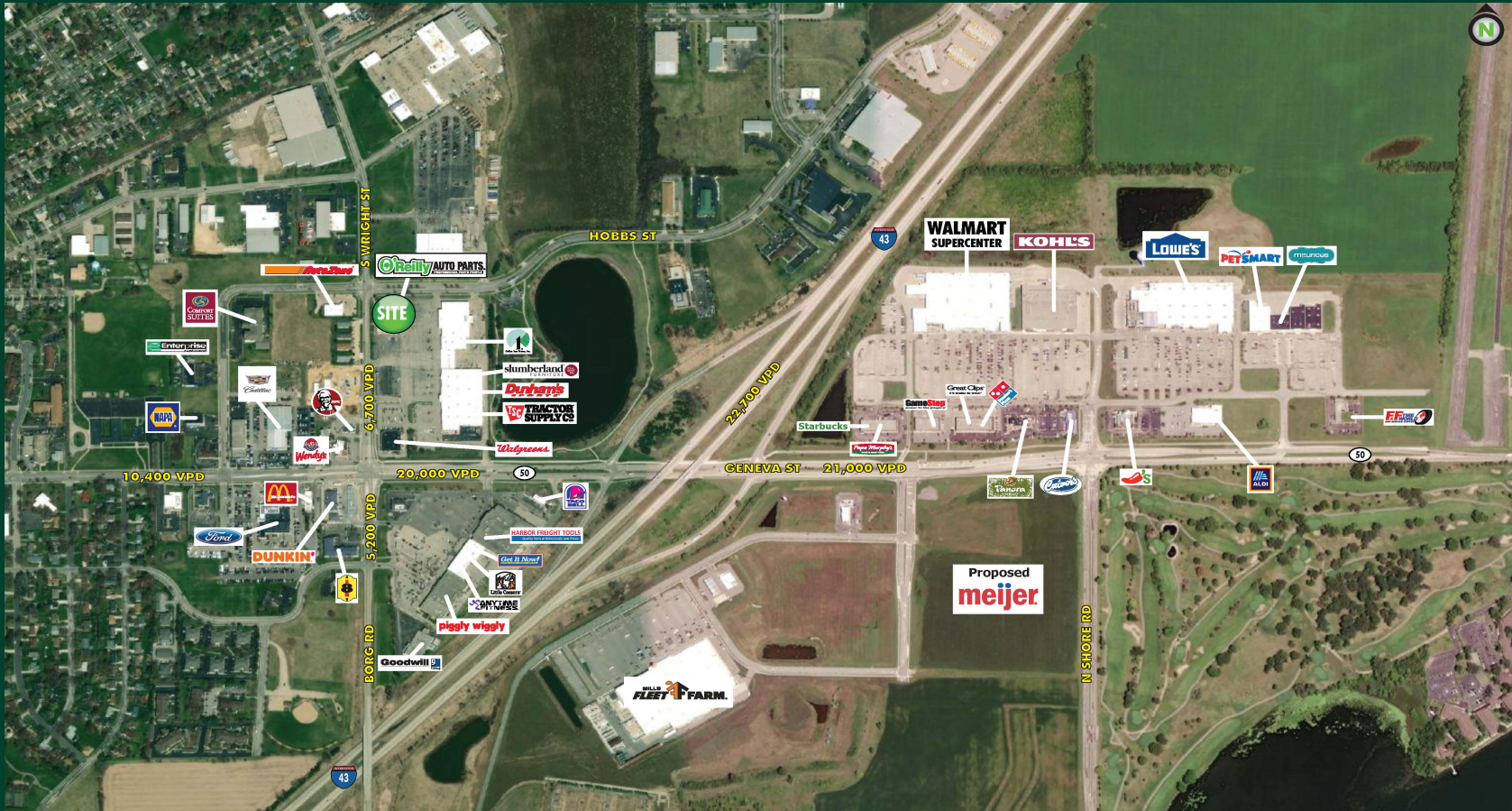


# Market Overview

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# Market Overview



Demographics	1 Mile	3 Miles	5 Miles	7 Miles
Population	4,510	12,312	22,553	38,942
Average Income	\$70,734	\$82,138	\$89,300	\$97,743
Daytime Population	8,259	14,479	23,719	44,123

## Traffic Counts

I - 43	21,600 VPD
Geneva St.	21,000 VPD
S. Wright	6,700 VPD