

ADVANCETM **AUTO PARTS**

Walgreens
Sublease

1114 S MAIN ST, MARYVILLE, MO 64468





LISTED BY

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INVESTMENT OVERVIEW

📍 ADVANCE AUTO PARTS | MARYVILLE, MO

The Offering

Peranich Huffman Net Lease Group is pleased to exclusively present Advance Auto Parts (Walgreens Sublease), located at 1114 S Main Street, Maryville, MO. This offering provides investors the opportunity to acquire a property backed by an absolute net corporate master lease with Walgreen Co., and operated by national retailer Advance Auto Parts under a long-term sublease. The ±13,650 SF building is positioned along Main Street, surrounded by Walmart, Hy-Vee, McDonald's, Verizon, AT&T, and more, ensuring consistent consumer traffic.

The property is leased to Walgreen Co. under a long-term absolute net master lease expiring August 31, 2034, and is subleased to Advance Auto Parts for automotive retail use. The lease features an annual base rent of \$312,334 (\$22.88/SF), with (10) 5-year renewal options. The absolute NNN structure results in zero landlord responsibilities, with Walgreens carrying all expense and maintenance obligations while Advance Auto Parts operates the site under a long-term sublease.

Advance Auto Parts, Inc. is one of the largest automotive aftermarket parts providers in North America, operating 4,800+ stores and serving both professionals and do-it-yourself customers. The company reported FY 2024 revenue of \$9.1 billion and employs 68,000+ team members nationwide. Advance Auto Parts' scale, brand recognition, and entrenched demand for automotive services, combined with Walgreens' master-lease credit, provide investors with strong income security and a compelling risk-adjusted return profile.

Deal Snapshot

\$3,570,000

Purchase Price

\$262/SF

Price Per SF

\$312,334

Net Operating Income

8.75%

Cap Rate

Address 1114 S Main Street, Maryville, MO 64468

Operator Advance Auto Parts
(Walgreens Sublease)

Building Size 13,650 Square Feet

Lease Term 8.75 Years of Lease Term Remaining
(10) 5-Year Renewal Options



INVESTMENT HIGHLIGHTS

📍 ADVANCE AUTO PARTS | MARYVILLE, MO



ABSOLUTE NNN MASTER LEASE

The property operates under an absolute net master lease with Walgreen Co., providing zero landlord responsibilities and fully predictable cash flow. With 8.75 years of remaining term and (10) 5-year renewal options, the lease structure offers long-term income stability supported by Walgreens' corporate credit.



CORPORATELY GUARANTEED

Walgreens Co. guarantees the master lease, offering investment-grade credit. The sublease is backed by Advance Auto Parts, Inc., adding another nationally recognized tenant with durable demand drivers and strong brand recognition.



PRIME LOCATION WITHIN RETAIL CORRIDOR

Located along Maryville's main retail artery, the property is surrounded by reputable national tenants including Walmart, McDonald's, Starbucks, Verizon, and more. Exceptional visibility, strong traffic counts, and complementary "daily-needs" retailers reinforce exposure and long-term asset value.



LOCAL DEMAND DRIVERS

The site draws from a stable residential base and Northwest Missouri State University. Within a 3-mile radius, the trade area includes 12,000 residents, supporting durable demand for automotive and essential retail services.



SUBTENANT FINANCIAL MOMENTUM

Advance Auto Parts delivered its strongest quarterly performance in over two years in Q3 2025, reporting 3% comparable sales growth and a 4.4% adjusted operating income margin. Backed by \$3+ billion in cash reserves and a streamlined operational footprint, the company continues to solidify its position as a leader in the automotive aftermarket industry.

PERANICH
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HUFFMAN



PROPERTY OVERVIEW

📍 ADVANCE AUTO PARTS | MARYVILLE, MO

1114 S Main St, Maryville, MO 64468

Street Address

Advance Auto Parts (Walgreens Sublease)

Operator

13,650 Square Feet | 1.12 Acres

Building Area | Land Area

2009 | 2025

Year Built | Renovated

Absolute Net Lease

Lease Type

8.75 Years

Lease Term Remaining

08/31/2034

Lease Expiration Date

Walgreen Co.

Lease Guarantor

\$312,334

Annual Base Rent

Flat

Rent Escalations

(10) 5-Year Options

Renewal Options

Flat

Option Escalations



AERIAL VIEW

📍 ADVANCE AUTO PARTS | MARYVILLE, MO

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SITE PLAN

📍 ADVANCE AUTO PARTS | MARYVILLE, MO



TENANT OVERVIEW

📍 WALGREENS MASTER LEASE | MARYVILLE, MO

Walgreens Co., a subsidiary of Walgreens Boots Alliance (NASDAQ: WBA), is among the largest U.S. retail pharmacy chains. Founded in 1901 and based in Deerfield, Illinois, it operates thousands of locations nationwide, serving millions with prescriptions, health products, and everyday goods.

In fiscal year 2025, Walgreens Boots Alliance reported revenue of approximately \$144.6 billion, supported by a workforce of 325,000+ employees worldwide. Despite challenges in recent years, including shifts in consumer spending, Walgreens has implemented cost-saving initiatives and strategic adjustments to strengthen its U.S. Retail Pharmacy division. The company's scale, brand recognition, and integration of pharmacy & retail services provide resilience in a competitive healthcare landscape.

Walgreens leverages its nationwide footprint and trusted brand to drive consistent consumer demand. With a long operating history, strong market presence, and ongoing efficiency initiatives, the company provides investors confidence in stable tenancy and durable income streams.

IN THE NEWS | AUGUST 2025

"The recent coverage on Walgreens emphasizes its historic privatization in August 2025, when Sycamore Partners acquired the company in a deal valued at up to \$23.7 billion. Following the buyout, Walgreens was split into five separate operating companies, each focusing on different aspects of retail pharmacy and healthcare. Analysts note that this restructuring marks a major shift in the U.S. pharmacy landscape, with Walgreens reviewing hundreds of store locations for potential repositioning into alternative uses such as discount retail, grocery, or urgent care facilities. The article underscores that this transformation introduces both uncertainty and opportunity, as Walgreens transitions from a publicly traded giant into a private equity-owned enterprise with new strategic priorities."



Walgreens

COMPANY TYPE
Private

BRANCHES
12,500+

EMPLOYEES
312,000+

HEADQUARTERS
Deerfield, IL

2024 REVENUE
\$147B

PARENT COMPANY
Sycamore Partners

SUBTENANT OVERVIEW

📍 ADVANCE AUTO PARTS | MARYVILLE, MO

Advance Auto Parts, Inc. (NYSE: AAP) stands as a premier provider of automotive aftermarket parts, catering to both professional service shops and DIY customers throughout North America. Established in 1932 and based in Raleigh, North Carolina, the company has expanded into one of the industry's largest retailers. By 2025, Advance operates over 4,800 company-owned locations across the United States, Canada, Puerto Rico, and the U.S. Virgin Islands, while also supporting more than 800 independently operated Carquest stores in Mexico and the Caribbean.

The company generated roughly \$9.1 billion in revenue for fiscal year 2024 and employs over 68,000 people globally. Advance Auto Parts continues to enhance performance through supply chain efficiencies, merchandising upgrades, and a blended-box model that unites retail and commercial operations. With a broad geographic presence and diverse customer base, the business demonstrates resilience across market cycles, while its established brand reputation drives steady demand for automotive parts, accessories, and services.

Advance Auto Parts' scale and national presence position it as a cornerstone in the automotive aftermarket industry. With durable demand drivers and decades of operational expertise, the company provides investors confidence in stable tenancy and reliable income.

RECENT EARNINGS REPORT | Q3 2025

Advance Auto Parts continues to strengthen its market position through its blended-box strategy, which integrates retail and commercial operations to improve efficiency and margins. In Q3 2025, the company posted its strongest results in over 2 years, with 3% comparable store sales growth and a 4.4% adjusted operating income margin, supported by \$3+ billion in cash reserves. Advance's streamlined footprint, operational improvements, and brand strength reinforce its standing as a leader in the automotive aftermarket industry.



COMPANY TYPE
Public (AAP)

BRANCHES
4,800+

EMPLOYEES
68,000+

HEADQUARTERS
Raleigh, NC

2024 REVENUE
\$9.1B

YEAR FOUNDED
1932

NET LEASE STRUCTURE & CASH FLOW SCHEDULE

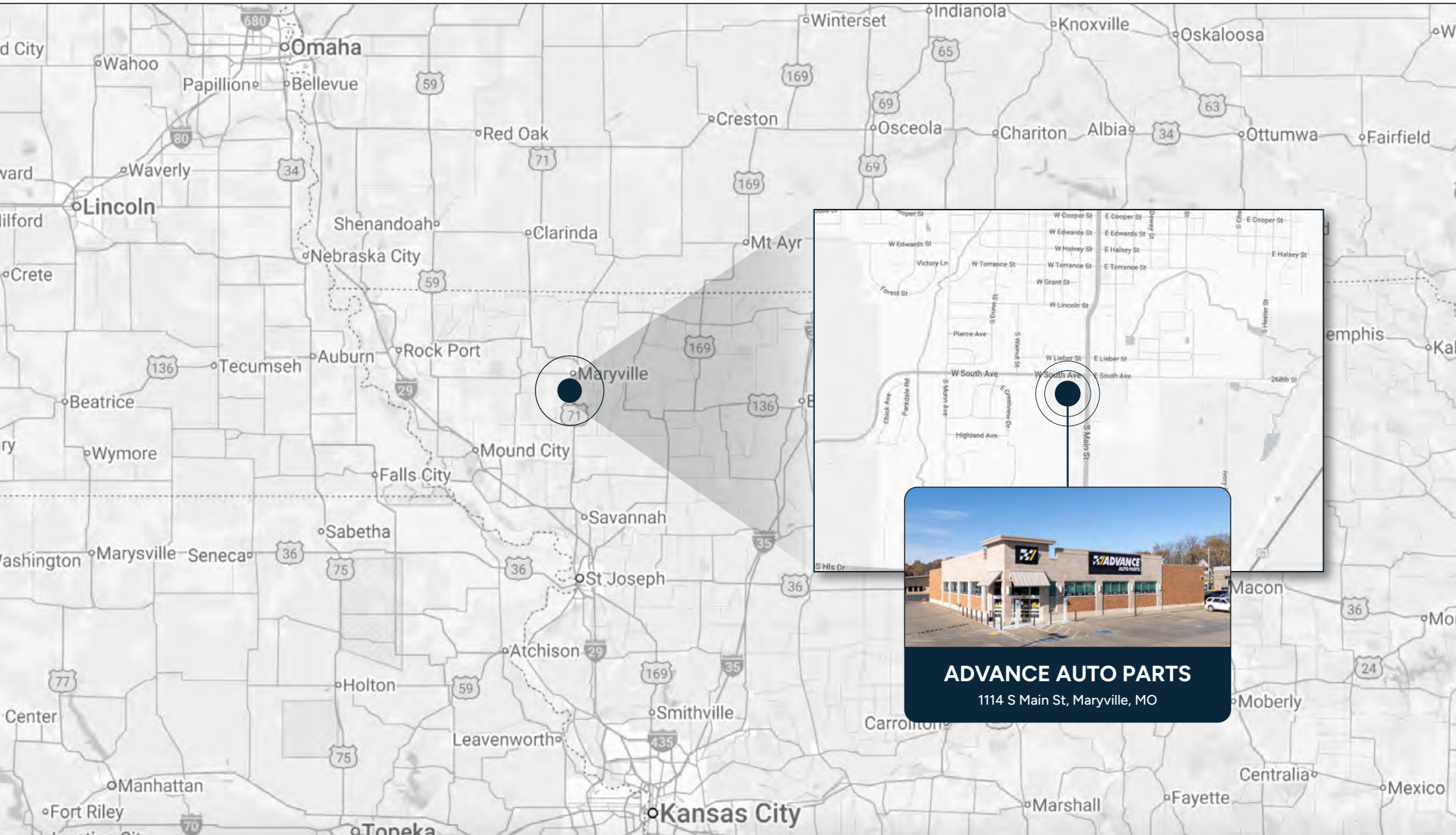
📍 ADVANCE AUTO PARTS | MARYVILLE, MO

Tenant's Responsibility	Expense Category	Landlord's Responsibility
✓	Structural	-
✓	Roof Repair	-
✓	Roof Replacement	-
✓	Parking Lot Repair	-
✓	Parking Lot Replacement	-
✓	HVAC Repair	-
✓	HVAC Replacement	-
✓	Interior/Non-Structural	-
✓	Property Taxes	-
✓	Insurance Premiums	-
✓	Landscaping	-
✓	Utilities	-
✓	Waste Management	-

Term Period	Annual Base Rent
September 2025 – August 2026	\$312,334
September 2026 – August 2027	\$312,334
September 2027 – August 2028	\$312,334
September 2028 – August 2029	\$312,334
September 2029 – August 2030	\$312,334
September 2030 – August 2031	\$312,334
September 2031 – August 2032	\$312,334
September 2032 – August 2033	\$312,334
September 2033 – August 2034	\$312,334
(10) 5-Year Option Periods	\$312,334

REGIONAL MAP

📍 ADVANCE AUTO PARTS | MARYVILLE, MO



ADVANCE AUTO PARTS

1114 S Main St, Maryville, MO

IMMEDIATE MAP

📍 ADVANCE AUTO PARTS | MARYVILLE, MO



LOCATION OVERVIEW

📍 ADVANCE AUTO PARTS | MARYVILLE, MO

+ Main Street | Maryville, Missouri

Located on Main Street, Maryville's main commercial corridor, the property is surrounded by Walmart, Hy-Vee, and healthcare offices, generating steady traffic. The property benefits from this mix, drawing customers from the community and Northwest Missouri State University.

Main Street links directly to U.S. Route 71 and Missouri Route 46, offering quick access to St. Joseph and Kansas City. With strong visibility and traffic over 14,000 vehicles daily, the corridor provides excellent exposure within northwest Missouri's retail market.

LOCATION HIGHLIGHTS

Professional Commercial Hub

Cluster of retail and service providers, generating steady daily traffic from residents and students.

Main Street Corridor

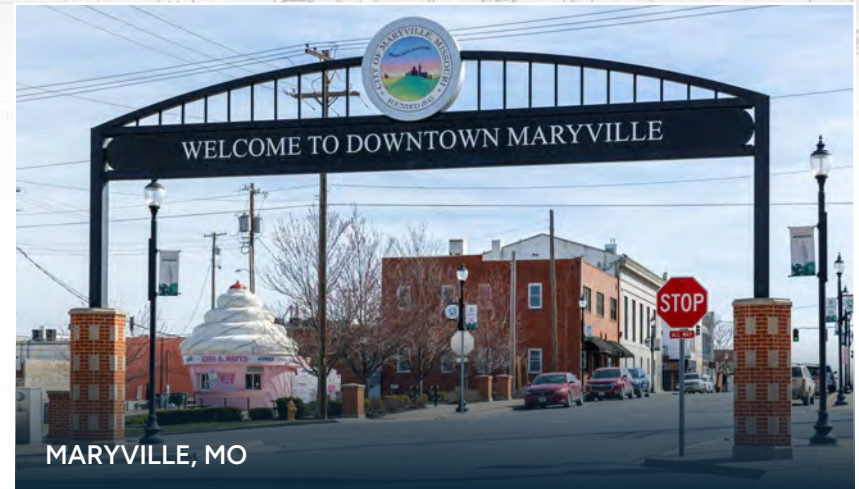
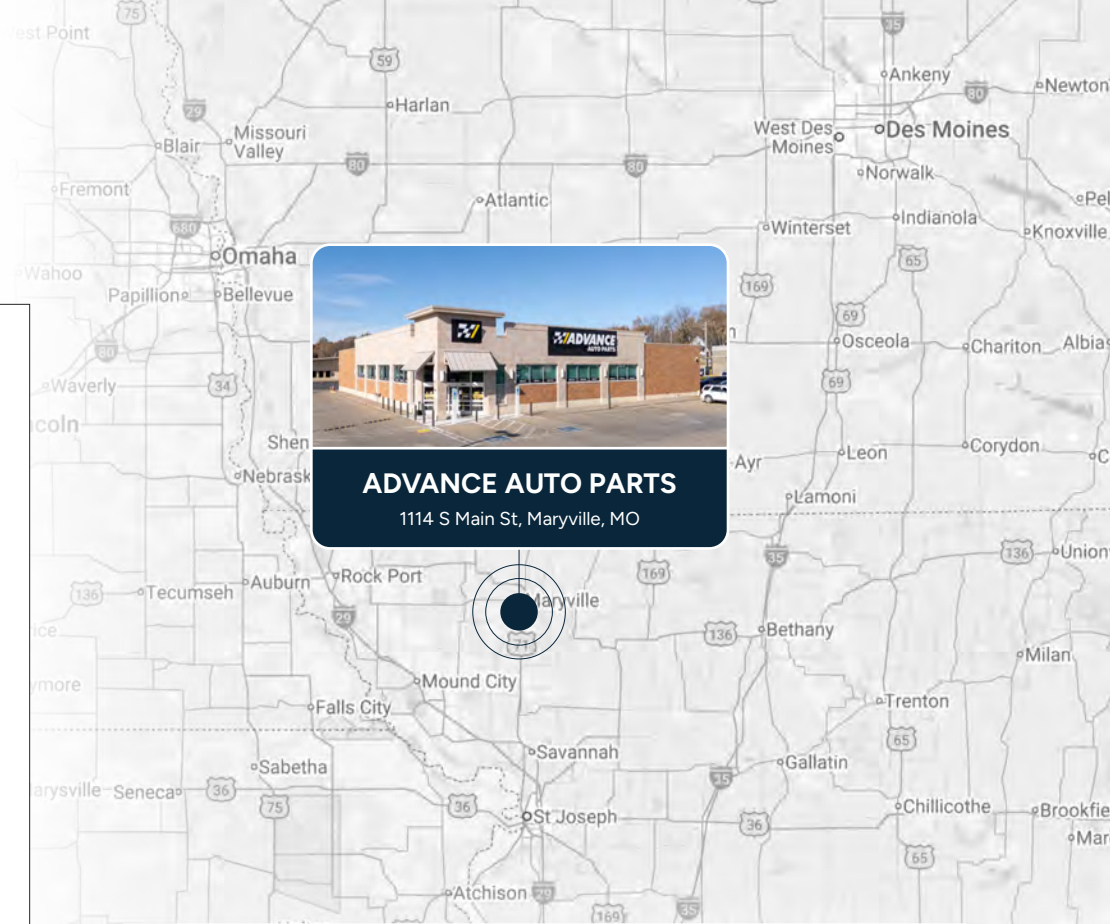
Direct link to U.S. Route 71 with anchors like Walmart and Hy-Vee driving consistent consumer flow.

Education & Retail Variety

Northwest Missouri State University and varied retail reinforce the corridor's role as a community hub.

Regional Connectivity

Immediate access to U.S. Route 71 and Missouri Route 46 for travel to St. Joseph and Kansas City.



AREA OVERVIEW

📍 ADVANCE AUTO PARTS | MARYVILLE, MO

+ Maryville, MO

Maryville, Missouri, is a city in Nodaway County in northwest Missouri. Its economy is driven by education, retail, and healthcare, with Northwest Missouri State University as the largest employer, supported by regional medical providers and retailers like Walmart and Hy-Vee.

The city benefits from U.S. Route 71 and Missouri Route 46, linking it to St. Joseph and Kansas City. Maryville combines residential neighborhoods, university amenities, and a strong retail corridor along Main Street. Served by the Maryville R-II School District and Northwest Missouri State University, it offers a dynamic setting for businesses to meet the needs of students, families, and the wider region.

CITY HEALTH FUNDAMENTALS

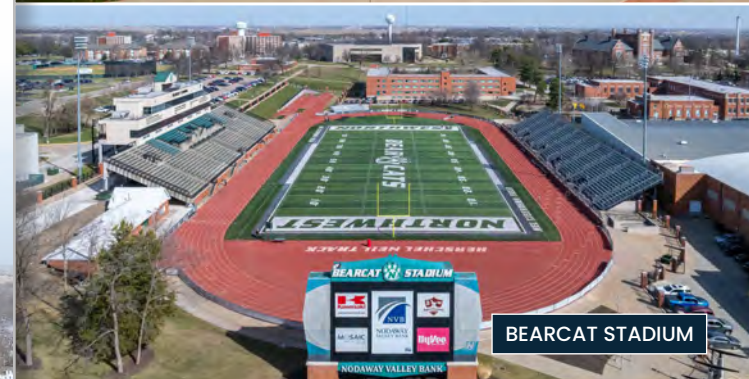
- **Leading Industries:** Education, Healthcare, and Retail & Services anchor employment
- **Major Employers:** Notable employers include Northwest Missouri State University and Walmart Supercenter
- **Emerging Retail:** Hy-Vee, Dollar General, Advance America, and Sprint boost Maryville's retail growth and appeal
- **Major Highways:** U.S. Route 71 and Missouri Route 46, with additional access via Route 148 and Route V provide convenient access



DOWNTOWN MARYVILLE



NORTHWEST MISSOURI STATE UNIVERSITY



BEARCAT STADIUM

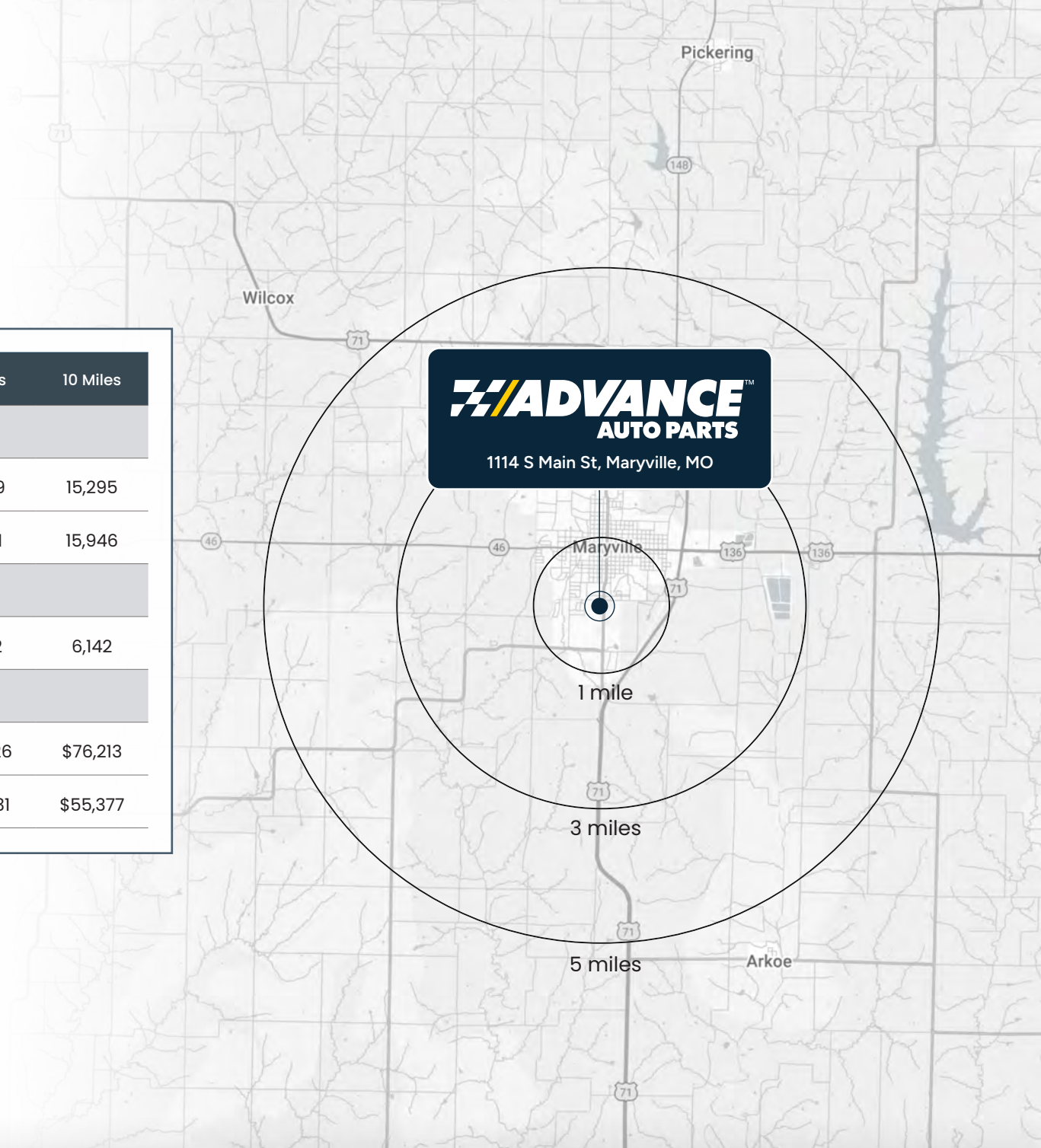


NEARBY MAJOR HIGHWAYS

DEMOGRAPHICS

📍 ADVANCE AUTO PARTS | MARYVILLE, MO

Distance From Subject Property	3 Miles	5 Miles	10 Miles
Population			
Residents	11,929	13,389	15,295
Daytime Population	13,563	14,781	15,946
Housing			
Households	4,971	5,382	6,142
Income			
Average Household Income	\$70,093	\$72,926	\$76,213
Median Household Income	\$51,375	\$53,331	\$55,377



CONFIDENTIAL MEMORANDUM & DISCLAIMER

Peranich Huffman Net Lease Group (“Agent”) has been engaged as the exclusive agent for the sale of the Advance Auto Parts (Walgreens Sublease) | Maryville, MO (the “Property”), by the owner of the Property (“Seller”). The Property is being offered for sale in an “as-is, where-is” condition and Seller and Agent make no representations or warranties as to the accuracy of the information contained in this Offering Memorandum.

The enclosed materials include highly confidential information and are being furnished solely for the purpose of review by prospective purchasers of the interest described herein. Neither the enclosed materials nor any information contained herein is to be used for any other purpose or made available to any other person without the express written consent of the Seller. Each recipient, as a prerequisite to receiving the enclosed, should be registered with Peranich Huffman Net Lease Group as a “Registered Potential Investor” or as “Buyer’s Agent” for an identified “Registered Potential Investor.” The use of this Offering Memorandum and the information provided herein is subject to the terms, provisions and limitations of the confidentiality agreement furnished by Agent prior to delivery of this Offering Memorandum. The enclosed materials are being provided solely to facilitate the prospective investor’s own due diligence for which it shall be fully and solely responsible. The material contained herein is based on information and sources deemed to be reliable, but no representation or warranty, express or implied, is being made by Agent or Seller or any of their respective representatives, affiliates, officers, employees, shareholders, partners and directors, as to the accuracy or completeness of the information contained herein. Summaries contained herein of any legal or other documents are not intended to be comprehensive statements of the terms of such documents, but rather only outlines of some of the principal provisions contained therein. Neither the Agent or the Seller shall have any liability whatsoever for the accuracy or completeness of the information contained herein or any other written or oral communication or information transmitted or made available or any action taken or decision made by the recipient with respect to the Property. Interested parties are to make their own investigations, projections and conclusions without reliance upon the material contained herein.

Seller reserves the right, at its sole and absolute discretion, to withdraw the Property from being marketed for sale at any time and for any reason. Seller and Agent each expressly reserves the right, at their sole and absolute discretion, to reject any and all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time, with or without notice. This offering is made subject to omissions, correction of errors, change of price or other terms, prior sale or withdrawal from the market without notice. Agent is not authorized to make any representations or agreements on behalf of Seller.

Seller shall have no legal commitment or obligation to any interested party reviewing the enclosed materials, performing additional investigation and/or making an offer to purchase the Property unless and until a binding written agreement for the purchase of the Property has been fully executed, delivered, and approved by Seller and any conditions to Seller’s obligations thereunder have been satisfied or waived.

By taking possession of and reviewing the information contained herein, the recipient agrees that (a) the enclosed materials and their contents are of a highly confidential nature and will be held and treated in the strictest confidence and shall be returned to Agent or Seller promptly upon request; and (b) the recipient shall not contact employees or tenants of the Property directly or indirectly regarding any aspect of the enclosed materials or the Property without the prior written approval of the Seller or Agent; and (c) no portion of the enclosed materials may be copied or otherwise reproduced without the prior written authorization of Seller or Agent or as otherwise provided in the Confidentiality and/or Registration Agreement executed and delivered by the recipient(s) to Peranich Huffman Net Lease Group.





ADVANCE AUTO PARTS

1114 S Main St, Maryville, MO 64468

Offers should be submitted electronically to:

JONATHAN PERANICH

at jonathan@phnlg.com and include the following information:

- Purchase Price
- Closing Period
- Sources of Debt & Equity
- Earnest Money
- Other Terms

About Us

Peranich Huffman Net Lease Group is a privately held real estate brokerage firm specializing in single tenant net leased medical office investment sales throughout the nation.

Our firm facilitates the purchase & sale of commercial real estate tenanted by Dialysis Operators, Dental Offices, Plasma Centers, Surgery Centers, Vet Clinics, and Hospices.

In-State Broker | Jeremy R. Halback | Bridgeline Real Estate LLC | MO License #: 2011027054