

ADVANCE AUTO PARTS

427 Canton Rd NW, Carrollton, OH 44615



ANGELO IACOBELLI

MANAGING PARTNER

D – 586.200.0044

C – 586.718.7011

E – Angelo@amcreis.com

CORBIN MONTPAS

MANAGING PARTNER

D – 586.200.0041

C – 586.914.7735

E – Corbin@amcreis.com

BRIAN BROCKMAN

BROKER

Bang Realty, Inc

D – 513.898.1551

E – BOR@bangrealty.com

L – BRK.2009000214



CONFIDENTIALITY AND DISCLAIMER

This Offering Memorandum (“Memorandum”) is provided by Keller Williams Paint Creek (“Agent”) on behalf of the seller for informational purposes only. Information herein is deemed reliable but is not guaranteed, and no representations or warranties, express or implied, are made by the Agent, Seller, or their affiliates. All information is subject to errors, omissions, prior sale, or change without notice. This Memorandum is not an offer or recommendation. Prospective purchasers must conduct their own independent due diligence and rely solely on their own investigations, including legal, tax, physical, environmental, and ADA matters, with the assistance of their own advisors. This Memorandum is confidential and the exclusive property of Keller Williams Paint Creek. It may be used solely to evaluate the subject transaction and may not be copied, distributed, or disclosed without prior written consent. No commission is owed to any party absent a written agreement with Keller Williams Paint Creek. All rights reserved.

AMC Real Estate Investment Services is pleased to offer for sale a single-tenant Advance Auto Parts located at 427 Canton Rd NW, Carrollton, Ohio. The property is fully leased to Advance Auto Parts, a nationally recognized automotive aftermarket retailer providing essential vehicle maintenance parts and accessories. As a necessity-driven retailer serving both retail consumers and professional installers, the store benefits from consistent demand and resilient performance across economic cycles.

The property is strategically positioned along Canton Road NW, a primary commercial corridor serving Carrollton and the surrounding region, with traffic counts of approximately $\pm 10,710$ vehicles per day. This high-visibility location offers convenient access and steady pass-by traffic, supporting frequent visits and aligning with Advance Auto Parts' service-oriented, repeat-customer business model.

The site benefits from its location within Carroll County and the broader eastern Ohio region, supported by a stable employment base tied to manufacturing, transportation, energy, and local services. The surrounding trade area is characterized by established residential communities and limited direct competition, providing a dependable customer base for automotive necessity retail.

This offering presents investors with the opportunity to acquire a stabilized, single-tenant net-leased asset backed by a nationally recognized retailer in a supply-constrained market. With predictable cash flow, minimal landlord management responsibilities, and durable fundamentals tied to essential automotive demand, the property is well suited for passive investors and 1031 exchange buyers seeking long-term stability.

PROPERTY SUMMARY

ADDRESS	427 Canton Rd NW, Carrollton, OH
SIZE	5,675 SF
LAND AREA	0.69 Acres
YEAR BUILT	1998
TRAFFIC COUNTS	$\pm 10,710$ VPD
POPULATION within a 5-mile radius	7,762
AVERAGE HOUSEHOLD INCOME within a 5-mile radius	\$73,871



\$687,500
ASKING PRICE



8.00%
CAP RATE



\$55,000
NOI



- 27+ years of continuous operation at the site.
- 24% rent increase in the most recent lease extension.
- Visibility to $\pm 10,698$ vehicles per day.
- Low rent at \$9.69/SF, supporting long-term tenant sustainability.
- Tenant responsible for taxes, insurance, and CAM.
- Single-tenant asset with predictable cash flow and minimal management.
- New Roof in 2018 with a Transferable Warranty
- New HVAC Units in 2017 and 2019
- No Near Term CapEx Requirement

INVESTMENT SUMMARY

TENANT	Advance Auto Parts
LEASE TYPE	NN+ Lease
ORIGINAL TERM	10 Years
LEASE START DATE	5/28/1998
LEASE END DATE	12/31/2034
LEASE TYPE	NN+ Lease
TERM REMAINING	±9 Years
OPTION PERIODS	1 (5) Year Options



	Term	Annual Rent	Change
Initial Term	05/28/1998 - 06/30/2008	\$54,991	-
Extended Term	07/01/2008 – 12/31/2013	\$54,991	-
Extended Term 1	01/01/2014 – 12/31/2018	\$48,011	-13%
Extended Term 2	01/01/2019 – 12/31/2023	\$44,340	-8%
Extended Term 3	01/01/2024 - 12/31/2028	\$55,000	24%
Extended Term 4	01/01/2029 - 12/31/2034	\$55,000	-
Option 1	01/01/2035 - 12/31/2039	\$60,666	10%



**Advance
Auto Parts**

6th St Northwest

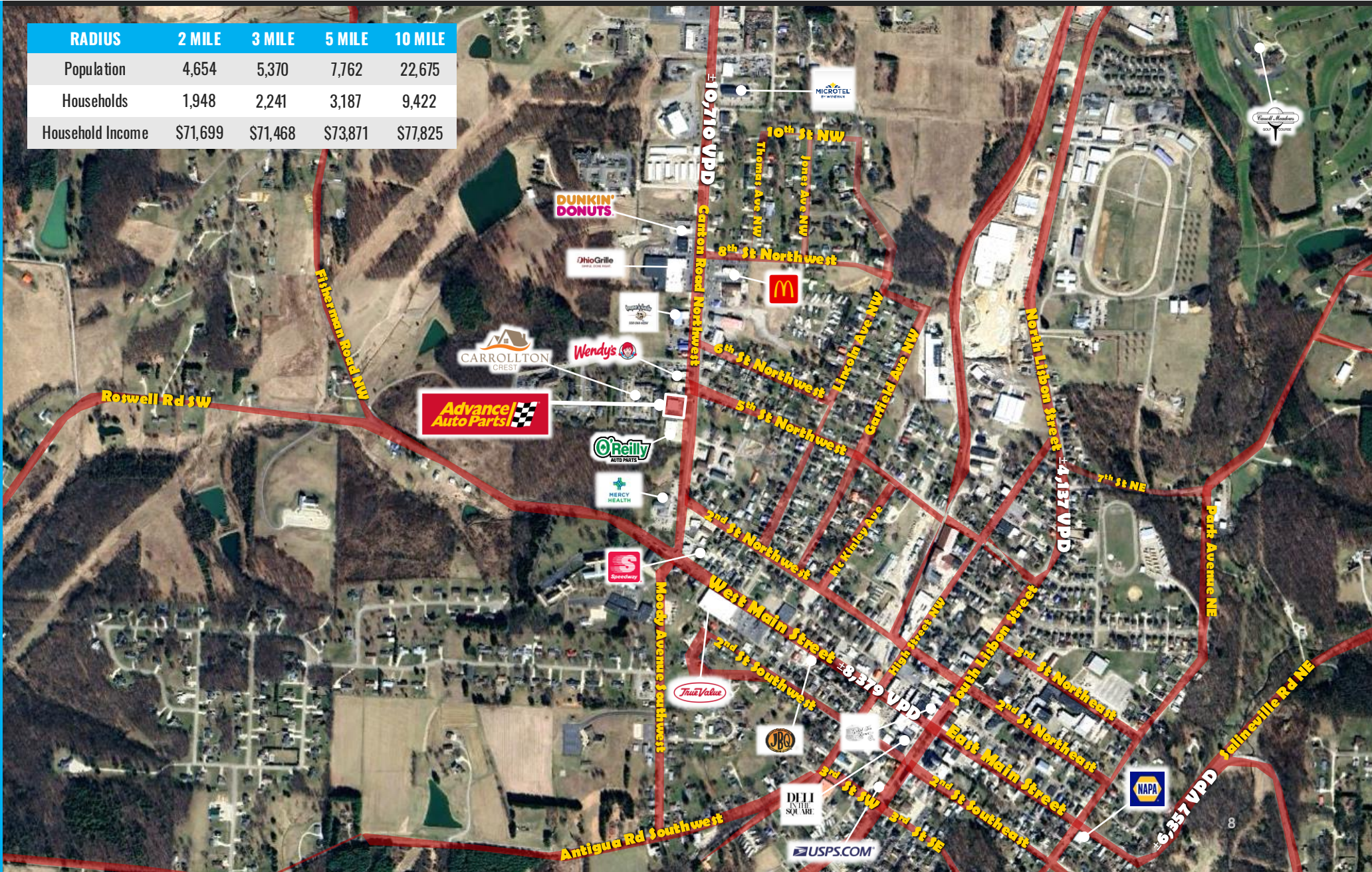
Canton Road Northwest

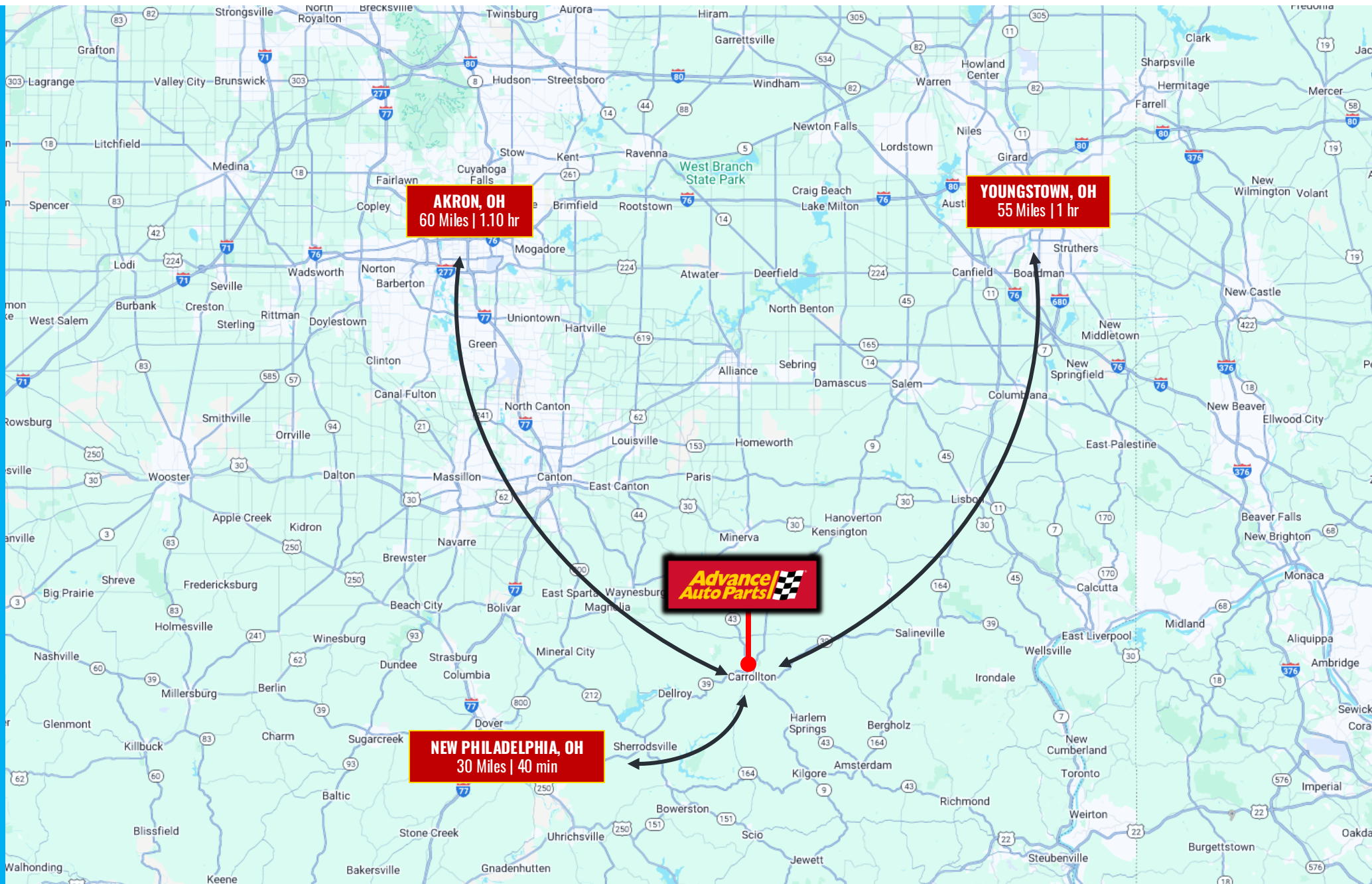
5th St Northwest

±10,710 VPD



RADIUS	2 MILE	3 MILE	5 MILE	10 MILE
Population	4,654	5,370	7,762	22,675
Households	1,948	2,241	3,187	9,422
Household Income	\$71,699	\$71,468	\$73,871	\$77,825





AKRON, OH
60 Miles | 1.10 hr

YOUNGSTOWN, OH
55 Miles | 1 hr



NEW PHILADELPHIA, OH
30 Miles | 40 min



Company Highlights

- Operates ~4,700+ corporate-owned stores and ~1,300+ independently owned Carquest locations across the U.S., Canada, Puerto Rico, and the U.S. Virgin Islands
- Employs ~40,000 team members companywide
- Serves both DIY consumers and professional installers (DIFM), providing a diversified and resilient revenue base
- Ranked among the largest specialty retail automotive parts chains in North America, with a national distribution and logistics platform supporting same-day and next-day availability
- Strong brand portfolio includes Advance Auto Parts, Carquest, and Worldpac, positioning the company across retail and professional channels

Company Overview

Advance Auto Parts | www.advanceautoparts.com



Number of Employees:
40,000



Total Revenue
\$11.3 Billion



Headquarters:
Raleigh, North Carolina



Founded:
1932



Credit Rating:
S&P: BB+



Location Count:
4,700



LISTING CONTACTS

Angelo Iacobelli

P-586.200.0044 | C- 586.718.7011
angelo@amcreis.com

Corbin Montpas

P-586.200.0041 | C-586.914.7735
corbin@amcreis.com

Brian Brockman | Broker of Record | Bang Realty, Inc | P-513.898.1551 | BoR@bangrealty.com | 2939 Vernon Place, Cincinnati, OH 45219 | License#BRK.2009000214