



Advanced Auto

435 W SANILAC RD, SANDUSKY, MI

Offered For Sale
\$1,128,000 | 9.00% CAP



CONFIDENTIAL
OFFERING MEMORANDUM





Executive Summary

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of this Advance Auto Parts in Sandusky, MI.

Lease Years	Rent
Current Term Through 5/31/2027	\$101,500
6/1/2027 - 5/31/2032 (Option 1)	\$101,500
6/1/2032 - 5/31/2037 (Option 2)	\$101,500
6/1/2037 - 5/31/2042 (Option 3)	\$101,500

Year 1 NOI **\$101,500**

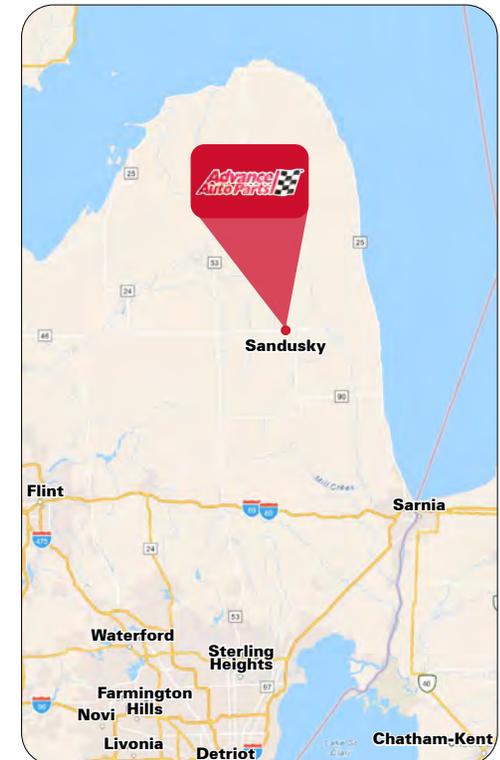
Cap Rate **9.00%**

Listing Price **\$1,128,000**



Asset Snapshot

Tenant	Advance Auto Parts
Signator	Advance Stores Company, Inc.
Address	435 W. Sanilac Rd. Sandusky, MI
Building Size (GLA)	6,806 SF
Land Size	1.25 Acres
Year Built	2007
Lease Type	NNN
Landlord Responsibilities	Structural Walls & Foundation
Lease Expiration Date	May 31, 2027
Remaining Term	2 Years
Current Annual Rent	\$101,500 (\$14.91/SF)
Rental Increases	Flat
Renewal Options	3 X 5 Years



3,973
PEOPLE IN
3 MILE RADIUS



\$87,476
AHFI
3 MILE RADIUS



11,443
VPD ON
SANILAC RD

Investment Highlights



Corporate Lease

Corporate Lease with Advance Auto which operates over 4,700 stores in the US and Canada



Recent Earnings Beat

Advance Auto recently reported EPS higher than expected and reaffirmed it's full year guidance



Excellent Underlying Fundamentals

High profile free-standing building on large parcel located along primary retail thoroughfare



High Yield Investment

9.0% going in CAP Rate



Net Lease

NN lease with minimal landlord maintenance obligations provides passive ownership for out of state investor



Depreciation

Fee simple ownership allows for depreciation of the building boosting after tax returns





Walmart

Pain & Home

TACO BELL

THUMB BANK & TRUST

DOLLAR TREE

STORAGE of AMERICA

CHEVROLET

MARATHON

O'Reilly AUTO PARTS

McDonald's

Little Caesars

11443 ADI

Advance Auto Parts

Sanilac Rd

Pizza Hut



WOODLAND HILLS
GOLF CLUB

SANDUSKY
FAIRGROUNDS

N Gates Rd

N Dawson St

N Stoutenburg Rd



Sanilac Rd 11,443 ADT



S Elk St
6,663 ADT

Sandusky
High School

Sandusky
Elementary
School





Advance Auto Parts

Advance Auto Parts (NYSE: AAP), headquartered in Raleigh, North Carolina, is the largest automotive aftermarket parts provider in North America, serving both the professional installer and do-it-yourself customers.

As of December 31, 2024, AAP operated 4,770 company-operated stores and 316 Worldpac branches primarily within the United States, with additional locations in Canada, Puerto Rico, and the U.S. Virgin Islands. The company also served approximately 1,311 independently owned Carquest branded stores across these locations in addition to Mexico and various Caribbean islands.

Advanced Auto Parts Quick Facts

Founded	1932
Ownership	Public (NYSE: AAP)
Credit Rating	BBB-
Market Cap	\$3.9B
# of Locations	4,770+
Headquarters	Raleigh, NC
Guaranty	Corporate





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Exclusively Offered By



Primary Deal Contacts

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