323 ORISKANY BLVD | YORKVILLE, NY

Advance Auto Parts

**OFFERED FOR SALE**
$1,330,000
7.50% CAP


CONFIDENTIAL OFFERING MEMORANDUM

Atlantic
CAPITAL PARTNERS™

# EAST AERIAL


Downtown Utica
2 Miles | 5 Min DT
AutoZone
ALDI
TACO BELL
MIDAS
Wendy's
Advance Auto Parts
Vista Lanes Bowling
HOFFMAN Car wash
Venice PIZZERIA
ORISKANY BLVD 21,359 VPD
ALLEGIANCE
TRUCK CENTERS
Safelite AutoGlass

# WEST AERIAL


Car Dealership Corridor
Whitesboro Middle
480+ Students
Speedway
Safelite AutoGlass
ALLEGIANCE TRUCK CENTERS
HOFFMAN Car wash
Venice PIZZERIA
Vista Lanes Bowling
Advance Auto Parts
ORISKANY BLVD 21,359 VPD
Wendy's
TACO BELL
MIDAS
ALDI
AutoZone

# EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to offer for sale Advance Auto Parts – Yorkville, NY, a 7,000-square-foot net lease investment located at 323 Oriskany Boulevard in Yorkville, New York. The property is leased to Advance Auto Parts under a corporate-guaranteed lease, providing investors with durable cash flow from one of the nation's largest automotive aftermarket retailers. The lease features approximately 6 years of remaining term and 7% rental increases throughout the option periods.

Advance Auto Parts has operated continuously at this location since its construction in 2003, demonstrating more than two decades of occupancy and long-term commitment to the site. Despite an ongoing portfolio optimization initiative, the company has elected to maintain this location, reinforcing its importance within the broader store network.

Strategically positioned along Oriskany Boulevard, one of the primary commercial corridors serving the Utica-Rome MSA, the property benefits from more than 21,000 vehicles per day and a dense concentration of national retailers including Aldi, Wendy's, Taco Bell, AutoZone, and Safelite. Located just two miles from Downtown Utica and serving more than 107,000 residents within a five-mile radius, the asset offers durable real estate fundamentals supporting long-term occupancy.

| RENT SCHEDULE | TERM | RENT |
|---|---|---|
| Current Term | 1/1/2024 - 3/31/2032 | $99,750 |
| Option Period | 4/1/2031 - 3/31/2037 | $106,733 |
| Option Period | 4/1/2037 - 3/31/2042 | $114,204 |

| | |
|---|---|
| **NOI** | $99,750 |
| **CAP** | 7.50% |
| **PRICE** | $1,330,000 |

## ASSET SNAPSHOT

| | |
|---|---|
| **Tenant Name** | Advance Auto Parts |
| **Address** | 323 Oriskany Blvd, Yorkville, NY 13495 |
| **Building Size (GLA)** | 7,000 SF |
| **Land Size** | 1.17 Acres |
| **Year Built** | 2003 |
| **Signatory/Guarantor** | Corporate |
| **Rent Type** | NN |
| **Landlord Responsibilities** | Roof, Parking Lot, Structure, HVAC |
| **Rent Commencement Date** | 1/1/2024 |
| **Lease Expiration Date** | 3/31/2032 |
| **Remaining Term** | 6 Years |
| **Rental Increases** | 7% in Each Option |
| **NOI** | $99,750 |


**107,129** PEOPLE IN 5 MILE RADIUS

**$78,804** AHHI IN 5 MILE RADIUS

**21,359** VPD ON ORISKANY BLVD

# INVESTMENT HIGHLIGHTS

## 20+ YEARS OF CONTINUOUS OCCUPANCY

Advance Auto Parts has operated continuously at this location since 2003, demonstrating long-term commitment to the site and validating the strength of the underlying real estate.

## INVESTMENT-GRADE TENANT | NATIONAL MARKET LEADER

Leased to Advance Auto Parts (NYSE: AAP), one of the nation's largest automotive aftermarket retailers with over 4,200 locations nationwide and a BBB- credit rating.

## CORPORATE-GUARANTEED LEASE WITH RENT GROWTH

Corporate-guaranteed NN lease with approximately 6 years remaining and 7% rental increases throughout each option period.

## HIGH-TRAFFIC RETAIL CORRIDOR | 21,359 VPD

Positioned along Oriskany Boulevard, one of the primary commercial corridors serving the Utica-Rome MSA, alongside Aldi, Wendy's, Taco Bell, AutoZone, Safelite and numerous additional national retailers.

## SERVING 107,000+ RESIDENTS WITHIN FIVE MILES

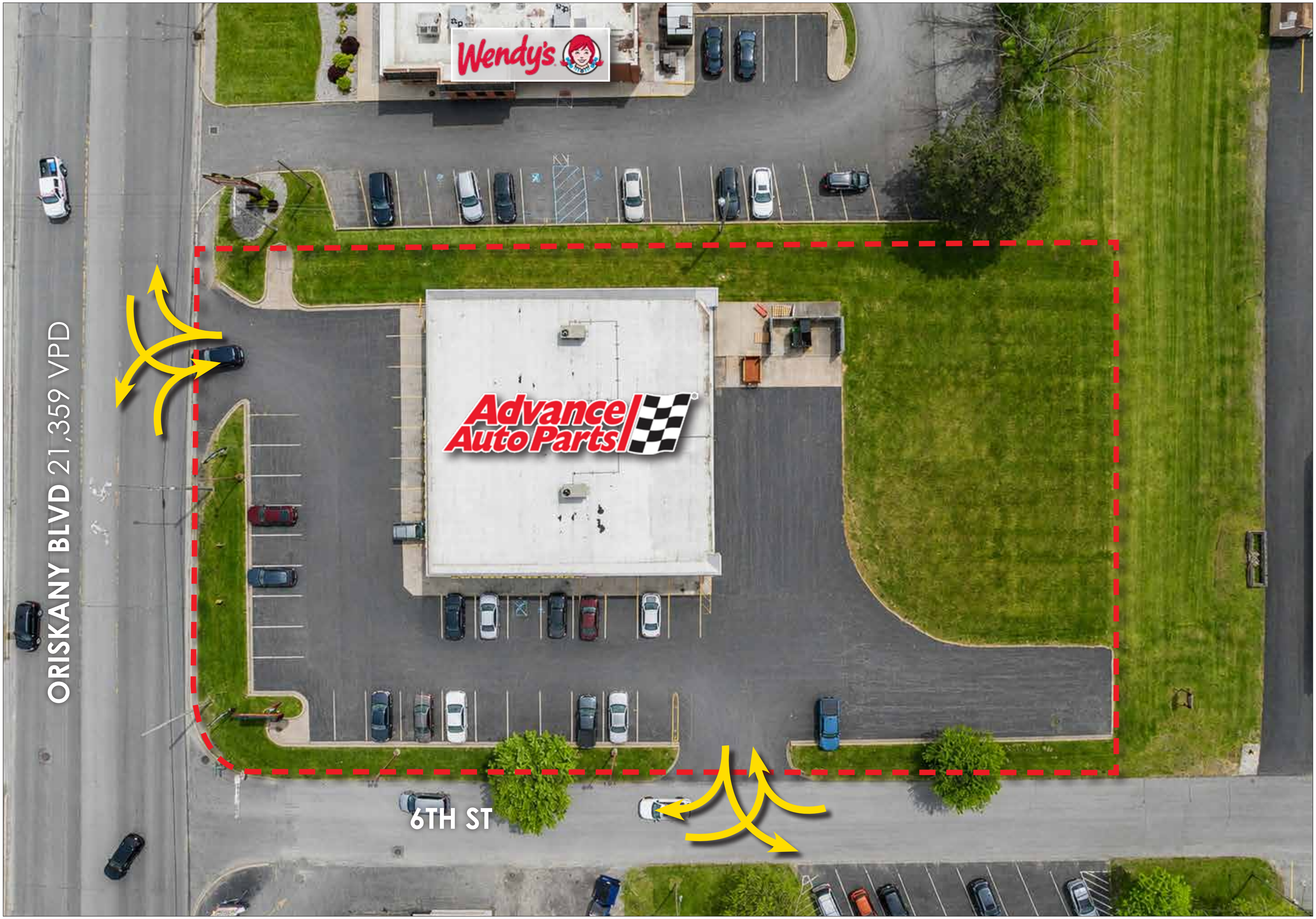
Located just two miles from Downtown Utica, the property serves one of the region's largest population bases with more than 107,000 residents and nearly 57,300 employees within a five-mile radius.

## AGING U.S. VEHICLE FLEET SUPPORTS LONG-TERM DEMAND

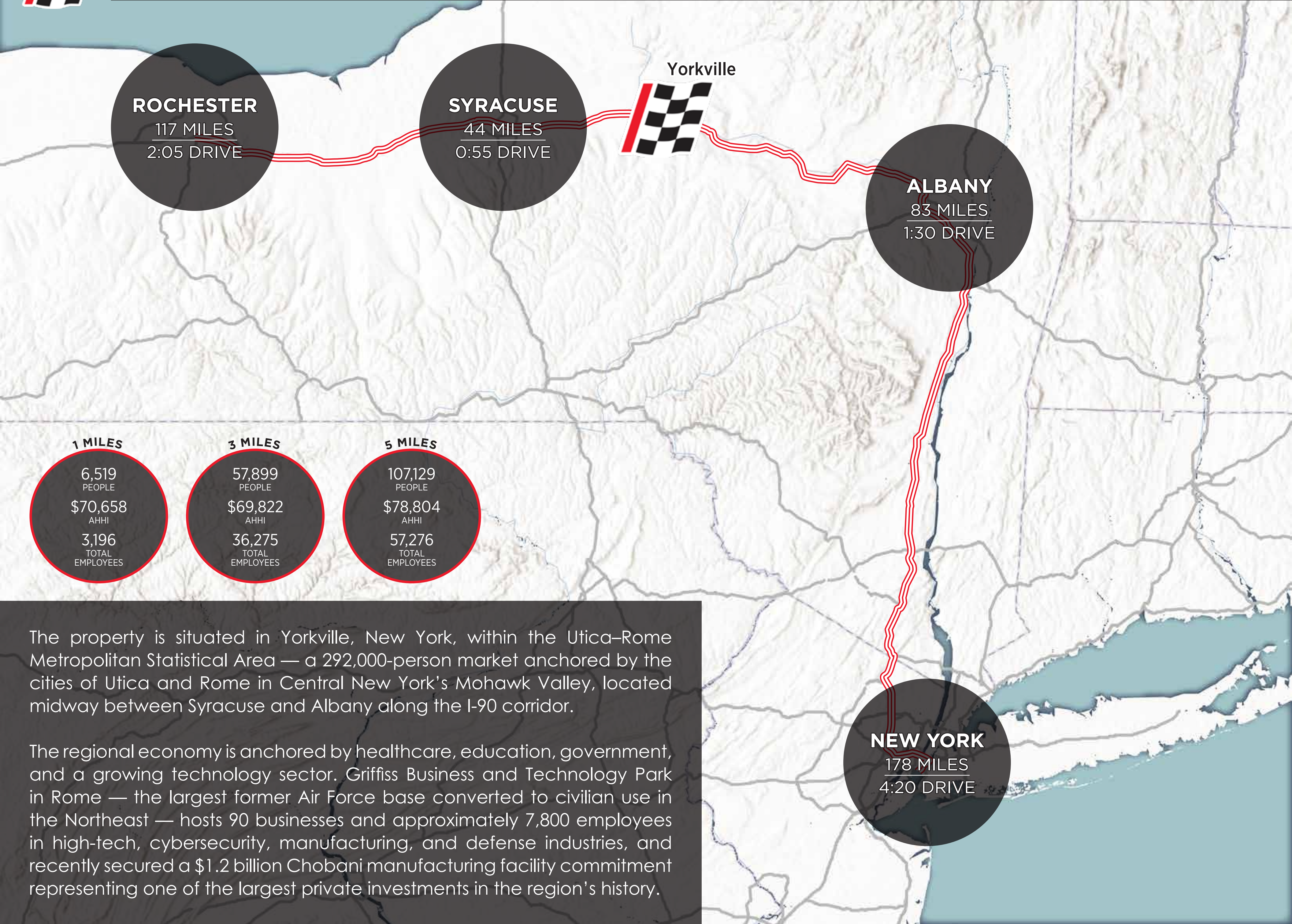
The average age of U.S. vehicles has reached a record 12.8 years, supporting durable long-term demand for automotive replacement parts and maintenance.

## SITE PLAN





# LOCATION OVERVIEW




| | 1 MILES | 3 MILES | 5 MILES |
|---|---|---|---|
| PEOPLE | 6,519 | 57,899 | 107,129 |
| AHHI | $70,658 | $69,822 | $78,804 |
| TOTAL EMPLOYEES | 3,196 | 36,275 | 57,276 |

The property is situated in Yorkville, New York, within the Utica–Rome Metropolitan Statistical Area — a 292,000-person market anchored by the cities of Utica and Rome in Central New York's Mohawk Valley, located midway between Syracuse and Albany along the I-90 corridor.

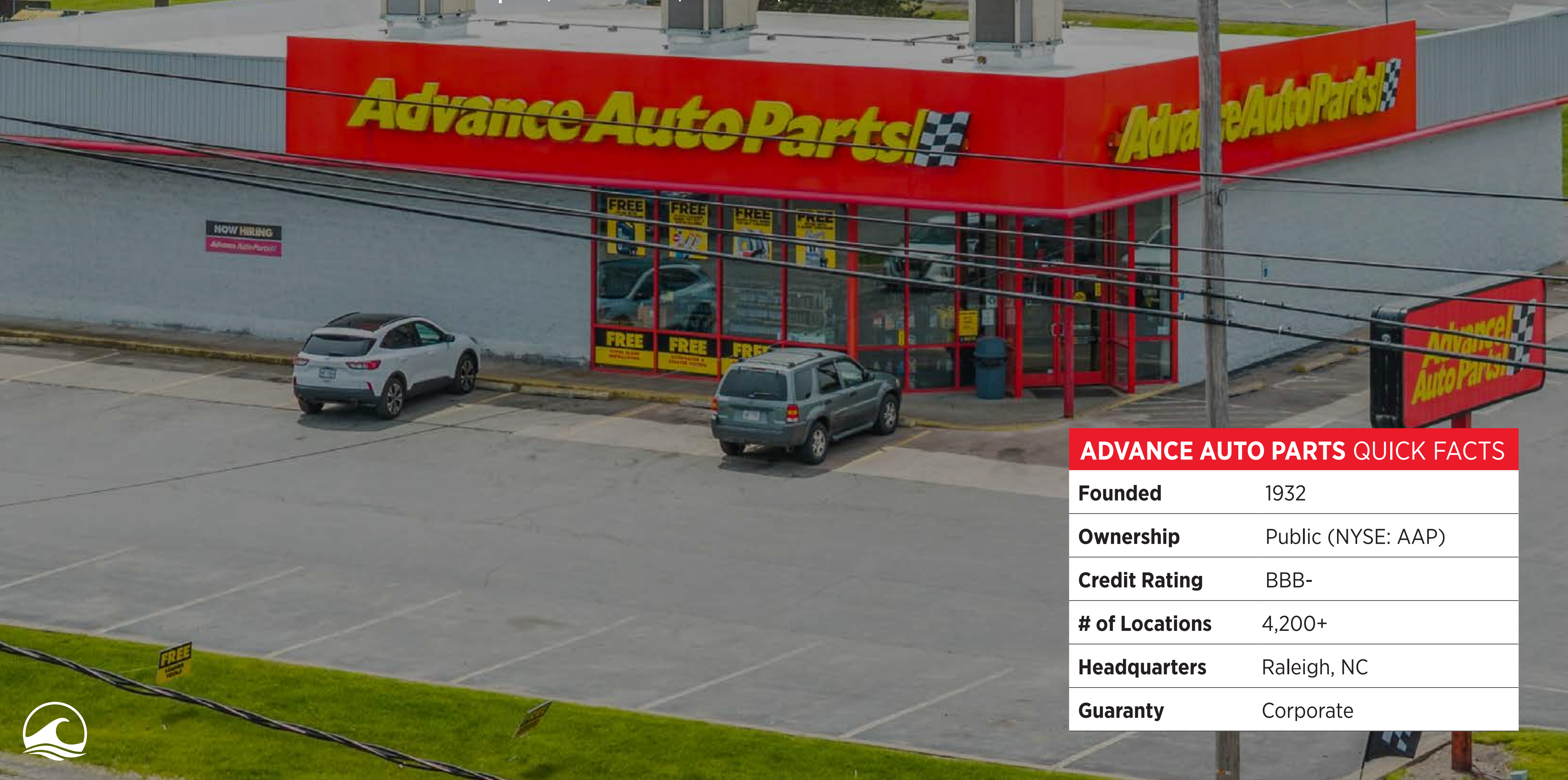
The regional economy is anchored by healthcare, education, government, and a growing technology sector. Griffiss Business and Technology Park in Rome — the largest former Air Force base converted to civilian use in the Northeast — hosts 90 businesses and approximately 7,800 employees in high-tech, cybersecurity, manufacturing, and defense industries, and recently secured a $1.2 billion Chobani manufacturing facility commitment representing one of the largest private investments in the region's history.

# TENANT SUMMARY

Advance Auto Parts, Inc. (NYSE: AAP), headquartered in Raleigh, North Carolina, is one of the largest automotive aftermarket parts providers in the United States, serving both professional installer and do-it-yourself customers. As of fiscal year-end 2025, AAP operated 4,285 stores nationwide, with $8.6 billion in 2025 revenue.

The company is currently executing a strategic restructuring plan focused on improving core retail performance, including the rationalization of its store portfolio and distribution network. As part of this plan, AAP is closing underperforming locations while retaining and investing in its highest-performing markets — making continued occupancy at the Yorkville location a meaningful signal of the site's standing within the network.

Advance Auto Parts was founded in 1932 and has grown over its 90+ year operating history into a publicly traded, nationally recognized brand. The company serves a broad customer base through its retail stores and e-commerce platform, offering an extensive assortment of automotive parts, accessories, batteries, and maintenance items.




| ADVANCE AUTO PARTS QUICK FACTS | |
|---|---|
| **Founded** | 1932 |
| **Ownership** | Public (NYSE: AAP) |
| **Credit Rating** | BBB- |
| **# of Locations** | 4,200+ |
| **Headquarters** | Raleigh, NC |
| **Guaranty** | Corporate |

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## PRIMARY DEAL CONTACTS


**ERIC SUFFOLETTO**
Managing Director & Partner
860.944.3851
esuffoletto@atlanticretail.com

**BEN OLMSTEAD**
Senior Associate
980.498.3296
bolmstead@atlanticretail.com

**MIKE LUCIER**
Executive Vice President
980.337.4469
mlucier@atlanticretail.com

**DAVID HOPPE**
Head of Net Lease Sales
980.498.3293
dhoppe@atlanticretail.com

**DANNY GRIFFIN**
Vice President
781.635.2449
dgriffin@atlanticretail.com

**KENDRA DOHERTY**
Analyst
857.400.1568
kdoherty@atlanticretail.com