

228 MANSFIELD AVENUE | SHELBY, OH

ADVANCE AUTO PARTS

OFFERED
FOR SALE

\$1,107,000

7.75% CAP



CONFIDENTIAL OFFERING MEMORANDUM

 Atlantic
CAPITAL PARTNERS

EXECUTIVE SUMMARY

Atlantic Capital Partners is pleased to present the opportunity to acquire a freestanding Advanced Auto Parts in Shelby, OH. The 7,000 SF building sits on 1.3 acres, and is backed by a corporate guaranty from Advance Stores Company, Inc. The tenant operates under a NN lease with landlord responsibilities limited to foundation and structure. The lease runs through April 30, 2032, with three (5-year) renewal options, providing long-term income security. Current rent is \$7,147 monthly, generating a stable NOI of \$85,764. The property is positioned along Mansfield Avenue (SR-39) with traffic counts exceeding 13,500 VPD, offering excellent visibility and accessibility. Shelby combines small-town charm and modern amenities with regional connectivity to Akron (72 miles) and Cleveland (89 miles), reinforcing the site's long-term investment appeal.

ASSET SNAPSHOT

Tenant Name	Advanced Auto Parts
Address	228 Mansfield Ave, Shelby, OH
Building Size (GLA)	7,000 SF
Land Size	1.3 AC
Year Built	2010
Guarantor	Advance Stores Company, Inc.
Lease Type	NN
Landlord Responsibilities	Structure
Lease Expiration Date	4/30/2032
Renewal Options	3 (5-year) Options
NOI	\$85,764



RENT SCHEDULE	TERM	ANNUAL RENT
Current (Extended) Term	5/1/2022 - 4/30/2032	\$85,764
1st Option Period	5/1/2032 - 4/30/2037	\$91,767
2nd Option Period	5/1/2037 - 4/30/2042	\$98,191
3rd Option Period	5/1/2042 - 4/30/2047	\$105,065

YEAR 1 NOI	\$85,764
CAP RATE	7.75%
LIST PRICE	\$1,107,000



13,559 PEOPLE IN 5 MILE RADIUS	\$68,508 AHHI IN 5 MILE RADIUS	13,552 VPD ON MANSFIELD AVE, SR 39
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STABLE RENTAL INCOME

Current NOI of \$85,764, with renewal options extending potential tenancy through 2047



CORPORATE GUARANTY

Lease guaranteed by Advanced Stores Company, Inc. a leading national auto parts retailer with over 4,000 locations nationwide



MINIMAL LANDLORD OBLIGATIONS

NN Lease with responsibilities limited to foundation and structure, ensuring a low-management investment



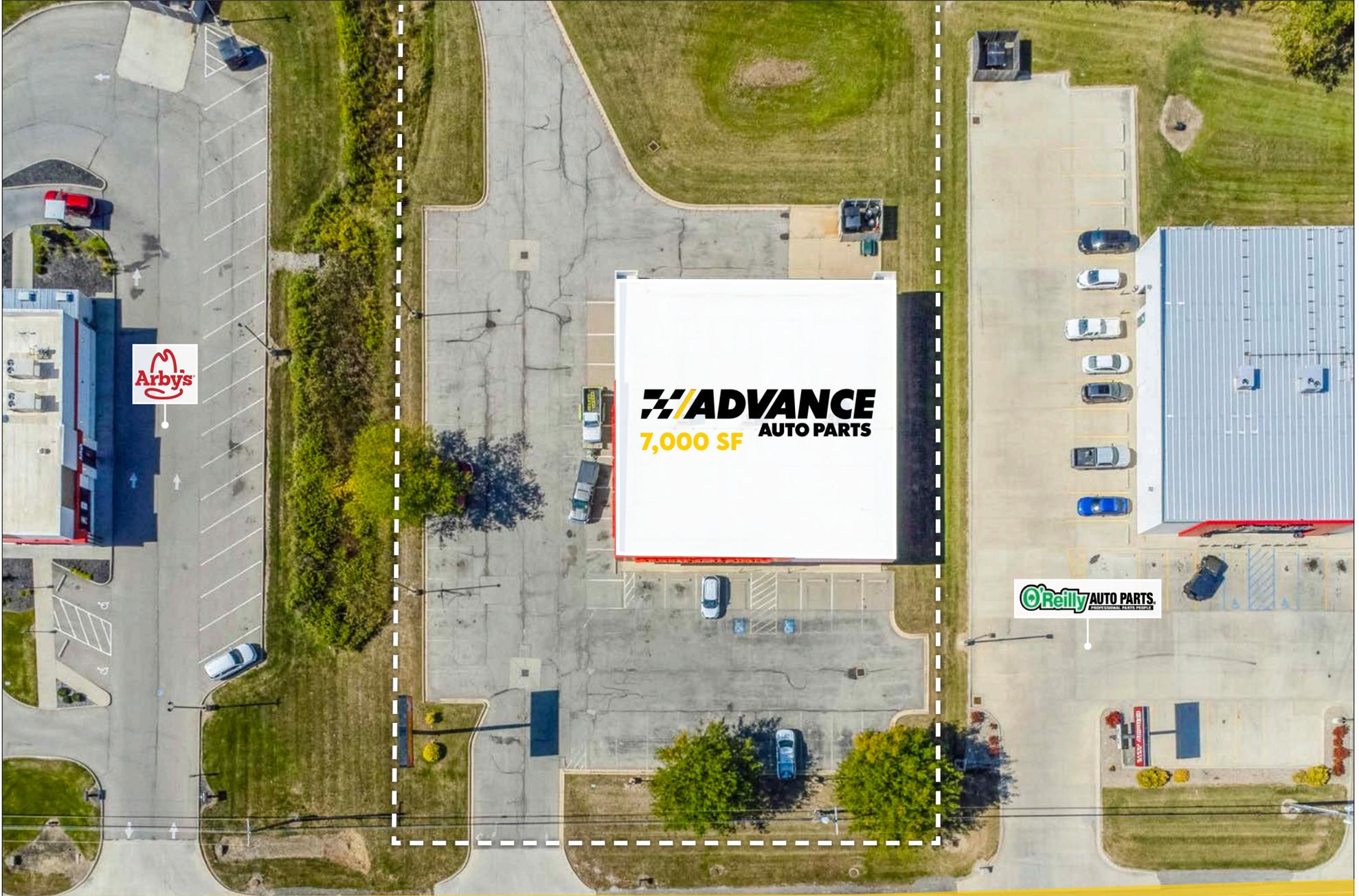
ESTABLISHED RETAIL CORRIDOR

Positioned along Mansfield Avenue (SR-39), a busy highway with traffic counts exceeding 13,500 VPD, providing consistent visibility and access



APPEALING MARKET DYNAMICS

Shelby offers small-town charm with modern amenities, a diversified economy, and a strong community identity



39 MANSFIELD AVE 23,415 VPD

SHELBY



StanleyBlack&Decker



228 MANSFIELD AVENUE
ADVANCE
AUTO PARTS



MANSFIELD AVE 23,415 VPD



DUNKIN'

MICKEY'S

DISCOUNT
drug mart
FOOD FARE

CHEVROLET

O'Reilly AUTO PARTS
PROFESSIONAL AUTO SERVICE

Arby's

Ford

WAREHAM RD

39

228 MANSFIELD AVENUE
ADVANCE
AUTO PARTS

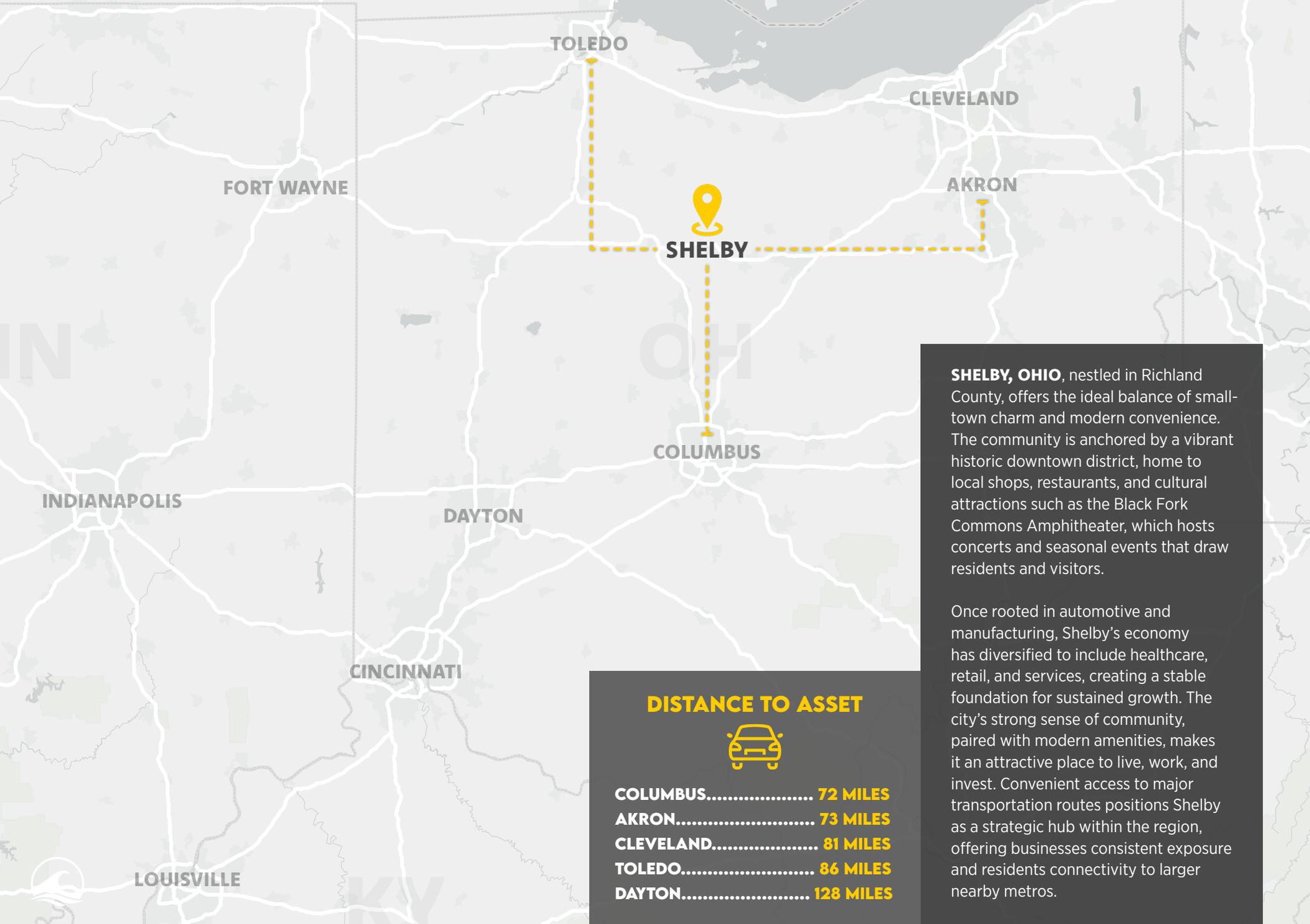
BUCKEYE SUPERSTORE
CHRYSLER DODGE Jeep RAM

BUCKEYE
SELF STORAGE

StanleyBlack&Decker

MANSFIELD AVE 23,415 VPD





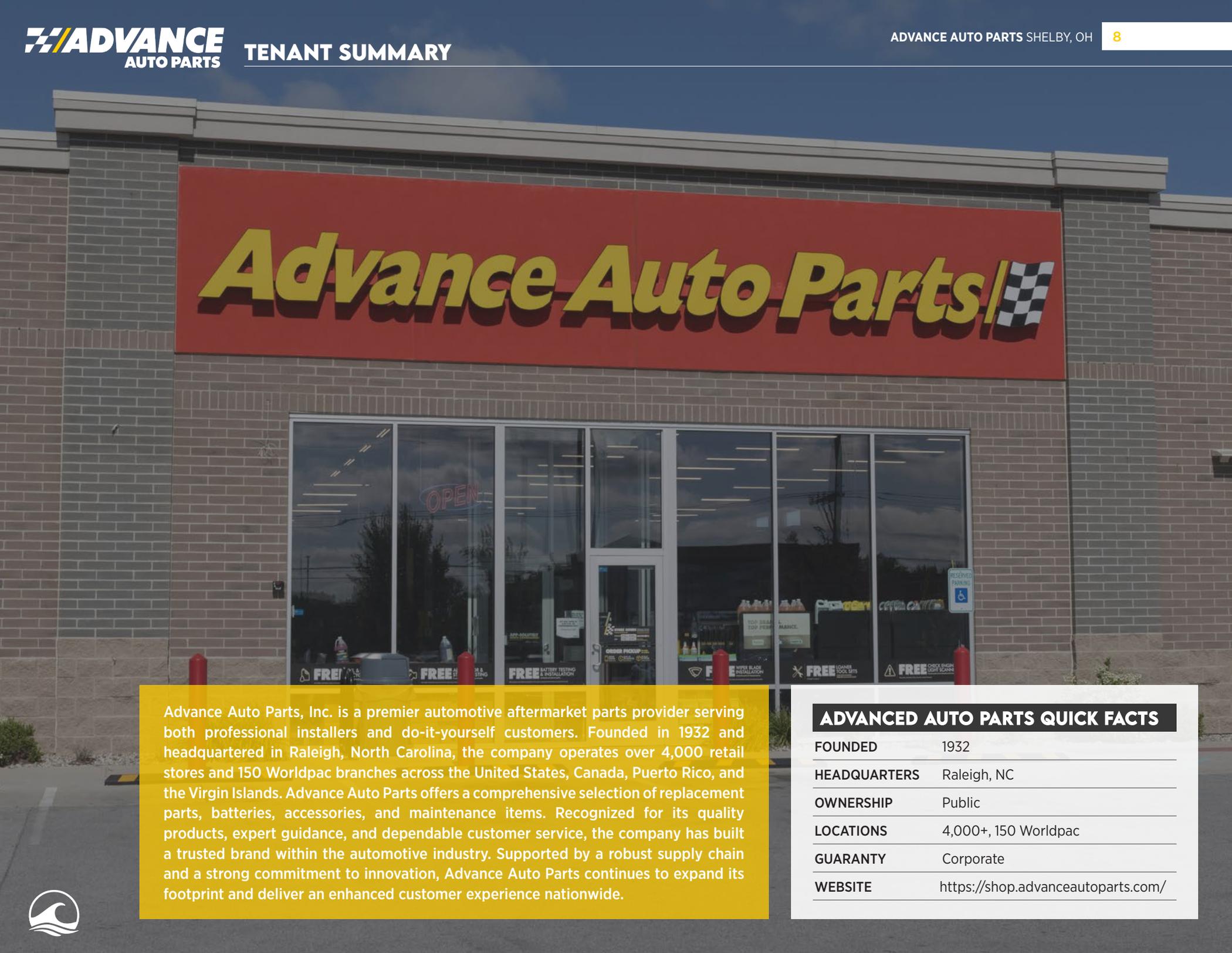
SHELBY, OHIO, nestled in Richland County, offers the ideal balance of small-town charm and modern convenience. The community is anchored by a vibrant historic downtown district, home to local shops, restaurants, and cultural attractions such as the Black Fork Commons Amphitheater, which hosts concerts and seasonal events that draw residents and visitors.

Once rooted in automotive and manufacturing, Shelby's economy has diversified to include healthcare, retail, and services, creating a stable foundation for sustained growth. The city's strong sense of community, paired with modern amenities, makes it an attractive place to live, work, and invest. Convenient access to major transportation routes positions Shelby as a strategic hub within the region, offering businesses consistent exposure and residents connectivity to larger nearby metros.

DISTANCE TO ASSET



COLUMBUS.....	72 MILES
AKRON.....	73 MILES
CLEVELAND.....	81 MILES
TOLEDO.....	86 MILES
DAYTON.....	128 MILES



Advance Auto Parts

Advance Auto Parts, Inc. is a premier automotive aftermarket parts provider serving both professional installers and do-it-yourself customers. Founded in 1932 and headquartered in Raleigh, North Carolina, the company operates over 4,000 retail stores and 150 Worldpac branches across the United States, Canada, Puerto Rico, and the Virgin Islands. Advance Auto Parts offers a comprehensive selection of replacement parts, batteries, accessories, and maintenance items. Recognized for its quality products, expert guidance, and dependable customer service, the company has built a trusted brand within the automotive industry. Supported by a robust supply chain and a strong commitment to innovation, Advance Auto Parts continues to expand its footprint and deliver an enhanced customer experience nationwide.

ADVANCED AUTO PARTS QUICK FACTS

FOUNDED	1932
HEADQUARTERS	Raleigh, NC
OWNERSHIP	Public
LOCATIONS	4,000+, 150 Worldpac
GUARANTY	Corporate
WEBSITE	https://shop.advanceautoparts.com/



LESSEE	Advanced Auto Parts			
SIZE	1.3 Acres			
LEASE TERM	Twenty (20) Years - with Five (5) Year extension			
RENT COMMENCEMENT DATE	May 1, 2022			
EXPIRATION DATE	April 30, 2032			
BASE RENT	PERIOD (LEASE YEARS)	ANNUAL	MONTHLY	PSF
Current (Extended) Term	5/1/2022 - 4/30/2032	\$85,764	\$7,147	\$12.25
1st Option Period	5/1/2032 - 4/30/2037	\$91,767	\$7,647	\$13.11
2nd Option Period	5/1/2037 - 4/30/2042	\$98,191	\$8,183	\$14.03
3rd Option Period	5/1/2042 - 4/30/2047	\$105,065	\$8,755	\$15.01
SECURITY DEPOSIT:	None.			
SIGNATOR/GUARANTOR:	Advance Stores Company, Inc.			
RENEWAL TERM(S):	Tenant has three (3) five (5) year renewal options			
REQUIRED PARKING:	Lease provides for 44 dedicated parking spaces in compliance with zoning and site plan requirements.[Section 6 (b)]			
USE RESTRICTIONS:	Permitted for the sale, display, and storage of automotive parts, accessories, supplies, and related maintenance items, with a broad list of prohibited uses (e.g., adult entertainment, junk yards, funeral homes, religious institutions, bars/nightclubs, manufacturing, etc.). [Section 3]			
TERMINATION OPTION(S):	Casualty (if repairs cannot be completed within 180 days), condemnation, Landlord default, or non-compete breach. [Section 14, 15, & 17]			
REAL ESTATE TAXES:	Tenant shall reimburse Landlord for all "Real Estate Taxes". [Section 13]			
COMMON AREA EXPENSES:	Refer to Repairs & Maintenance section.			
REPAIRS & MAINTENANCE:	Tenant is obligated to maintain and repair the entire premises, including interior, exterior, signage, and non-structural items. Landlord is responsible for the structure, as well as any repairs necessitated by Landlord's negligence or defects in original construction. Tenant may self-help and offset rent if Landlord fails to act in an emergency. [Section 10]			
UTILITIES:	Tenant agrees to pay the charges and all required deposits for all utility services furnished to and used by Tenant in Leased Premises during the term directly to the utility companies. [Section 11]			
INSURANCE:	Tenant shall at its sole cost and expense, obtain and maintain property insurance covering the Leased Premises in an amount not less than the full replacement cost, with such deductibles and retentions as determined by Tenant in its sole discretion. [Section 12]			
ASSIGNMENT, SUBLETTING & GO DARK:	Tenant shall have the right to sublet, assign, transfer, reassign, and grant concessions or licenses in all or any part of the Leased Premises and any of Tenant's rights and obligations under this Lease, without Landlord's consent. [Section 9]			
ESTOPPEL CERTIFICATE:	Tenant shall, at all reasonable times, upon at least thirty (30) days' prior written notice from Landlord, provide Landlord with an Estoppel certificate. [Section 20]			
HOLDING OVER:	Holdover creates a month-to-month tenancy at 110% of the prior basic rent. [Section 27]			

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ADVANCE AUTO PARTS

Exclusively Offered By



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This Offering Memorandum has been prepared by Atlantic Capital Partners ("ACP") for use by a limited number of prospective investors of Advance Auto Parts - Shelby, OH (the "Property") and is not to be used for any other purpose or made available to any other person without the express written consent of the owner of the Property and ACP. All information contained herein has been obtained from sources other than ACP, and neither Owner nor ACP, nor their respective equity holders, officers, employees and agents makes any representations or warranties, expressed or implied, as to the accuracy or completeness of the information contained herein. Further, the Offering Memorandum does not constitute a representation that no change in the business or affairs of the Property or the Owner has occurred since the date of the preparation of the Offering Memorandum. This Offering Memorandum is the property of Owner and Atlantic Capital Partners and may be used only by prospective investors approved by Owner and Atlantic Capital Partners. All analysis and verification of the information contained in the Offering Memorandum is solely the responsibility of the recipient. ACP and Owner and their respective officers, directors, employees, equity holders and agents expressly disclaim any and all liability that may be based upon or relate to the use of the information contained in this offering Memorandum.