



Advanced Auto

1820 N SUPERIOR AVE, TOMAH, WI



10,000 ADT

W McCoy Blvd

12

13,700 ADT

ONLY

CONFIDENTIAL
OFFERING MEMORANDUM



Offered For Sale
\$1,181,000 | 8.00% CAP



Executive Summary

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

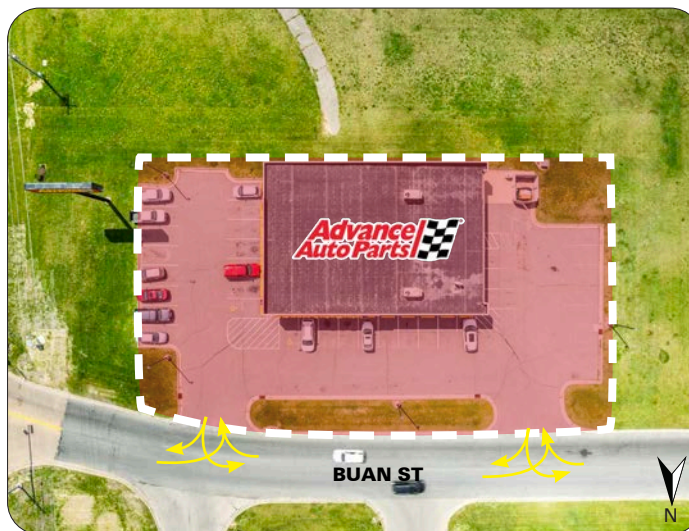
Lease Years	Rent	Return
Current Term Through 6/30/2029	\$94,500	8.00%
7/1/2029 - 6/30/2034 (Option 1)	\$103,950	8.80%
7/1/2034 - 6/30/2039 (option 2)	\$114,345	9.68%

Year 1 NOI	\$94,500
Cap Rate	8.00%
Listing Price	\$1,181,000



Asset Snapshot

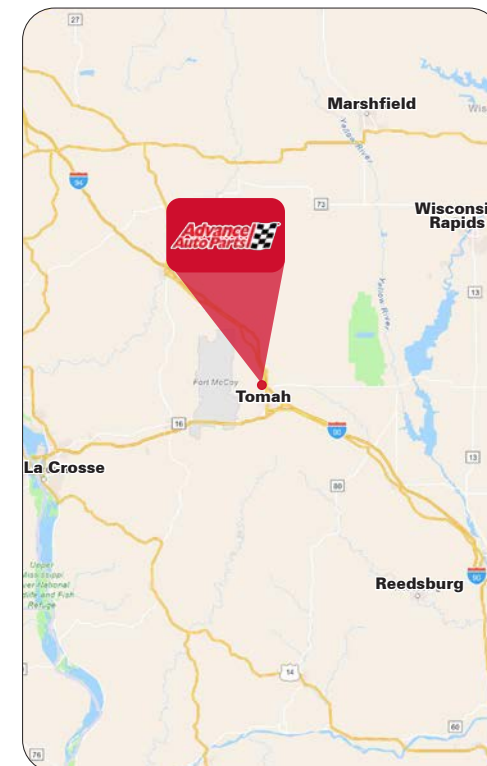
Tenant	Advance Auto Parts
Signator/Guarantor	Advance Stores Company, Inc.
Address	1820 N Superior Ave. Tomah, WI
Building Size (GLA)	6,798 SF
Land Size	0.92 acres
Year Built	2005
Lease Type	NN
Landlord Responsibilities	Roof & Structure
Lease Expiration Date	June 30, 2029
Remaining Term	4 Years
Current Annual Rent	\$94,500 (\$13.90/SF)
Rental Increases	10% in Option Periods
Renewal Options	2 X 5 Years




10,233
PEOPLE IN
3 MILE RADIUS


\$88,992
AHHI
3 MILE RADIUS


23,700
VPD COMBINED AT
INTERSECTION





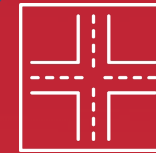
Corporate Lease

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 adjacent to Aldi



High Yield Investment

8.0% going in CAP Rate



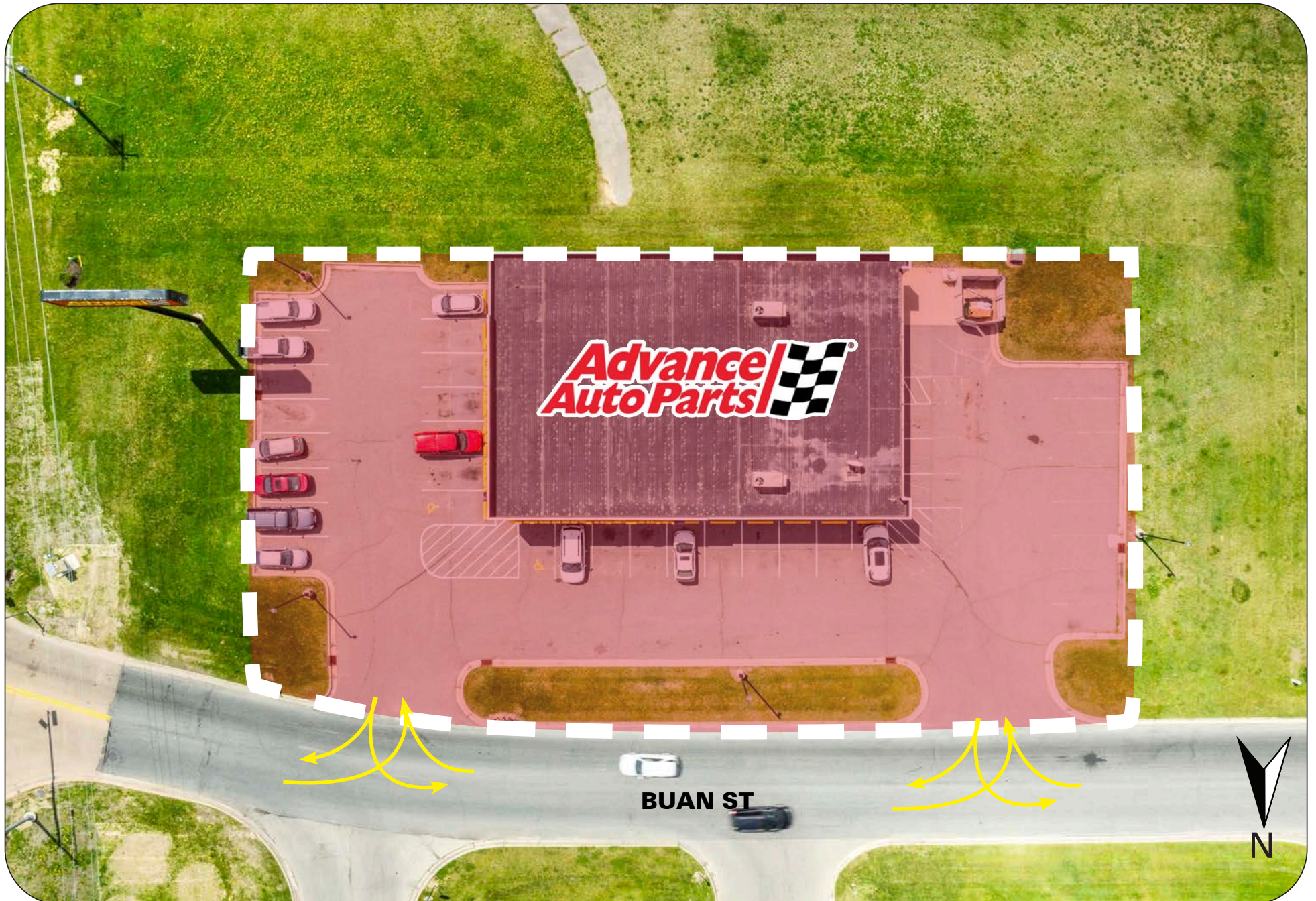
Net Lease

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
Supercenter



Kwik Trip



10,000 ADT

1st COMMUNITY
CREDIT UNION



DOLLAR TREE



Kwik Trip

17,700 ADT

12

W McCoy Blvd

21



DUNKIN' DONUTS
Papa Murphy's
PIZZA
Family Vision Center



13,700 ADT

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





Offered For Sale

Advanced Auto

1820 N SUPERIOR AVE, TOMAH, WI

\$1,181,000 | 8.00% CAP

Exclusively Offered By



Primary Deal Contacts

PATRICK WAGOR

Partner

561.427.6151

pwagor@atlanticretail.com

GREG GODINO

Partner

National Team

JUSTIN SMITH

Head of Capital Markets

617.239.3610

jsmith@atlanticretail.com

SAM KOONCE

Vice President

617.239.3608

skoonce@atlanticretail.com

DAVID HOPPE

Head of Net Lease Sales

980.498.3293

dhoppe@atlanticretail.com

SAM YOUNG

Executive Vice President

980.498.3292

syoung@atlanticretail.com

This Offering Memorandum has been prepared by Atlantic Capital Partners ("ACP") for use by a limited number of prospective investors of Chase Bank - Sarasota, FL (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.