



**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

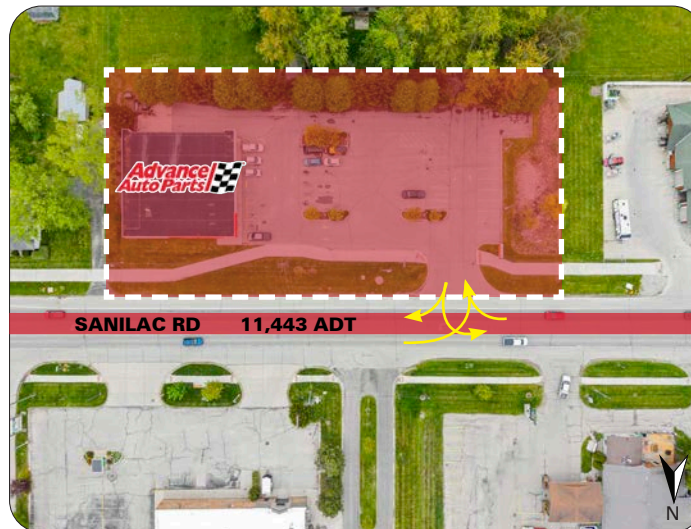
Cap Rate 9.00%

Listing Price \$1,128,000



## Asset Snapshot

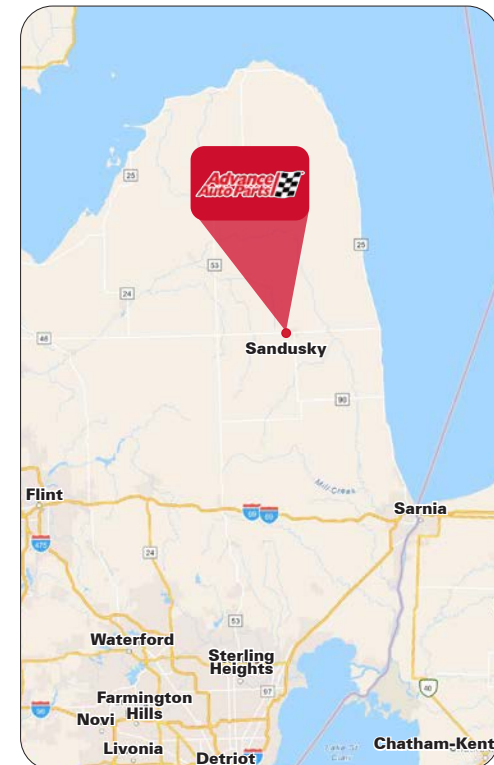
Tenant	Advance Auto Parts
Signator	Advance Stores Company, Inc.
Address	435 W. Sanilac Rd. Sandusky, MI
Building Size (GLA)	6,806 SF
Land Size	1.25 Acres
Year Built	2007
Lease Type	NN
Landlord Responsibilities	Roof & Structure
Lease Expiration Date	May 31, 2027
Remaining Term	2 Years
Current Annual Rent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



  
3,973  
PEOPLE IN  
3 MILE RADIUS

  
\$87,476  
AHHI  
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

Farm & Home  
Live Work Grow

TACO  
BELL

THUMB  
BANK & TRUST

DOLLAR TREE

STORAGE  
of AMERICA

CHEVROLET

MARATHON

Little Caesars

O'Reilly  
AUTO PARTS

McDonald's

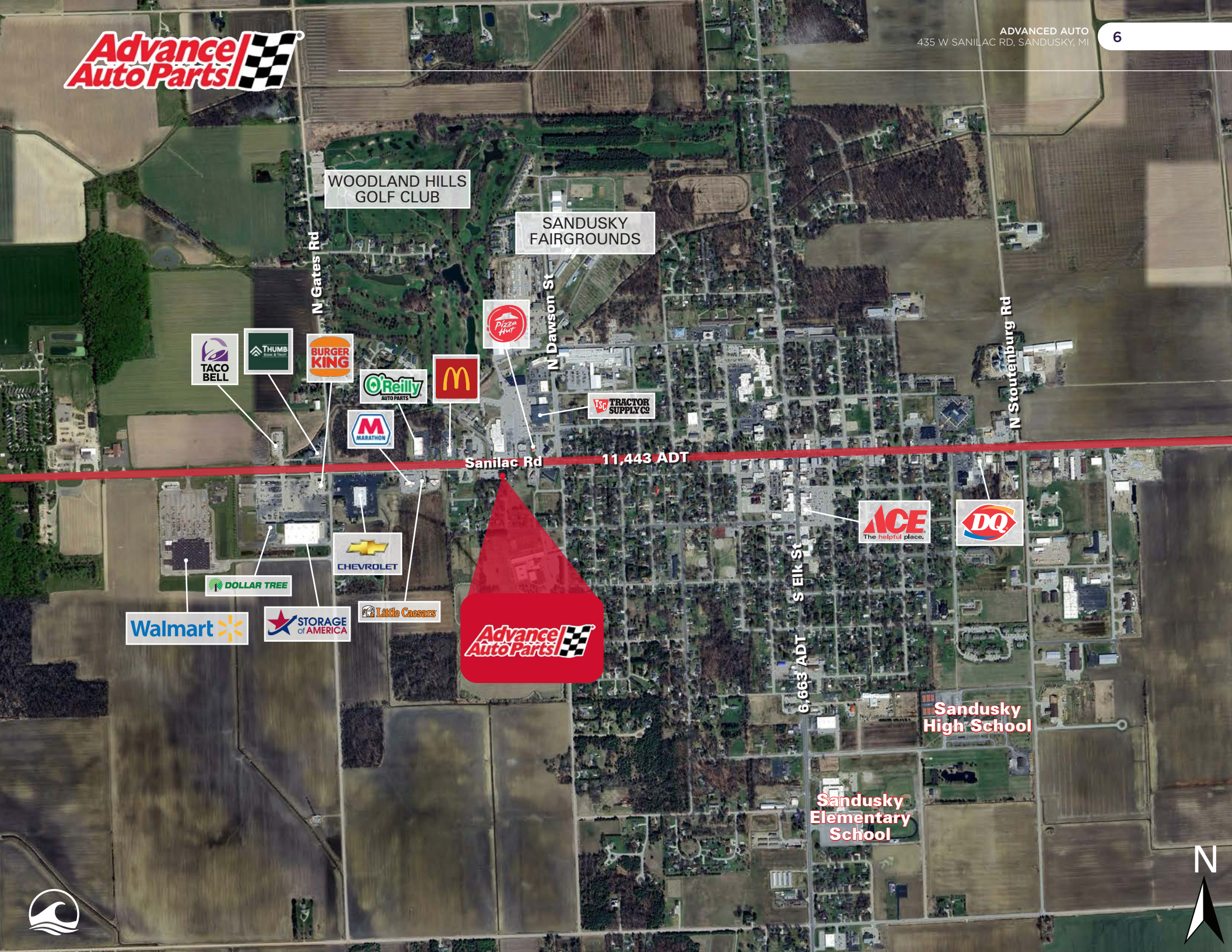
Advance  
Auto Parts

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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\$1,128,000 | 9.00% CAP

Exclusively Offered By



### Primary Deal Contacts

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