



## Advanced Auto

1737 N CENTRAL AVE. MARSHFIELD, WI



CONFIDENTIAL  
OFFERING MEMORANDUM



Offered For Sale  
\$1,312,500 | 8.00% CAP



Marshfield  
Medical  
Center

MARSHFIELD TOWNE  
CENTER

KOHL'S ROSS  
DRESS FOR LESS

Ashley HOBBS LOBBY  
HOMESTORE

HARBOR FREIGHT TOOLS  
five BELOW planet fitness

SECURE  
STORAGE  
MATTRESS FIRM

Culver's

TARGET

BIGGBY  
COFFEE  
T-Mobile

WHEELERS  
AUTO CENTER  
TIRES & REPAIR

CSB

PET SUPPLIES PLUS

O'Reilly  
AUTO PARTS

MCMILLAN ST

N CENTRAL AVE

8,700 ADT

14,900 ADT

Advance  
Auto Parts







## Executive Summary

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of this Advance Auto Parts in Marshfield, WI. This main and main corner location has been leased to Advance Auto for 20 years and is an opportunity to buy the dominant piece of real estate in the market with a corporate Net Lease and future upside potential.

Lease Years	Rent	Return
Current Term Through 6/30/2029	\$105,000	8.00%
7/1/2029 - 6/30/2034 (Option 1)	\$115,500	8.80%
7/1/2034 - 6/30/2039 (Option 2)	\$127,050	9.68%

Year 1 NOI \$105,000

Cap Rate 8.00%

Listing Price \$1,312,500



## Asset Snapshot

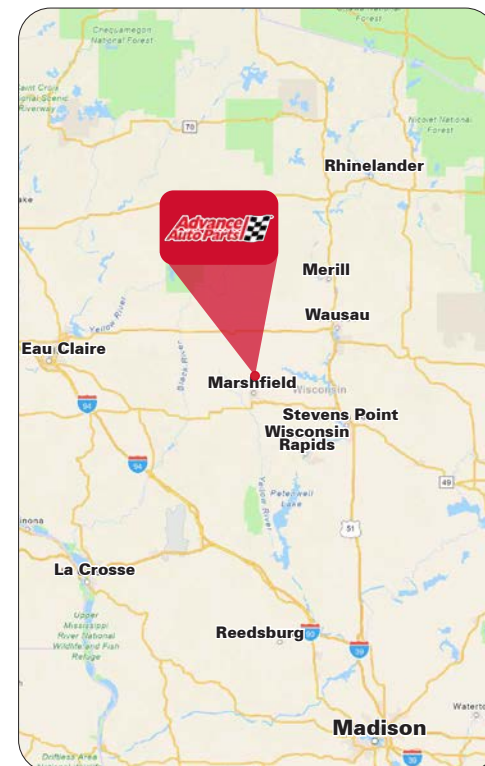
Tenant	Advance Auto Parts
Signator/Guarantor	Advance Stores Company, Inc.
Address	1737 N Central Ave. Marshfield, WI
Building Size (GLA)	7,013 SF
Land Size	0.89 Acres
Year Built	2004
Lease Type	NN
Landlord Responsibilities	Roof & Structure
Lease Expiration Date	June 30, 2029
Remaining Term	4 Years
Current Annual Rent	\$105,000 (\$14.97/SF)
Rental Increases	10% in each option period
Renewal Options	2 X 5 Years



20,020  
PEOPLE IN  
3 MILE RADIUS

\$103,889  
AHHI  
3 MILE RADIUS

23,600  
VPD COMBINED AT  
INTERSECTION











## Trophy Location

Strategic main and main location  
across from Target & Walmart



## Corporate Lease

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



## Covered Land Play

Dominant location with below  
market rent



## High Yield Investment

8.0% going in CAP with potential  
future upside



## Net Lease

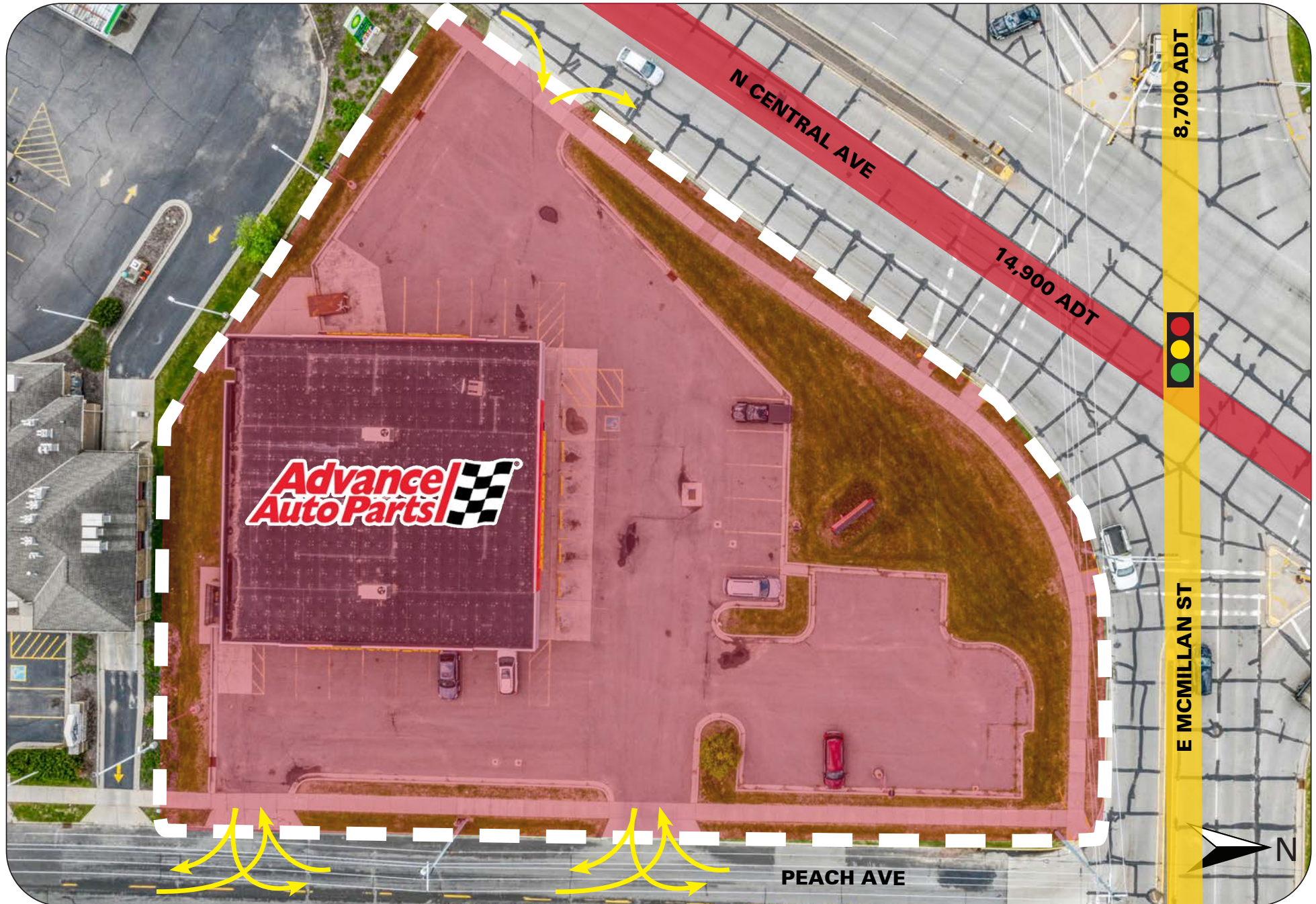
NN lease with minimal landlord  
maintenance obligations provides  
passive ownership for out of state  
investor



## Depreciation

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









8,700 ADT

W McMillan St



1,400 ADT  
N Oak Ave

N Chestnut Ave

6,700 ADT  
N Peach Ave

14,900 ADT

W Upham St

4,800 ADT



**Marshfield  
Medical  
Center**

W Ives St

2,800 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

1737 N CENTRAL AVE, MARSHFIELD, WI

\$1,312,500 | 8.00% CAP

Exclusively Offered By



### Primary Deal Contacts

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