



Advanced Auto

1737 N CENTRAL AVE. MARSHFIELD, WI



CONFIDENTIAL
OFFERING MEMORANDUM



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

MARSHFIELD TOWNE CENTER

KOHL'S
ASHLEY HOMESTORE
HARBOR FREIGHT TOOLS
FIVE BELOW

ROSS
DRESS FOR LESS
HOBBY LOBBY

planet fitness

Marshfield Medical Center

SECURE STORAGE
MATTRESS FIRM

Culver's

festival

Starbucks

bp

TARGET

Advance Auto Parts

BIGGBY COFFEE
T-Mobile

WHEELERS
AUTO CENTER
TIRES & REPAIR

CSB

PET SUPPLIES PLUS

O'Reilly AUTO PARTS

N CENTRAL AVE

MCMILLAN ST

8,700 ADT

14,900 ADT





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

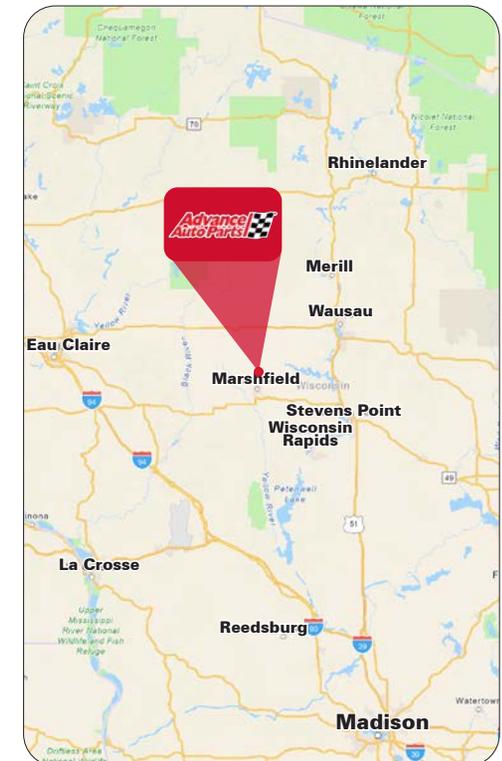
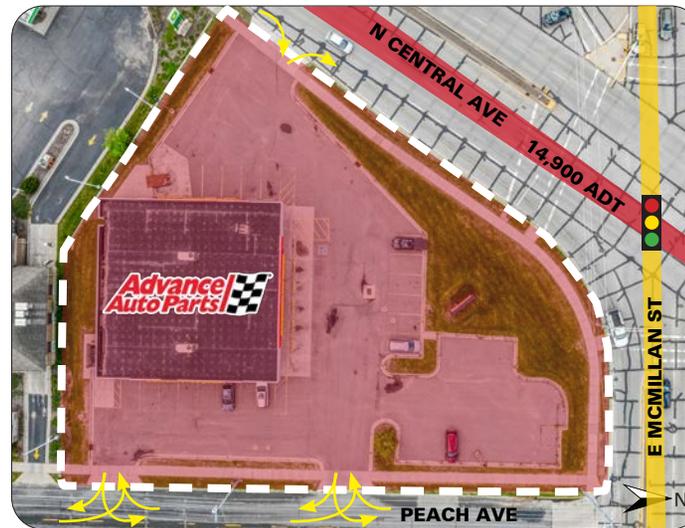
Cap Rate 8.00%

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	NNN
Landlord Responsibilities	Structural Walls & Foundation
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



Walmart

Check n Go

DOLLAR TREE

SHOE STATION

Bath & Body Works

Dunhan's SPORTS

O'Reilly AUTO PARTS

Advance Auto Parts

PET SUPPLIES PLUS

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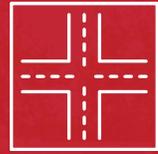
CSB

WHEELERS AUTO CENTER
TIRES & REPAIR

TARGET

N

Investment Highlights



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



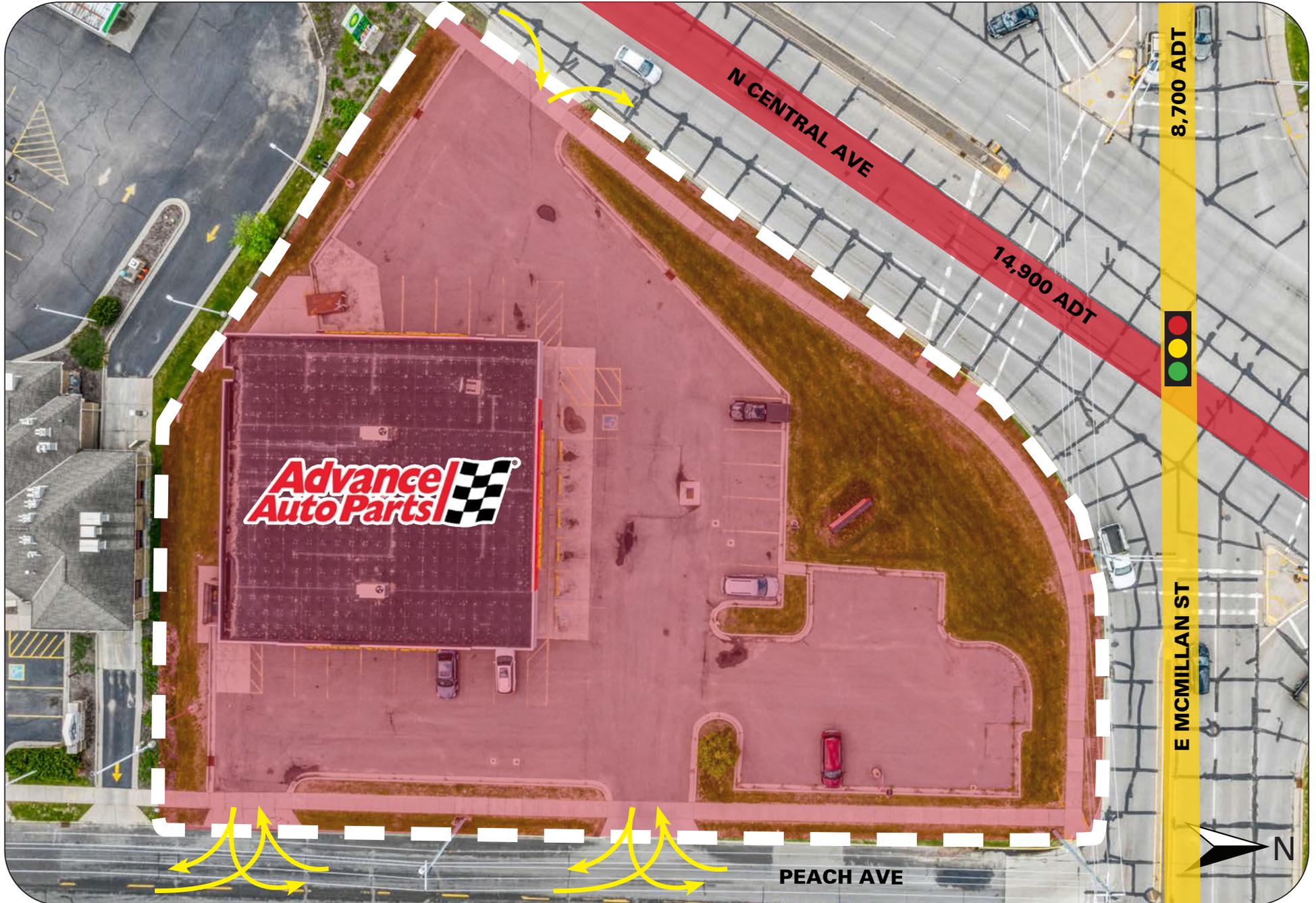
Net Lease

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



MENARDS

Applebee's

ALDI

Check  Go
DOLLAR TREE
SHOE STATION
Bath & Body Works
Dunham's SPORTS
O'Reilly AUTO PARTS

Walmart

8,700 ADT

W McMullan St

TARGET

Advance Auto Parts

N Oak Ave
1,400 ADT

N Chestnut Ave

14,900 ADT

6,700 ADT

W Upham St

4,800 ADT

festival foods

SECURE STORAGE
MATTRESS FIRM

MARSHFIELD TOWNE CENTER
KOHLS ROSS
DRESS FOR LESS HOBBY LOBBY
Ashley HOMESTORE
HARBOR FREIGHT TOOLS
five BELOW planet fitness

Marshfield Medical Center

W Ives St

2,800 ADT

N Peach Ave





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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Exclusively Offered By



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