PROPOSAL

Advance Auto Parts

940 E COLUMBUS ST.

Kenton, OH 43326

PRESENTED BY:

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This Proposal is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Proposal or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

SECTION 1

Property Information

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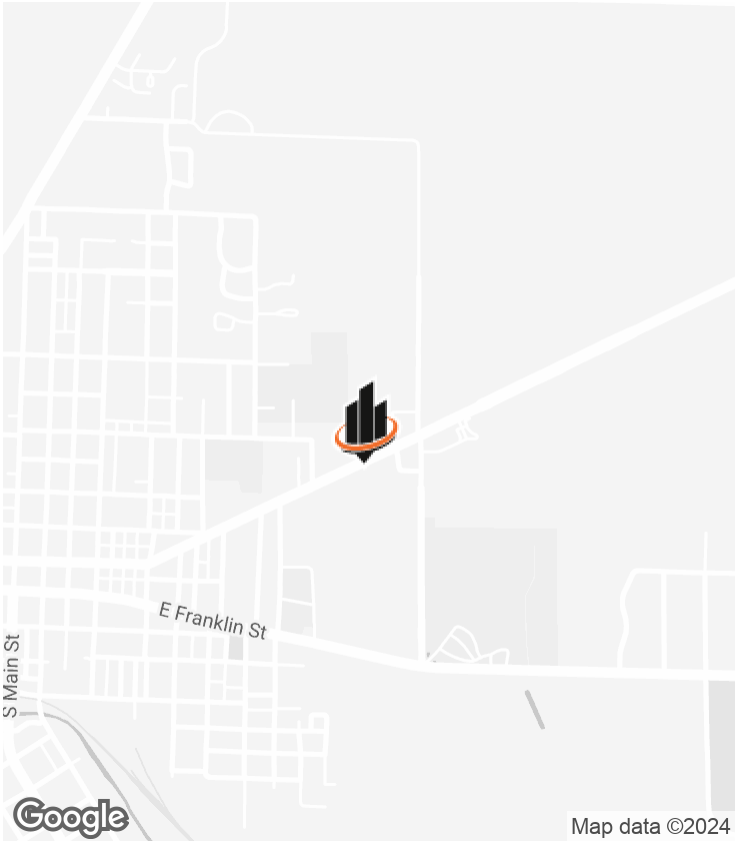
PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	$685,000
BUILDING SIZE:	5,675 SF
LOT SIZE:	0.84 Acres
PRICE / SF:	$120.70
CAP RATE:	7.97%
NOI:	$54,593
TRAFFIC COUNT:	7,629
APN:	367900160000

PROPERTY OVERVIEW

SVN Wilson is proud to present Advanced Auto Parts for sale. This property has been in the same location since 1997 and is now available for purchase. The tenant exercised their 5 year renewal on this property beginning January 1, 2023 at the rate of $4,549.46/ month for a total of $54,594. There is an option for a third renewal term beginning January 1, 2028 - December 31, 2032 at $6,048.60/ month.

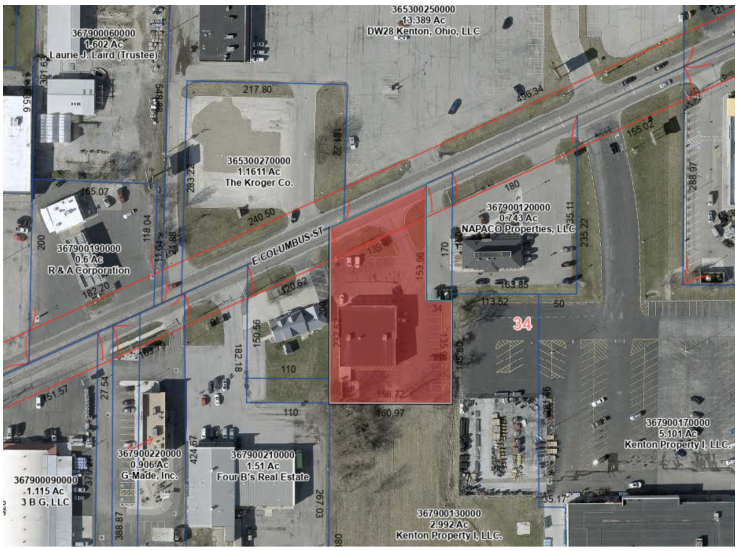
The property features a triple net lease, meaning that the Landlord takes care of the roof, structure, parking lot and 50% of HVAC after $500. This makes it an ideal investment opportunity as you don't have to worry about most additional costs associated with the property.

Advanced Auto Parts offers quality auto parts and accessories at competitive prices. They also provide car care tips and advice so customers can make informed decisions when purchasing products from them. With their wide selection of products and helpful customer service staff, Advanced Auto Parts is sure to be a great addition to your portfolio!

If you're looking for an investment opportunity that provides reliable returns with minimal risk then look no further than SVN Wilson's Advanced Auto Parts!

PROPERTY HIGHLIGHTS

- The tenant recently extended its lease for an additional 5 years showing its commitment to the site.



PROPERTY DESCRIPTION

SVN Wilson is proud to present Advanced Auto Parts for sale. This property has been in the same location since 1997 and is now available for purchase. The tenant exercised their 5 year renewal on this property beginning January 1, 2023 at the rate of $4,549.46/ month for a total of $54,594. There is an option for a third renewal term beginning January 1, 2028 - December 31, 2032 at $6,048.60/ month.

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LOCATION DESCRIPTION

Located in the west-central part of Ohio, Hardin County's county seat, Kenton, is a picturesque city nestled 57 miles northwest of Columbus and 70 miles south of Toledo. Kenton is an ideal location for businesses looking to expand or relocate due to its central location in Ohio and easy access to major highways such as I-75 and US Route 30.

Columbus Street is a strong retail corridor with numerous national tenants such as Family Dollar, Ace Hardware, Walmart, Tractor Supply, Dollar Tree, and more. Strategically for the tenant's consumer base, this asset is nestled between numerous auto dealerships and national retailers.

SECTION 2

Location Information

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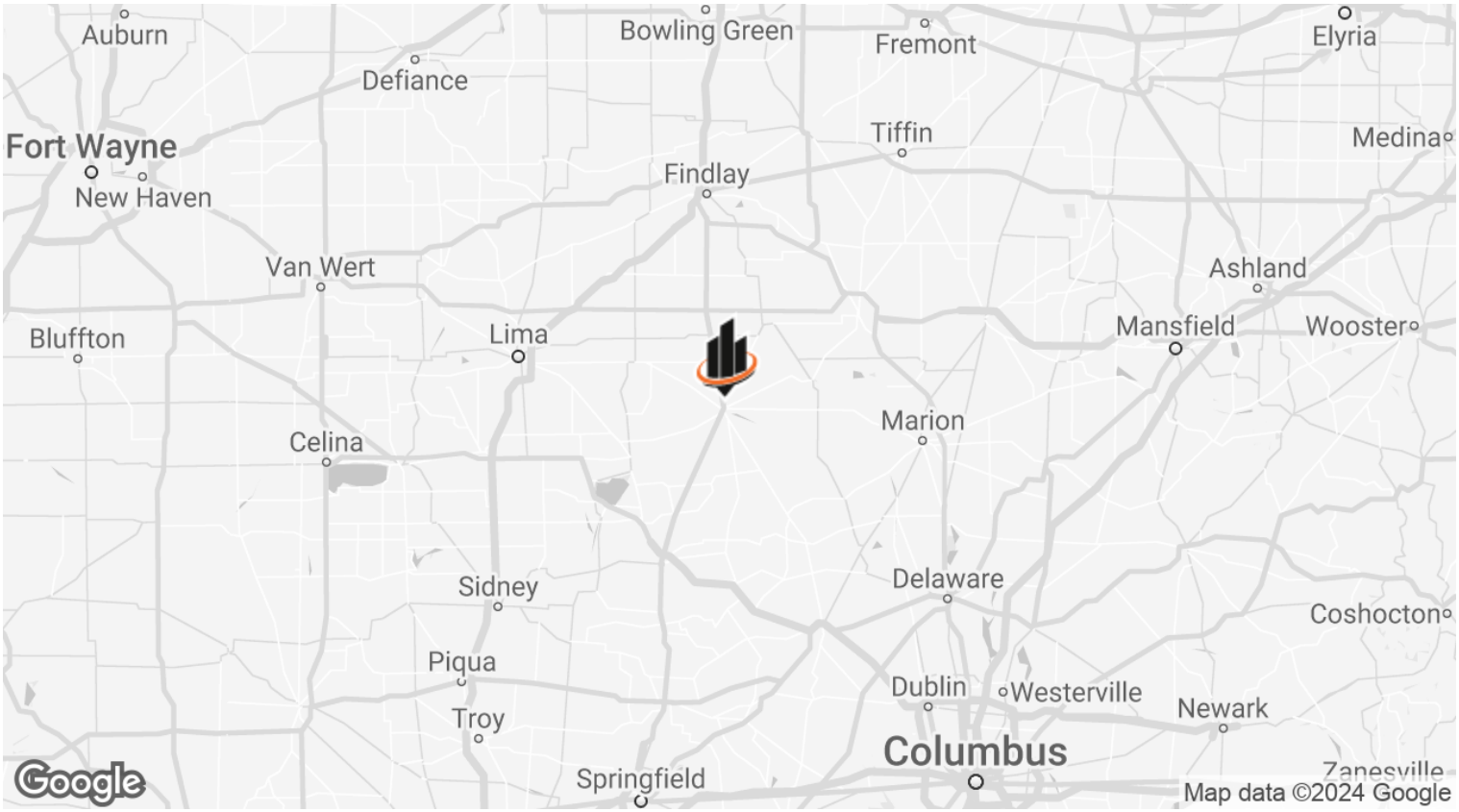
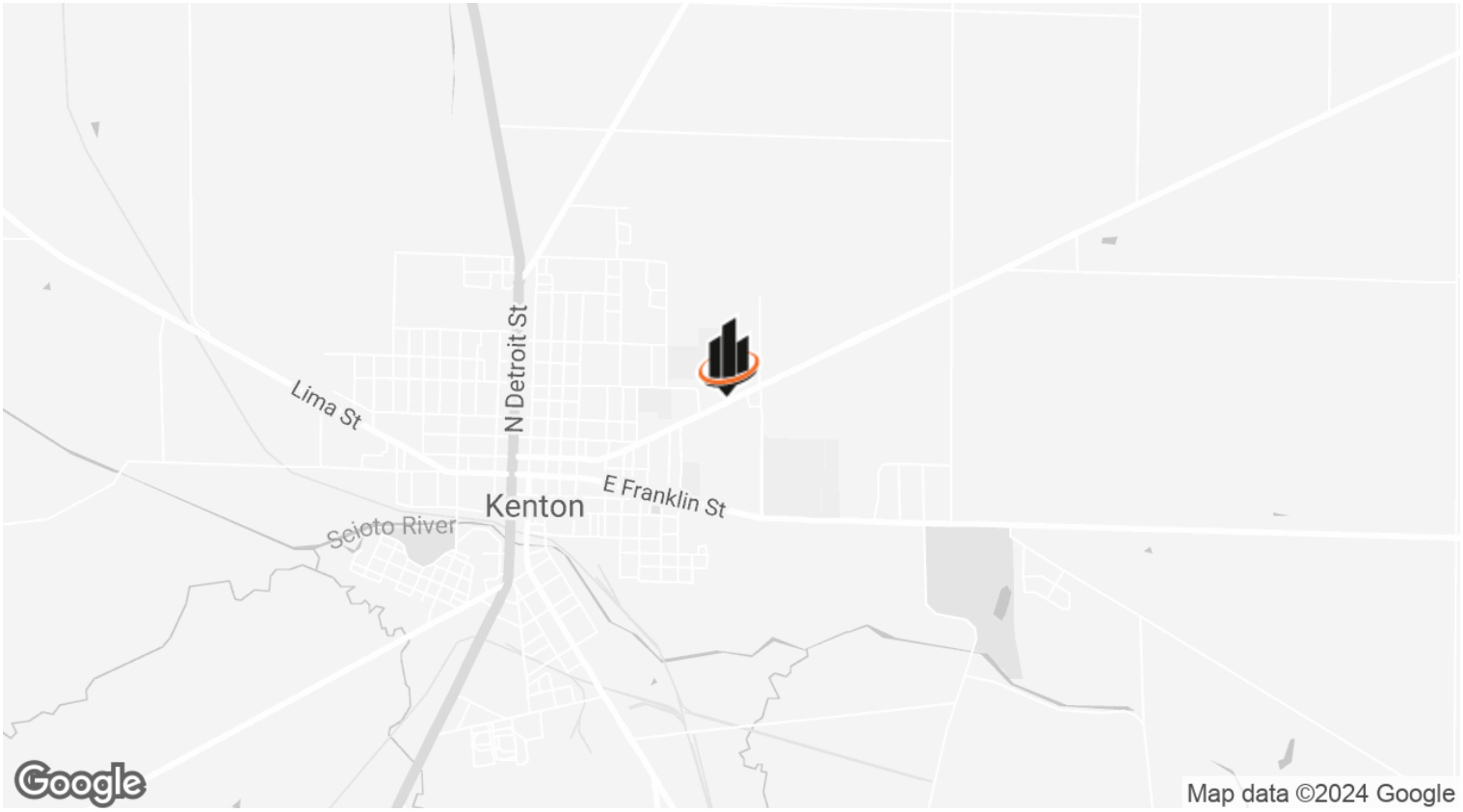
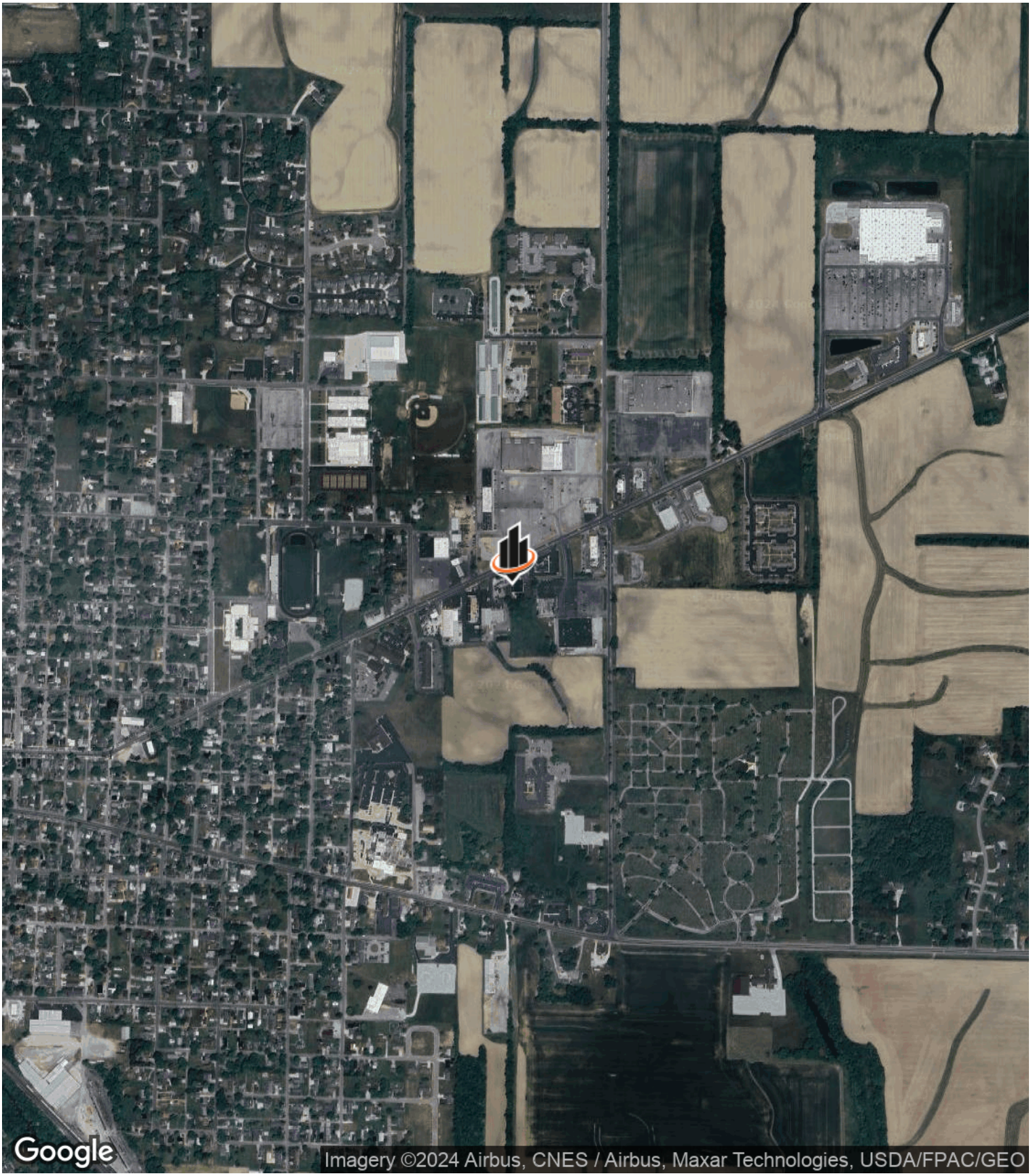
REGIONAL MAP





AERIAL MAP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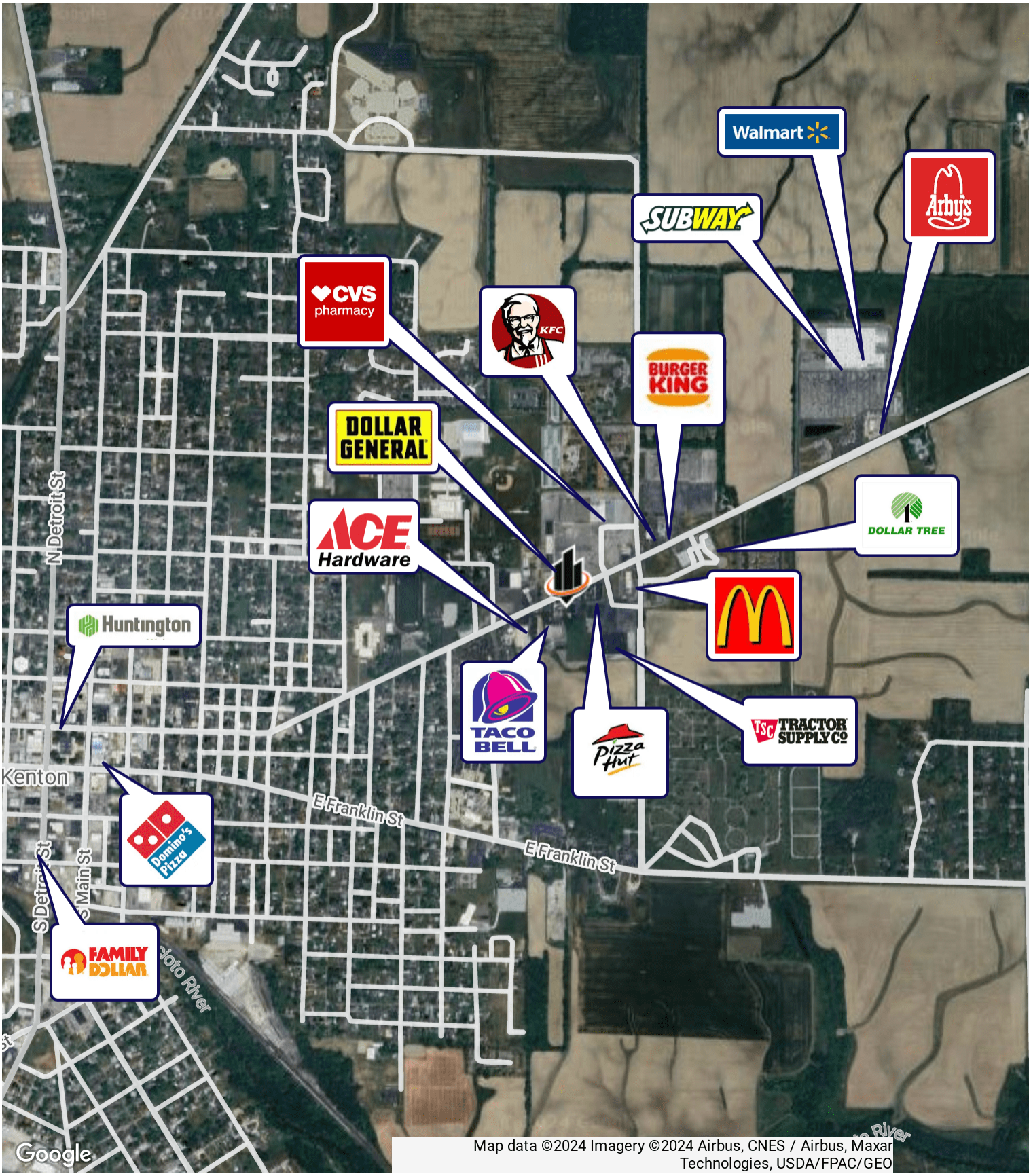
RETAILER MAP



SECTION 3

Demographics

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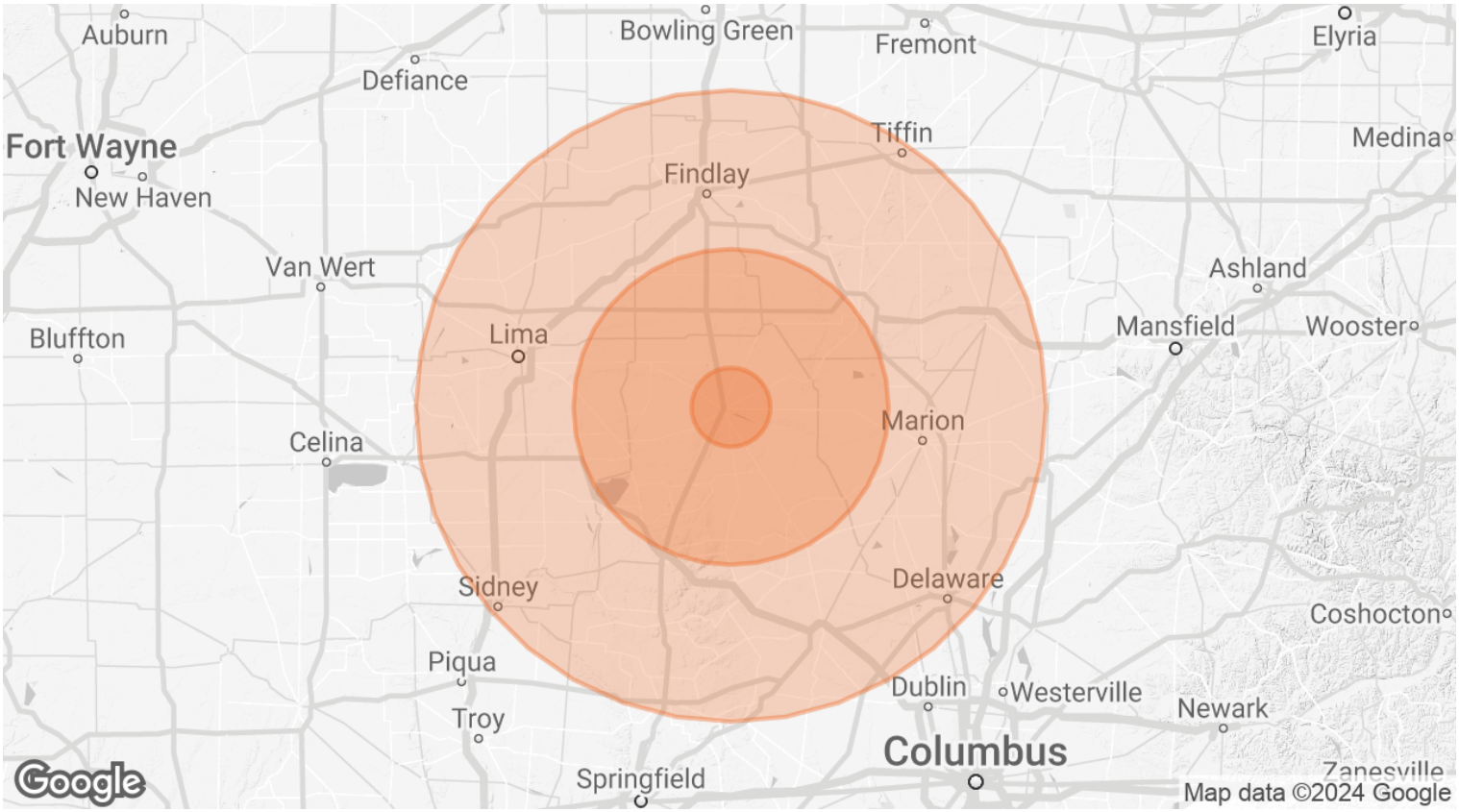
DEMOGRAPHICS MAP & REPORT



POPULATION	5 MILES	20 MILES	40 MILES
TOTAL POPULATION	10,785	70,738	636,495
AVERAGE AGE	40.6	40.7	40.3

HOUSEHOLDS & INCOME	5 MILES	20 MILES	40 MILES
TOTAL HOUSEHOLDS	4,853	33,427	276,731
AVERAGE HH INCOME	$48,829	$59,717	$67,554
AVERAGE HOUSE VALUE	$107,946	$140,454	$144,742

TRAFFIC COUNTS	
EAST COLUMBUS STREET	7,629/day

2020 American Community Survey (ACS)

SECTION 4

Advisor Bios

SVN
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ADVISOR BIO 1

SETH ASMAN

Senior Advisor

seth.asman@svn.com

Direct: **614.747.2052** | Cell: **614.747.2052**

PROFESSIONAL BACKGROUND

Seth Asman is a Top 50 / Top 3% nationally ranked SVN advisor. His office is a Top 10 Commercial Real Estate Firm based in Columbus, Ohio and is ranked in the top 25% of over 200 national SVN Franchise Offices. He is a 2021 Partners Circle recipient, and in 2022 Mr. Asman was named as one of 5 Top Commercial Producers by the Columbus Board of Realtors.

With 20+ Years of business and consulting experience, Mr. Asman specializes in complex real estate transactions involving Investors, Businessowners, Bank-Owned and Estate interests. His team has helped clients evaluate and transact Multifamily Housing, Land Development, Storage, SFRP/BFR, Office Investment, Manufacturing/Industrial, and Retail. Mr. Asman has been recognized with the SVN Achiever's Award, and most recently received Partner's Circle recognition, SVN's highest honor for its advisors.

Current projects for Mr. Asman include multifamily, land, and development. His team also has several ongoing assignments in Retail, Storage and Office.

Mr. Asman earned a B.S. in Business Administration from Susquehanna University. He is a licensed real estate agent, a member of the Columbus Board of Realtors, the Ohio Association of Realtors, and a member of the National Association of Realtors.

EDUCATION

Bachelor of Science Susquehanna University, Selinsgrove, PA.
Business Management

MEMBERSHIPS

NAR, OAR, Columbus Realtors

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Columbus , OH 43219
614.944.5140

ADVISOR BIO 2

MELANIE WOLLENBERG

Senior Advisor

melanie.wollenberg@svn.com

Direct: **614.778.6383** | Cell: **614.778.6383**

OH #201501

PROFESSIONAL BACKGROUND

With over 40 years of experience in the commercial real estate industry, Melanie has developed an impressive expertise in land, healthcare and senior housing brokerage and development. She has a proven track record in managing all aspects of complex real estate projects, from feasibility studies through post-stabilization operations. She is highly sought-after for her ability work with land and building owners, tenants and buyers, as well as physicians and other investors based on her depth and breadth of knowledge in the field.

What separates Melanie from other brokers/developers is her unwavering dedication to always doing the 'right thing' – regardless of the situation. Her moral compass guides her business decisions, and this has helped her build long-lasting relationships with investors, health systems, physicians, operators, and landowners alike. She is also known for her expertise in complex transactions—closing deals that others have deemed impossible.

What's more, she possesses strong leadership and team-building skills, which have enabled her to successfully manage cross-functional teams and build long-lasting relationships with clients and partners alike. Her operational acumen is evident in her ability to plan and execute complex public / private partnerships. Melanie is truly a go-to resource for anyone looking to do business in the real estate industry.

She has held a variety of positions in both the private and public sectors, including current membership on the OCREE (Ohio Commercial Real Estate Exchange) past president of Central Ohio NAIOP, past president of Columbus CREW, CCIIR, ULI Advisory Board Member, Hannah Neil Center for Children past chairwoman, and PDHC past board. Melanie is also an active member of Grace Polaris Church.

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