

ADVANCE AUTO PARTS

427 Canton Rd NW, Carrollton, OH 44615



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AMC Real Estate Investment Services is pleased to offer for sale a single-tenant Advance Auto Parts located at 427 Canton Rd NW, Carrollton, Ohio. The property is fully leased to Advance Auto Parts, a nationally recognized automotive aftermarket retailer providing essential vehicle maintenance parts and accessories. As a necessity-driven retailer serving both retail consumers and professional installers, the store benefits from consistent demand and resilient performance across economic cycles.

The property is strategically positioned along Canton Road NW, a primary commercial corridor serving Carrollton and the surrounding region, with traffic counts of approximately $\pm 10,710$ vehicles per day. This high-visibility location offers convenient access and steady pass-by traffic, supporting frequent visits and aligning with Advance Auto Parts' service-oriented, repeat-customer business model.

The site benefits from its location within Carroll County and the broader eastern Ohio region, supported by a stable employment base tied to manufacturing, transportation, energy, and local services. The surrounding trade area is characterized by established residential communities and limited direct competition, providing a dependable customer base for automotive necessity retail.

This offering presents investors with the opportunity to acquire a stabilized, single-tenant net-leased asset backed by a nationally recognized retailer in a supply-constrained market. With predictable cash flow, minimal landlord management responsibilities, and durable fundamentals tied to essential automotive demand, the property is well suited for passive investors and 1031 exchange buyers seeking long-term stability.

PROPERTY SUMMARY

ADDRESS	427 Canton Rd NW, Carrollton, OH
SIZE	5,675 SF
LAND AREA	0.69 Acres
YEAR BUILT	1998
TRAFFIC COUNTS	$\pm 10,710$ VPD
POPULATION within a 5-mile radius	7,762
AVERAGE HOUSEHOLD INCOME within a 5-mile radius	\$73,871



\$687,500
ASKING PRICE



8.00%
CAP RATE



\$55,000
NOI



- 27+ years of continuous operation at the site.
- 24% rent increase in the most recent lease extension.
- Visibility to $\pm 10,698$ vehicles per day.
- Low rent at \$9.69/SF, supporting long-term tenant sustainability.
- Tenant responsible for taxes, insurance, and CAM.
- Single-tenant asset with predictable cash flow and minimal management.
- New Roof in 2018 with a Transferable Warranty
- New HVAC Units in 2017 and 2019
- No Near Term CapEx Requirement

STATISTICS

RADIUS	2 MILE	3 MILE	5 MILE	10 MILE
Population	4,654	5,370	7,762	22,675
Households	1,948	2,241	3,187	9,422
Household Income	\$71,699	\$71,468	\$73,871	\$77,825

RADIUS	TOTAL SPECIFIED CONSUMER SPENDING
2 Miles	\$54.2M
5 Miles	\$93M
10 Miles	\$284.5M

METRIC	2 MILES	5 MILES	10 MILES
Median Age	44.6	45.2	46.8
Avg Household Size	2.2	2.3	2.3

CATEGORY	2 MILES	5 MILES	10 MILES
Entertainment, Hobbies & Recreation	\$8.5M	\$14.5M	\$44.5M
Apparel & Footwear	\$2.7M	\$4.6M	\$13.7M
Household Goods & Furnishings	\$8.3M	\$14.4M	\$45.2M
Food & Alcohol	\$14.6M	\$24.6M	\$74.5M

New Developments in Carrollton, Ohio

- Encino Energy
- Halliburton
- Kinder Morgan
- Cleveland Clinic
- Carroll County Government

EMPLOYMENT BASE & INDUSTRY MIX

INDUSTRY & EMPLOYMENT BASE

Carrollton, Ohio is supported by a stable and regionally diversified employment base anchored by energy production, manufacturing, healthcare, transportation, and local government services. As the county seat of Carroll County, Carrollton functions as the primary service and employment hub for the surrounding rural trade area. The local economy is closely tied to Eastern Ohio's energy sector, including Utica Shale-related operations and supporting services, alongside manufacturing and logistics employment within commuting distance. Regional healthcare providers, including Cleveland Clinic-affiliated facilities, further contribute to stable, recession-resistant employment and a consistent daytime population.

ECONOMIC & DEMOGRAPHIC SUPPORT

Carrollton benefits from a stable population base, long-term residency patterns, and an affordable cost of living that supports steady consumer spending on essential goods and services. The area is characterized by working families, skilled tradespeople, and energy-sector employment, creating durable demand for automotive maintenance and repair services. Vehicle dependency in this rural market further reinforces consistent spending on auto parts and related services, supporting necessity-based retail performance.

RETAIL DEMAND & COMPETITIVE CENTERS

Retail demand in Carrollton is concentrated along Canton Rd NW, the market's primary commercial corridor and the dominant retail artery serving the community. The corridor captures local commuter traffic and regional pass-through traffic, supporting strong performance for auto-oriented and service-based retailers. Limited new retail development, controlled zoning, and a lack of competing corridors contribute to a supply-constrained retail environment with sustained tenant demand. These dynamics create a resilient setting for well-located automotive retailers such as Advance Auto Parts, benefiting from repeat visitation and essential, non-discretionary consumer demand.

Carrollton, Ohio

Located in **Carroll County**, approximately **60 miles south of Cleveland** and **25 miles southeast of Canton**, Carrollton is a stable small-town community that serves as the county seat and primary service hub for the surrounding rural trade area. Population: approximately **3,200**, supported by long-term residents, local employment, and regional economic activity tied to Eastern Ohio.

Historically rooted in agriculture, manufacturing, and rail, Carrollton has evolved into a regional center for government services, energy-related activity, and local commerce. The town functions as a central residential and commercial base for workers employed throughout Carroll County and nearby communities, offering affordability and accessibility without urban congestion.

Major employment drivers within the area include energy and natural gas operations associated with the Utica Shale region, local manufacturing, healthcare services, transportation, and county government. These industries provide a stable employment base that supports consistent housing demand and steady consumer spending on essential goods and services.

Carrollton's downtown core features local businesses, restaurants, civic buildings, and community institutions that reinforce its role as the county seat and social center. The town maintains a strong sense of community, with local events and long-standing businesses contributing to its small-town character and appeal to long-term residents.

Outdoor and lifestyle amenities include access to rural landscapes, parks, and nearby recreation areas, supporting a quality of life oriented around space, affordability, and community. The region's layout and limited public transportation result in high vehicle dependency, reinforcing demand for automotive services and necessity-based retail.

Education is supported by **Carrollton Exempted Village School District**, with additional access to regional colleges and universities within commuting distance. Connectivity is provided by **State Route 39** and nearby access to **U.S. Route 62**, linking Carrollton to Canton, New Philadelphia, and the broader Northeast Ohio region.

Carroll County offers a stable economic environment characterized by controlled growth, affordable living, and a business-friendly climate. Carrollton's position as the county seat, combined with its role as the area's primary retail and service center, makes it a dependable market supported by long-term fundamentals.

Carrollton may be small—but it is well-established, service-oriented, and supported by the economic backbone of Eastern Ohio, making it a compelling location for long-term living, business operations, and investment.



INVESTMENT SUMMARY

TENANT	Advance Auto Parts
LEASE TYPE	NN+ Lease
ORIGINAL TERM	10 Years
LEASE START DATE	5/28/1998
LEASE END DATE	12/31/2034
TERM REMAINING	±9 Years
OPTION PERIODS	1 (5) Year Options



	Term	Annual Rent	Change
Initial Term	05/28/1998 - 06/30/2008	\$54,991	-
Extended Term	07/01/2008 – 12/31/2013	\$54,991	-
Extended Term 1	01/01/2014 – 12/31/2018	\$48,011	-13%
Extended Term 2	01/01/2019 – 12/31/2023	\$44,340	-8%
Extended Term 3	01/01/2024 - 12/31/2028	\$55,000	24%
Extended Term 4	01/01/2029 - 12/31/2034	\$55,000	-
Option 1	01/01/2035 - 12/31/2039	\$60,666	10%

EXPENSE TYPE	RESPONSIBILITY
Taxes	Tenant Responsibility
Insurance	Tenant Responsibility
Parking Lot Repairs	Landlord Responsibility
Parking Lot Replacement	Landlord Responsibility
Striping and Sealing	Landlord Responsibility
HVAC Repair Under \$250	Tenant Responsibility
HVAC Replacement	Landlord Pays for 1/2
Roof Repairs	Landlord Responsibility
Roof Replacement	Landlord Responsibility
Common Area Maintenance	Tenant Responsibility





**Advance
Auto Parts**

6th St Northwest

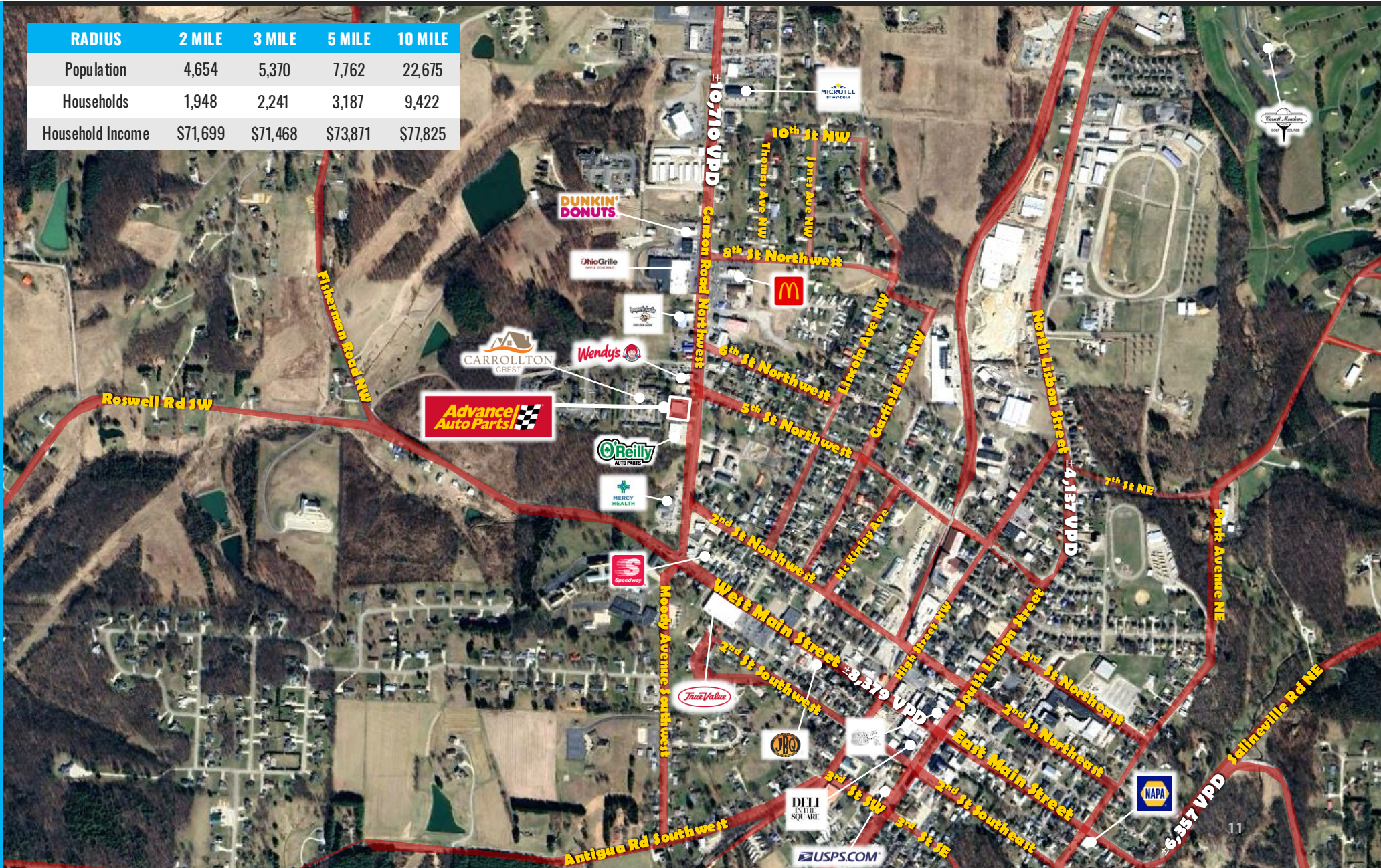
Canton Road Northwest

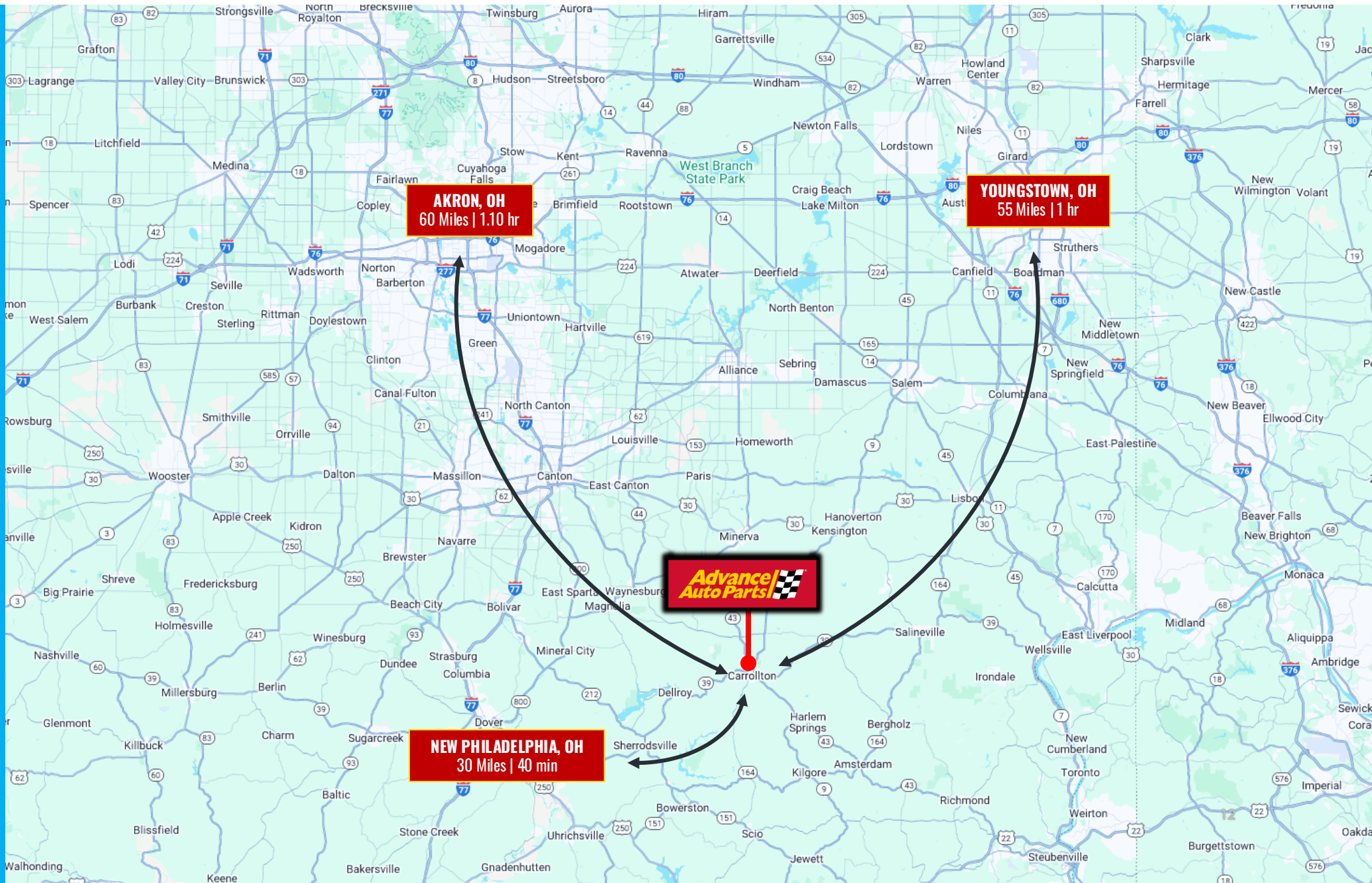
5th St Northwest

±10,710 VPD



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Company Highlights

- Operates ~4,700+ corporate-owned stores and ~1,300+ independently owned Carquest locations across the U.S., Canada, Puerto Rico, and the U.S. Virgin Islands
- Employs ~40,000 team members companywide
- Serves both DIY consumers and professional installers (DIFM), providing a diversified and resilient revenue base
- Ranked among the largest specialty retail automotive parts chains in North America, with a national distribution and logistics platform supporting same-day and next-day availability
- Strong brand portfolio includes Advance Auto Parts, Carquest, and Worldpac, positioning the company across retail and professional channels

Company Overview

Advance Auto Parts | www.advanceautoparts.com



Number of Employees:
40,000



Total Revenue
\$11.3 Billion



Headquarters:
Raleigh, North Carolina



Founded:
1932



Credit Rating:
S&P: BB+



Location Count:
4,700



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