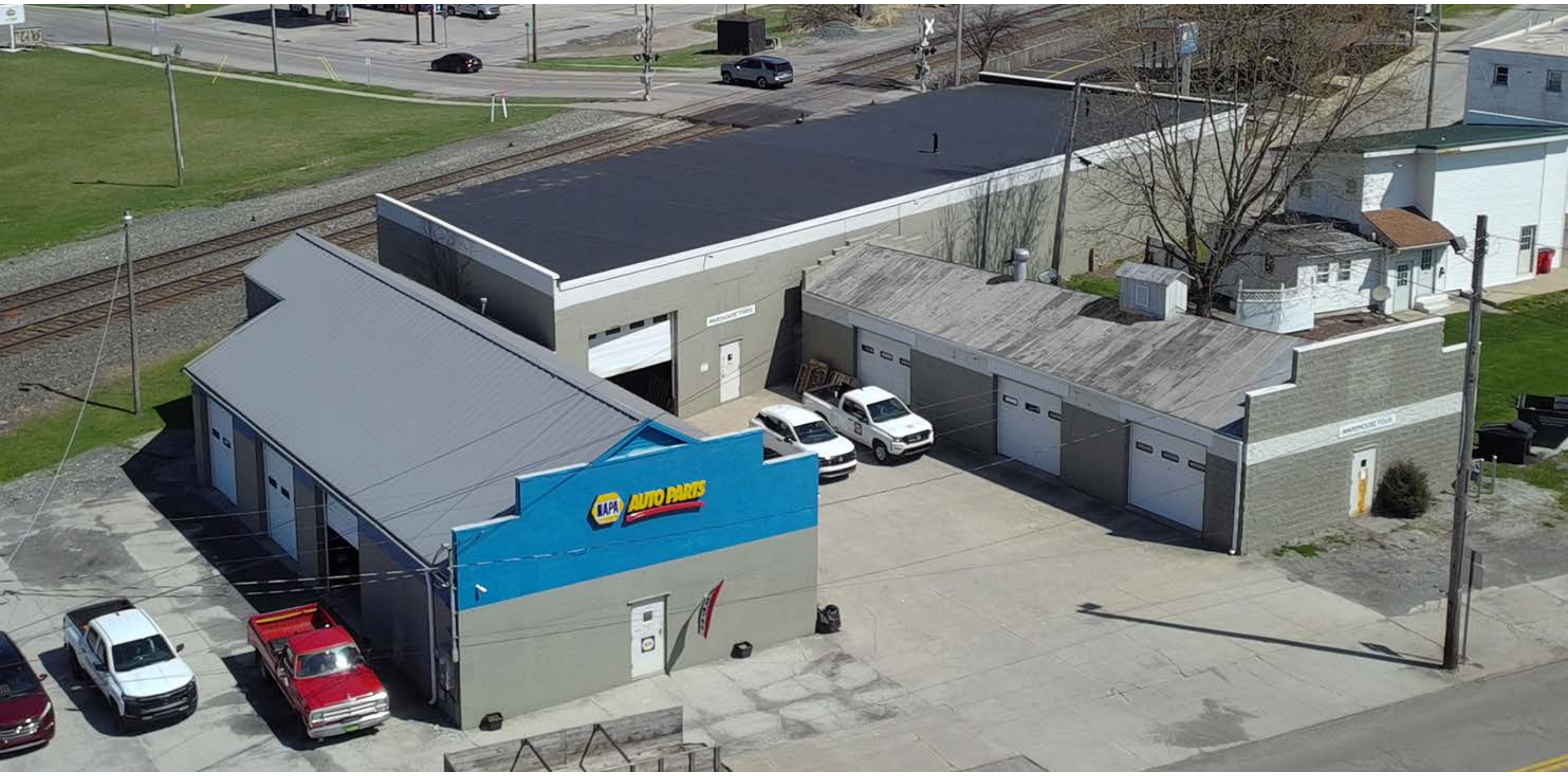
GERSPACHER REAL ESTATE GROUP
CORFAC INTERNATIONAL

FOR SALE
19 NORTH MAIN STREET
NEW LONDON, OH 44851
SALE PRICE: $289,000



PROPERTY HIGHLIGHTS

- Building Size: 12,789 SF | .588 AC
- Price per SF: $22/SF
- Tenant: Genuine Parts Company (NYSE: GPC), Fortune 500, dba NAPA Auto Parts
- Lease Guarantee: Corporate guarantee by Genuine Parts Company
- Term: NNN lease through January 2029 + three 5-year renewal options
- Rent Escalations: 3% increase at each option period
- Overhead Doors: 7 total — six 10' x 10' and one 12' x 12'
- Parking: 12 spaces
- Zoning: DBD (Downtown Business District)
- 2025 Annual Real Estate Taxes: $3,287.62

2025 Financial Summary

NET Operating Income	$27,600
Cap Rate	9.5%

LISTING AGENTS

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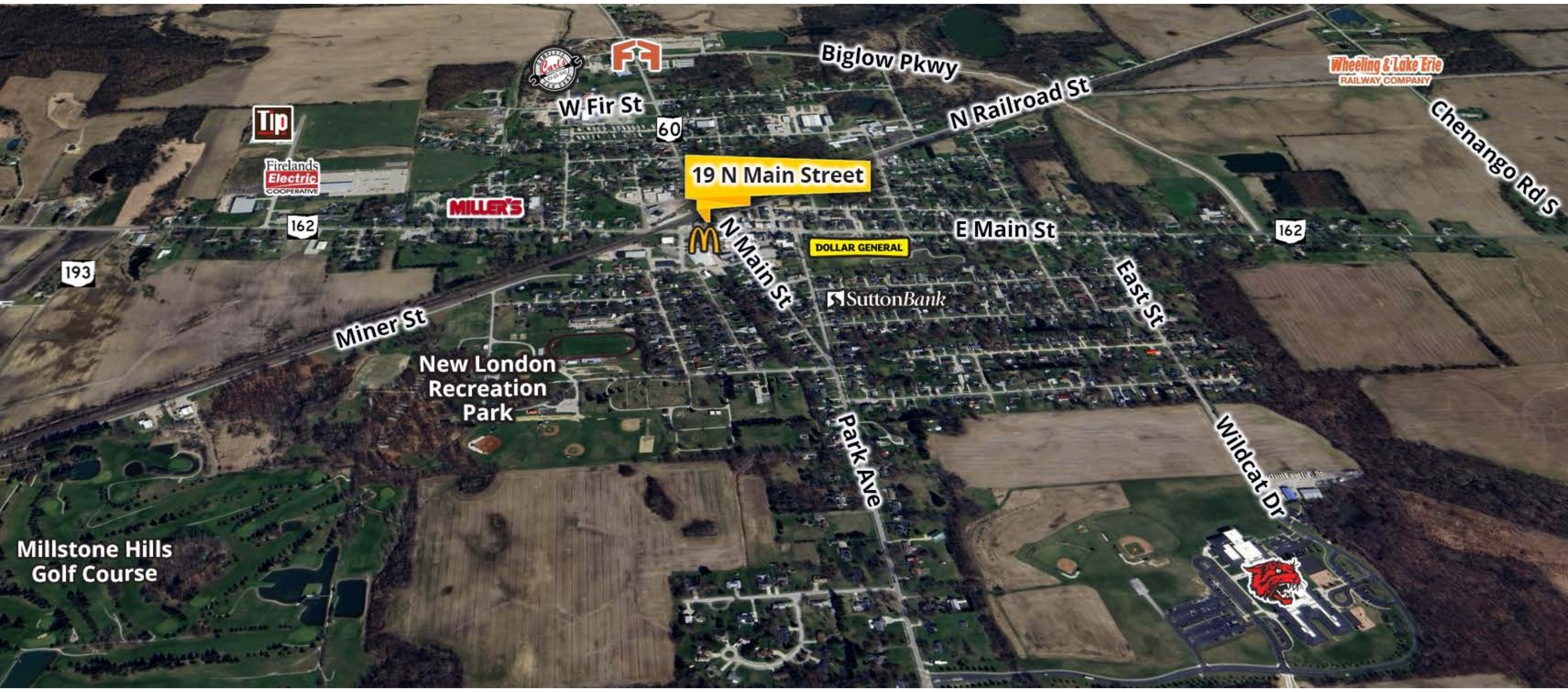

PROPERTY OVERVIEW

This is an agent-owned property offering investors a rare opportunity to acquire a NNN-leased asset backed by a Fortune 500 corporate guarantor. The property is leased to Genuine Parts Company (NYSE: GPC), one of the largest and most financially stable distributors in North America, operating under the NAPA Auto Parts brand across more than 6,000 locations. The current lease runs through January 2029 with three additional five-year renewal options, scheduled rent escalations of 3% at each option period, and the tenant responsible for real estate taxes and insurance, resulting in predictable, low-management cash flow with built-in inflation protection. The building offers 12,789 square feet with seven overhead doors and 12 parking spaces, providing strong operational utility and flexible re-tenanting potential. Zoned Downtown Business District (DBD), the site accommodates a wide range of commercial uses. Environmental due diligence has been completed, including a Phase I assessment and subsurface analysis confirming no underground storage tanks and clean groundwater, with documentation available to qualified buyers upon request.

LOCATION OVERVIEW

Located in downtown New London, this property sits prominently at the corner of N. Main Street and W. Main Street, directly across from McDonald's.

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Population	7,968	47,224	146,554
Total Units	3,660	21,544	65,725
Median Income	$63,732	$66,245	$59,501

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LANDLORD RESPONSIBILITES

- Maintain roof, exterior walls, structural supports, foundations, and underground utilities.
- Repave parking areas and driveways as needed.
- Repair/replace major components of building systems.
- Cover repairs exceeding $2,500/year for minor system components.
- Maintain property and liability insurance ($3M coverage).
- Provide evidence of insurance and adjust estimates annually.

TENANT RESPONSIBILITES

- Pay additional rent for real estate taxes and Lessor's insurance.
- Maintain interior (floors, walls, partitions).
- Routine maintenance of minor system components (up to $2,500/year).
- Maintain landscaping and snow/ice removal.
- Repair exit doors/signs and broken glass (self-insured for plate glass).
- Maintain liability insurance ($2M minimum).
- May make alterations under $25,000 without consent.