



Advance Auto Parts

BITE SIZED / HIGH YIELD ADVANCE AUTO PARTS LOCATION

EARLY 10-YEAR LEASE EXTENSION

BEVERLY, OH



CP PARTNERS
COMMERCIAL REAL ESTATE

In Association with ParaSell, Inc. | A Licensed Ohio Broker #REC.2020005946



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Advance Auto Parts

215 5th St, Beverly, OH 45715 [↗](#)

\$990,000

PRICE

8.00%

CAP RATE

PRICE/SF	\$143.71
NOI	\$79,200
LEASE TYPE	NNN
LEASE TERM REMAINING	9+ Years
BUILDING SIZE	6,889 SF
LAND AREA	0.53 AC



Excellent intrinsics – low rent (\$11.50/SF) & price per foot (\$143)

Tenant recently signed a 10-year lease extension demonstrating their dedication to this site, which ranks in the **top 20% of Advance Auto locations in Ohio** in terms of annual visits (per Placer.ai). The subject property benefits from **standalone visibility** along 5th Street, **the main retail thoroughfare** through Beverly, which is lined with other national tenants including McDonald's, Subway, Domino's, and USPS.



The Offering

- Early 10-year lease extension demonstrating dedication to the site
- Corporate lease signed by Advance Stores Company, Inc.
- Top 20% Advance Auto location in Ohio in terms of annual visits (per Placer.ai)
- Excellent intrinsics – low rent (\$11.50/SF) & price per foot (\$143)

About The Tenant

- Advance Auto Parts, Inc. (NYSE: AAP) is a leading auto parts retailer with over 4,305 locations and 60,000 employees across the U.S., Canada, Puerto Rico, and U.S. Virgin Islands
- The company reported \$8.6 billion in net revenues for FY 2025

		CURRENT
Price		\$990,000
Capitalization Rate		8.00%
Price/SF		\$143.71
Building Size (SF)		6,889
Lot Size (AC)		0.53
Stabilized Income	\$/SF	
Scheduled Rent	\$11.50	\$79,200
Less	\$/SF	
CAM	NNN	\$0.00
Taxes	NNN	\$0.00
Insurance	NNN	\$0.00
Total Operating Expenses	NNN	\$0.00
Net Operating Income		\$79,200

Disclaimer

The details contained within the Lease Abstract are provided as a courtesy to the recipient for purposes of evaluating the subject property's initial suitability. While every effort is made to accurately reflect the terms of the lease document(s), many of the items represented herein have been paraphrased, may have changed since the time of publication, or are potentially in error. CPP and its employees explicitly disclaim any responsibility for inaccuracies and it is the duty of the recipient to exercise an independent due diligence investigation in verifying all such information, including, but not limited to, the actual lease document(s).

LEASE ABSTRACT	
Premise & Term	
Tenant	Advance Auto Parts
Lease Guarantor	Corporate
Lease Type	NNN
Lease Term Remaining	9+ Years
Rent Increases	7% in Option 1; 5% in Options 2-5
Rent Commencement	12/17/2015
Options	Five, 5-Year
Year Built	2015
Expenses	
CAM	Tenant's Responsibility
Property Taxes	Tenant's Responsibility
Insurance	Tenant's Responsibility
Utilities	Tenant's Responsibility
Repairs & Maintenance	Tenant's Responsibility
Roof	Tenant's Responsibility
Structure	Landlord's Responsibility

Tenant Info		Lease Terms		Rent Summary			
TENANT NAME	SQ. FT.	TERM YEARS		CURRENT RENT	MONTHLY RENT	YEARLY RENT	CAP RATE
Advance Auto Parts	6,889	12/17/2015	12/31/2035	\$79,200	\$6,600	\$79,200	8.00%
	Option 1	1/1/2036	12/31/2040		\$7,062	\$84,744	8.56%
	Option 2	1/1/2041	12/31/2045		\$7,415	\$88,980	8.99%
	Option 3	1/1/2046	12/31/2050		\$7,786	\$93,432	9.44%
	Option 4	1/1/2051	12/31/2055		\$8,175	\$98,100	9.91%
	Option 5	1/1/2056	12/31/2060		\$8,585	\$103,020	10.41%
TOTALS:	6,889			\$79,200	\$6,600	\$79,200	8.00%

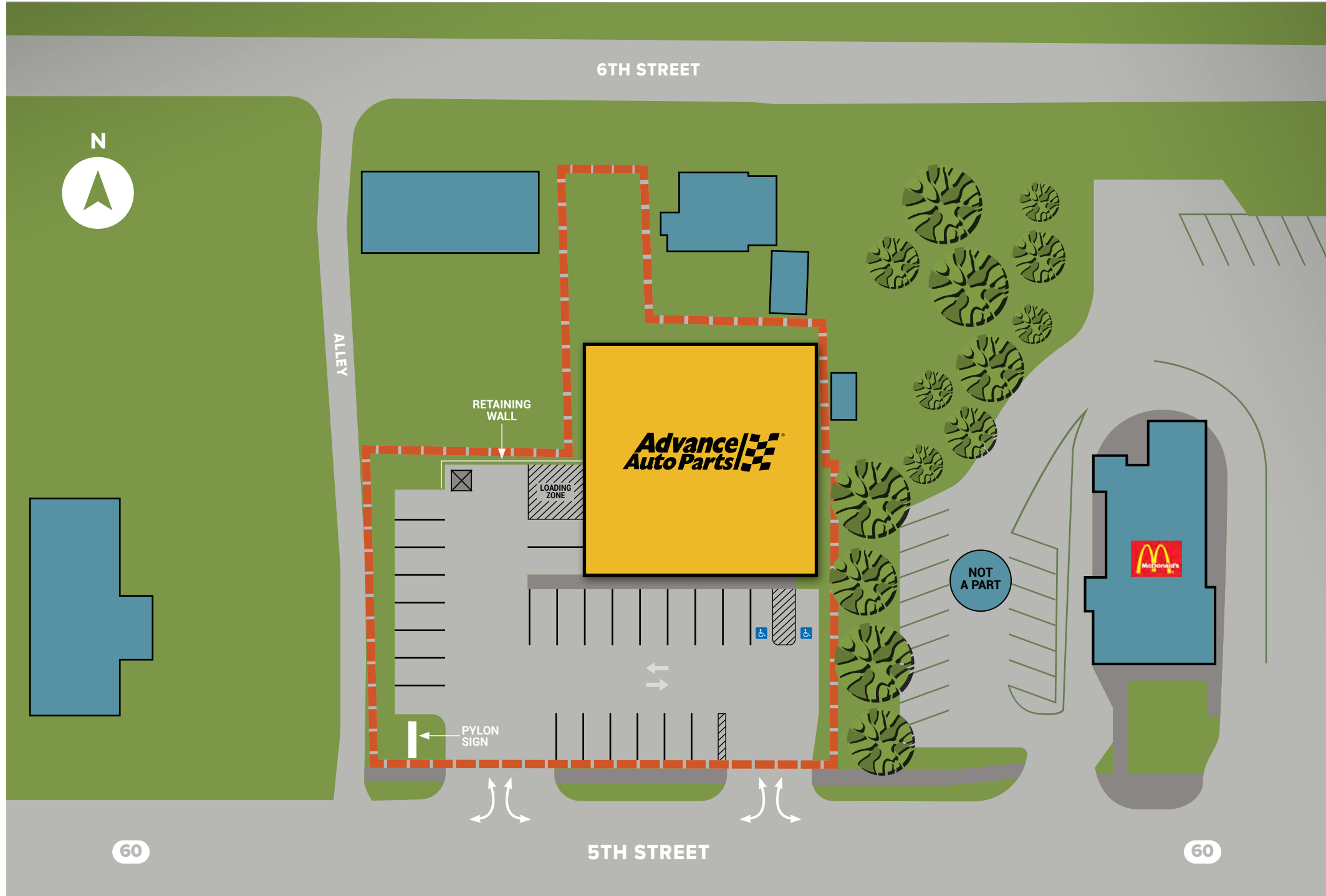
LEGEND

Property Boundary

6,889
Rentable SF

0.53
Acres

24
Parking Spaces



A leading automotive aftermarket parts provider in North America



4,305+

ADVANCE & CARQUEST STORES

\$8.6 Billion

TOTAL NET SALES IN FY 2025



About Advance Auto Parts

- Headquartered in Raleigh, NC, Advance Auto Parts, Inc. (NYSE: AAP) is a leading automotive aftermarket parts provider serving both professional installers and do-it-yourself customers
- The company employs over 60,000 people nationwide and operates more than 4,305 store and branch locations across the U.S., Canada, Puerto Rico, and the U.S. Virgin Islands
- It also operates 809 independently owned Carquest stores across these locations, in addition to Mexico and various Caribbean islands
- In addition to auto parts, the company also provides value added services such as battery testing and installation, oil and battery recycling, and access to commercial delivery programs that support local repair shops
- In 2025, Advance Auto Parts reported net sales of \$8.6 billion, including \$51 million related to the store optimization program associated with the company's 2024 Restructuring Plan

[Tenant Website](#)

MARIETTA
19.6 MILES

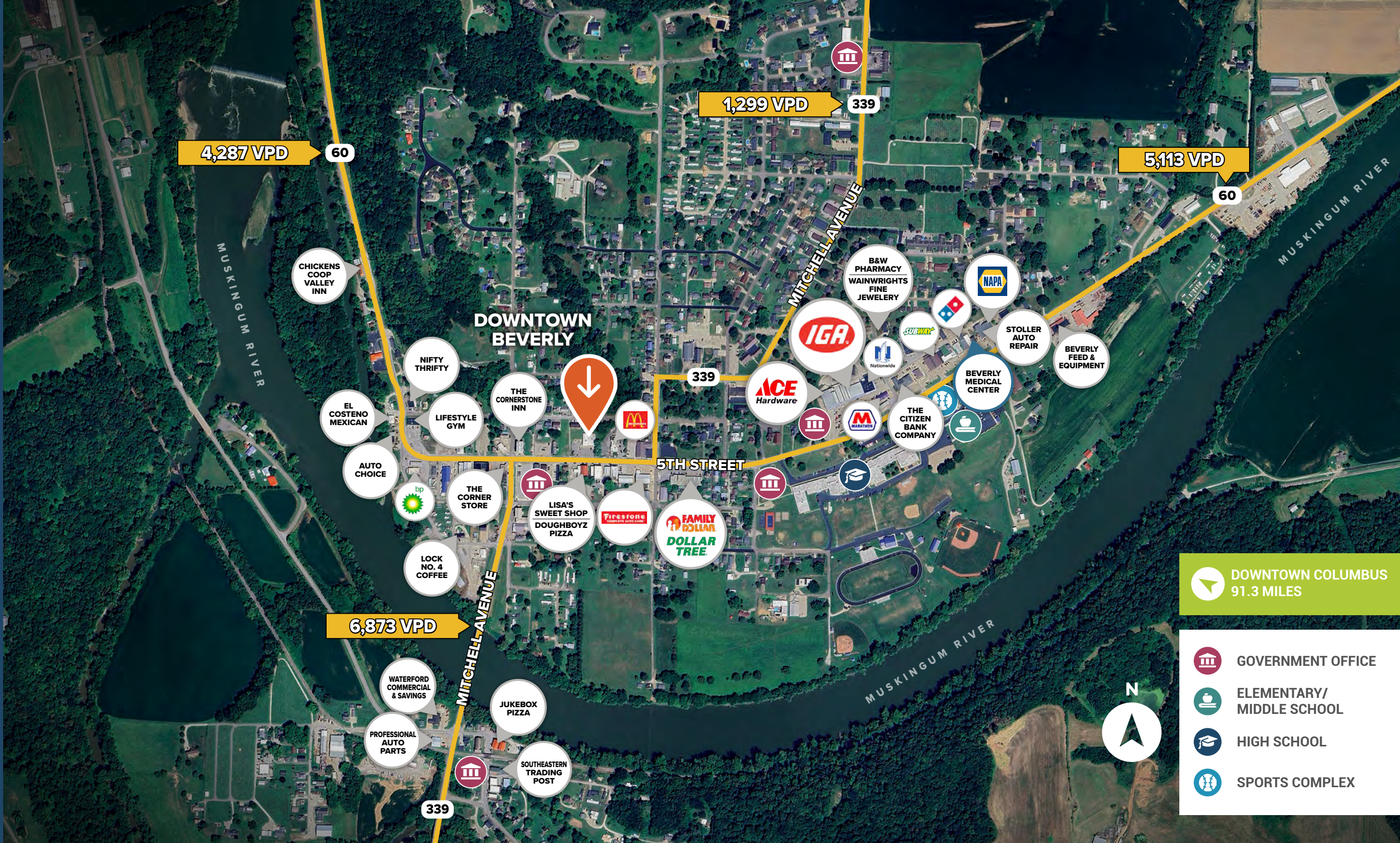



Located in the
southeastern
Ohio market





6,453
VEHICLES PER DAY
ALONG 5TH STREET

19.6 miles
TO MARIETTA

91.3 miles
TO COLUMBUS



 **DOWNTOWN COLUMBUS**
91.3 MILES

-  GOVERNMENT OFFICE
-  ELEMENTARY/ MIDDLE SCHOOL
-  HIGH SCHOOL
-  SPORTS COMPLEX



Ring Radius Population Data

	1-MILE	3-MILES	5-MILES
2024	1,831	3,474	4,617

Ring Radius Income Data

	1-MILE	3-MILES	5-MILES
Average	\$70,827	\$70,283	\$73,797
Median	\$51,730	\$56,627	\$61,272

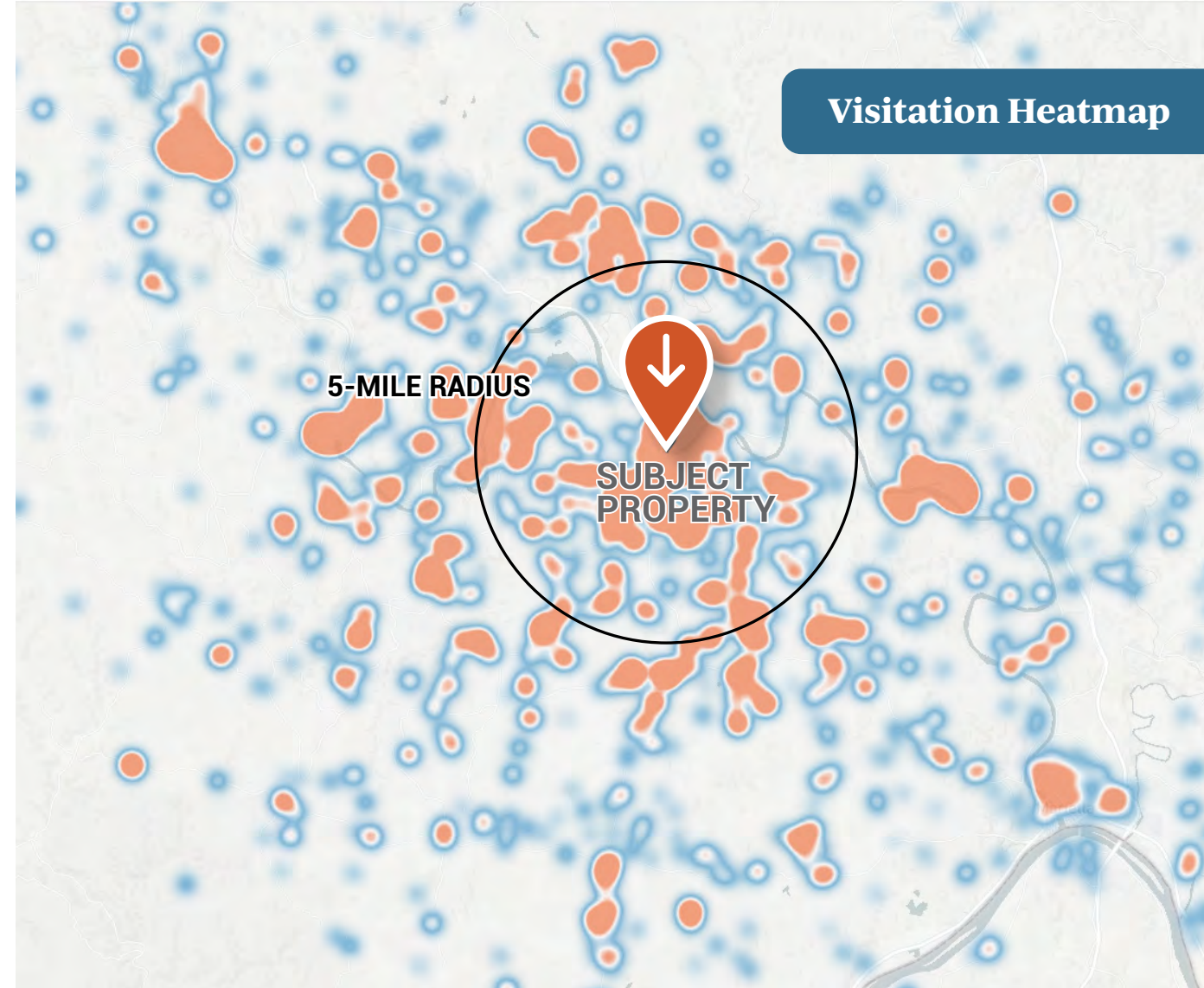
The subject property is **ranked in the 80th percentile (top 20%) in Ohio** based on the number of visits in the last 12 months

52.6K Visits

OVER PAST 12 MONTHS AT THE SUBJECT PROPERTY

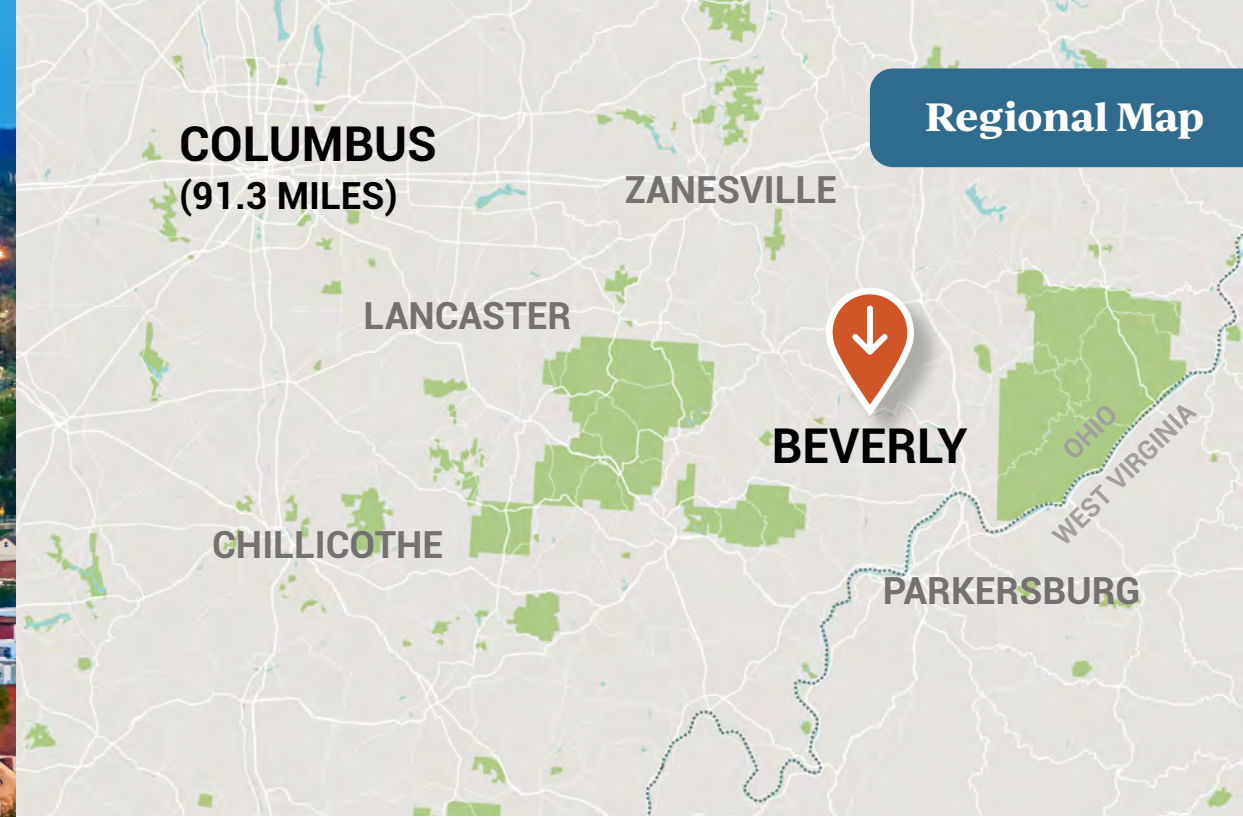
16 Minutes

AVERAGE DWELL TIME AT THE SUBJECT PROPERTY



The shading on the map above shows the **home location of people who visited the subject property over the past 12 months**. Orange shading represents the highest concentration of visits.

*Map and data on this page provided by Placer.ai. Placer.ai uses location data collected from mobile devices of consumers nationwide to model visitation and demographic trends at any physical location.



Beverly, OH

A SMALL COMMUNITY WITH A BIG HEART



58,332

WASHINGTON COUNTY
ESTIMATED POPULATION

A Historical City

- Located in Washington County, Beverly is a historic village established in 1790 with history tied to early American settlement
- The village offers scenic views with its proximity to the Muskingum River and reflects its early development as a river-based transportation and commerce hub
- Home to community amenities such as Dodge Park, Beverly Branch of the Washington County Public Library, local businesses and churches

Washington County

- Washington County spans more than 630 square miles in southeastern Ohio and is anchored by Marietta, the county seat and the first permanent settlement in the Northwest Territory
- Major employers include Memorial Health System, Pioneer Group, Thermo Fisher Scientific, Kraton Polymers, and R+J Trucking, Inc., with manufacturing representing one of the county's largest employment sectors

COLUMBUS
(91.3 MILES)

ZANESVILLE

LANCASTER

BEVERLY

CHILlicothe

PARKERSBURG

OHIO
WEST VIRGINIA



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