



ADVANCE AUTO PARTS | MARYVILLE, MO

1114 South Main Street, Maryville, MO 64468



Asking Price: \$3,421,000 | Cap Rate: 9.13%



Absolute Net Master Lease

The property operates under an absolute net master lease with Walgreen Co., providing zero landlord responsibilities and fully predictable cash flow. With 8+ years of remaining term and (10) 5-year renewal options, the lease structure offers long-term income stability supported by Walgreens' corporate credit.

Corporately Guaranteed

The master lease is corporately guaranteed by Walgreens Co. The sublease is backed by Advance Auto Parts, Inc., adding another nationally recognized tenant with durable demand drivers and strong brand recognition.

Prime Location Within Retail Corridor

Located along Maryville's main retail artery, the property is surrounded by reputable national tenants including Walmart, McDonald's, Starbucks, Verizon, and more. Exceptional visibility, strong traffic counts, and complementary "daily-needs" retailers reinforce exposure and asset value.

Subtenant Financial Momentum

Advance Auto Parts delivered its strongest quarterly performance in over two years in Q3 2025, reporting 3% comparable sales growth and a 4.4% adjusted operating income margin. Backed by \$3+ billion in cash reserves and a streamlined operational footprint, the company continues to solidify its position as a leader in the automotive aftermarket industry.