



**Advance Auto Parts** 

L I N C O L N   P A R K   |   M I C H I G A N

BUILT-TO-SUIT | TRIPLE NET LEASE WITH 8 YEARS REMAINING & (3) 5-YEAR OPTIONS

Marcus & Millichap



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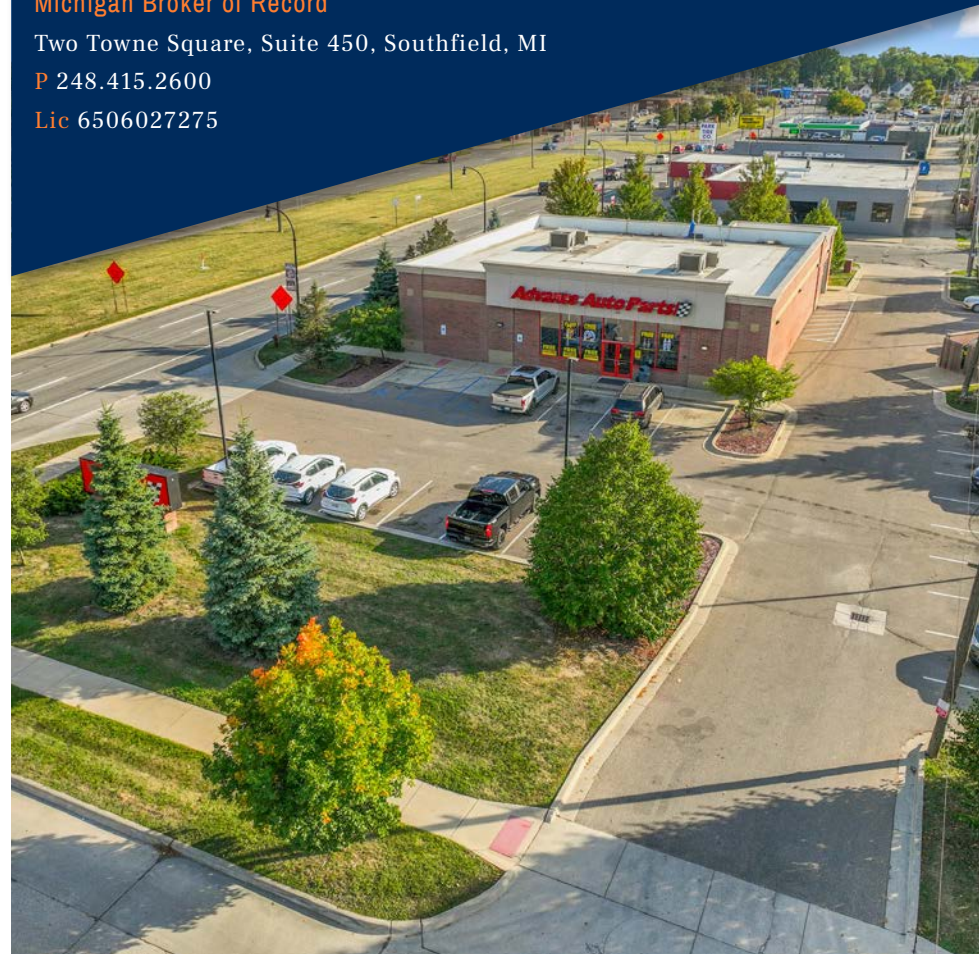
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LINCOLN PARK | MICHIGAN

Advance Auto Parts

## LEASE SUMMARY

TENANT	ADVANCE AUTO PARTS
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RENTAL INCREASES	7% AT RENEWAL OPTIONS
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GUARANTOR	CORPORATE GUARANTEE
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LEASE TYPE	NNN
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LEASE TERM REMAINING	8 YEARS
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LEASE EXPIRATION	12/31/2033
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RENEWAL OPTIONS	(3) 5-YEAR
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OFFERING PRICE

**\$1,907,143**

CAP RATE

7.00%

NET OPERATING INCOME

\$133,500

GROSS LEASABLE AREA

6,157 SF

YEAR BUILT

2010

LOT SIZE

0.94 AC



[CLICK TO VIEW  
GOOGLE MAP](#)





I-94  
109,608 VPD

meijer LAIFITNESS. Chick-fil& TACO BELL  
THE HOME DEPOT BARNES & NOBLE ULTA BEAUTY  
TJ-maxx BEST BUY target ALDI Panera  
LONGHORN STEAKHOUSE Michaels petco  
OLD NAVY

MILL STEEL  
C O M P A N Y

ROUSH PERFORMANCE Ford

Kroger Arby's tropical SMOOTHIE CAFE Peking, Tokyo Asian Cuisine  
AutoZone DELTACO BELLE TIRE TACO BELL  
Krispy Kreme Checkers

Starbucks SAVVY SLIDERS WING-STOP  
AT&T GameStop  
DOLLAR TREE

Bella Pizza Little Caesars Pizza  
Culver's glass onion  
city HARDWARE ACE Hardware

AP ALLEN PARK  
PUBLIC SCHOOLS

A.F. JONNA  
DEVELOPMENT & MANAGEMENT CO.  
FUTURE DEVELOPMENT IN PROGRESS  
Chick-fil& CARWASH



I-75  
100,973 VPD

Tim Hortons  
Advance Auto Parts

FedEx  
WALGREENS  
White Castle FAMILY POLISH O'Reilly AUTO PARTS

FORT ST/ SOUTHFIELD RD  
75,378 VPD

LPMS Wildcats CVS pharmacy  
SUBWAY  
LET'S PIZZA

GLWA  
Great Lakes Water Authority

meijer

ACE Hardware  
DOLLAR TREE



# THE OFFERING

Marcus & Millichap is pleased to present this 6,157-square-foot freestanding **Advance Auto Parts** in Lincoln Park, Michigan. Built-to-suit in 2010 for Advance Auto Parts, the property sits on a 0.94-acre parcel with 28 parking spaces.

Located along Fort Street (M-85), a primary Downriver Detroit corridor with 36,348 vehicles per day and a combined 75,378 vehicles per day at the nearby Fort Street and Southfield Road intersection, the property offers strong visibility and accessibility. Positioned within Lincoln Park—known as the “Crossroads of Downriver”—the site benefits from direct access to Interstate 75, downtown Detroit, the Gordie Howe International Bridge, and Detroit Metropolitan Wayne County Airport.

The surrounding trade area features 130,244 residents within a 3-mile radius, supported by a blue-collar workforce historically tied to the automotive and steel industries. Consumer demand is reinforced by proximity to national retailers including McDonald’s, Aldi, Walgreens, Family Dollar, Meijer, Walmart, along with healthcare providers such as CareFirst Urgent Care and Get Well Urgent Care.

The area is further strengthened by ongoing redevelopment, including the planned transformation of the former Sears site in Lincoln Park. The 15.9-acre property is being redeveloped by A.F. Jonna Development into a mixed-use complex with approximately 110,000 square feet of retail space, multiple commercial buildings, business condominiums, and a four-story hotel. Plans also call for national retailers, including Chick-fil-A, along with other commercial tenants.

Lincoln Park’s consumer base is complemented by regional amenities such as Grosse Ile and Lake Erie Metropark, along with Wayne County’s economic drivers in healthcare, logistics, education, and advanced manufacturing.

## PROPERTY DETAILS

<b>STREET ADDRESS</b>	2230 Fort Street
<b>CITY, STATE</b>	Lincoln Park, MI
<b>GROSS LEASABLE AREA</b>	6,157 SF
<b>PARKING SPACES</b>	28
<b>PARCEL SIZE</b>	0.94 AC
<b>PARCEL ID</b>	45-009-03-0207-301
<b>YEAR BUILT</b>	2010

## PROPERTY HIGHLIGHTS

- ▶ Rare NNN lease with landlord responsibilities limited to the foundation
- ▶ Eight years remaining with seven percent increases in option period
- ▶ High-traffic location with 36,348 vehicles per day along Fort Street (M-85) and a combined 75,378 vehicles per day at the nearby Fort Street and Southfield Road intersection.
- ▶ Densely populated market - 130,244 residents within 3 miles
- ▶ Within proximity to national anchors including Kroger, Meijer, Walmart, and Aldi
- ▶ Centrally positioned in the Downriver Detroit market, the “Crossroads of Downriver,” connecting Southgate, Allen Park, Wyandotte, and Taylor
- ▶ Proximity to major regional drivers including the Gordie Howe International Bridge, downtown Detroit, and Detroit Metropolitan Wayne County Airport
- ▶ Regional redevelopment underway, including the transformation of the former Sears in Allen Park into a major mixed-use destination

# FINANCIALS & OPERATING DATA

## THE OFFERING

<b>Price</b>	<b>\$1,907,143</b>
Capitalization Rate	7.00%
Price/SF	\$309.75
<b>Property Description</b>	
Year Built	2010
GLA	6,157 SF
Lot Size	0.94 AC

## LEASE SUMMARY

<b>Tenant</b>	<b>Advance Auto Parts</b>
Rental Increases	7% in Option Periods
Guarantor	Corporate Guarantee
Lease Type	NNN
Lease Term Remaining	8 Years
Lease Commencement	03/24/2009
Lease Expiration	12/31/2033
Renewal Options	(3) 5-Year options
Landlord Responsibility	Slab, Foundation, and Structure
Tenant Responsibility	Roof, Parking Lot, HVAC, Taxes, Insurance, CAM, Utilities

## RENT SCHEDULE

Year	Annual Rent	Monthly Rent	Rent/SF	Cap Rate
Current - 12/31/33	\$133,500	\$11,125	\$21.68	7.00%
1st Option 1/1/34 - 12/31/38	\$142,845	\$11,904	\$23.20	7.49%
2nd Option 1/1/39 - 12/31/43	\$152,844	\$12,737	\$24.82	8.01%
3rd Option 1/1/44 - 12/31/48	\$163,543	\$13,629	\$26.56	8.58%



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# Tenant Summary

*Advance Auto Parts, Inc. is an American automotive aftermarket parts provider serving both professional installer and do-it-yourself customers.*


## TENANT

*Advance Auto Parts, Inc.*

HEADQUARTERS	DATE FOUNDED
Raleigh, NC	1929
LOCATIONS	NYSE
4,285+	AAP
EMPLOYEES	
~62,800	

*advanceautoparts.com*



 **\$9.09 B**

*Total Annual Revenue  
in Billions (2024)*

**STANDARD  
& POOR'S**

*S&P Credit Rating : BB-*

**FORTUNE  
500**

*Ranked #389*



Advance Auto Parts, Inc. provides automotive replacement parts, accessories, batteries, and maintenance items for domestic and imported cars, vans, sport utility vehicles, and light- and heavy-duty trucks. The company supplies batteries and accessories; belts and hoses; brakes and brake pads; chassis and climate control parts; clutches and drive shafts; engines and engine components; exhaust systems and parts; hub assemblies; ignition parts; radiators and cooling systems; starters and alternators; and steering and alignment parts. It also offers air conditioning chemicals and accessories, air fresheners, antifreeze and washer fluids, electrical wires and fuses, electronics, floor mats, seat covers, interior accessories, specialty tools, lighting products, performance parts, sealants, adhesives and compounds, repair accessories, vent shades, mirrors and exterior accessories, washes, waxes and cleaning supplies, and wiper blades.

In addition, the company provides air filters; fuel and oil additives; fuel filters; grease and lubricants; motor oils; oil filters, cleaners and treatments; and transmission fluids for engine maintenance. Services include battery and wiper installation, engine light scanning and diagnostics, electrical system testing, oil and battery recycling, and a loaner tool program. Advance Auto Parts also sells its products online and serves both professional installers and do-it-yourself customers.

The company operates under the Advance Auto Parts, Autopart International, and Carquest brands, along with branches under the Worldpac name. As of 2024, Advance Auto Parts operated about 4,285 corporate stores in the United States, Puerto Rico, the U.S. Virgin Islands, and Canada, and supported 881 independently owned Carquest stores, for a combined presence of more than 5,100 locations. The company reported \$9.09 billion in total revenue for 2024 and employs roughly 62,800 people. Advance Auto Parts is ranked No. 389 on the 2025 Fortune 500 and holds a BB- credit rating with a negative outlook from S&P Global and a Ba3 rating from Moody's. Founded in 1929, the company is headquartered in Raleigh, North Carolina.





Marathon  
Petroleum Corporation

PONT INTERNATIONAL  
**GORDIE HOWE**  
INTERNATIONAL BRIDGE

**CITY OF**  
Detroit

THE CITY OF  
**WINDSOR**  
ONTARIO, CANADA

**MILL STEEL**  
COMPANY

**75**  
SOUTHFIELD RD

**Aaron's**  
Rent to Own

**LINCOLN PARK LOFTS**

**AutoZone**

**WALGREENS**

**ALDI**

**FAMILY DOLLAR**

**O'Reilly**  
AUTO PARTS

**Save a Lot**

**get well**  
urgent care

**PAINTERS SUPPLY & EQUIPMENT CO.**

**SOUTHFIELD RD**  
39,030 VPD

**39**

**39**

**RTG GYM**

**White Castle**

**A-1 QUALITY AUTO REPAIR & TRANSMISSION**

**CareFirst**  
Urgent Care

**Advance Auto Parts**

**FORT ST**  
36,348 VPD

**PARK TIRE**  
EST. 1933

Advance Auto Parts  
**Combined Traffic Count of 75,378**  
at nearest intersection











# THE LOCATION

## LINCOLN PARK, MICHIGAN | LOCATION OVERVIEW

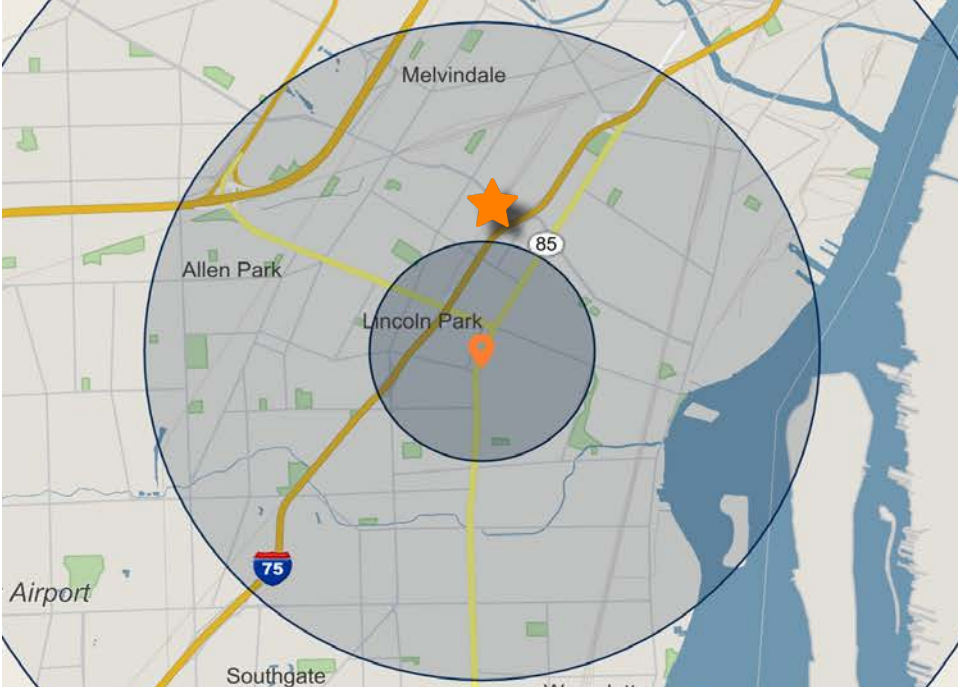
Lincoln Park is a Downriver Detroit suburb shaped by its automotive and steel roots. Many residents once worked at Ford’s Rouge Plant and nearby factories, helping build the city’s strong blue-collar identity.

Just minutes from downtown Detroit, Lincoln Park is a convenient location for commuters. Its position along the Detroit River also ties it to the area’s boating, fishing and maritime heritage.

Nicknamed the “Crossroads of Downriver,” the city serves as a central hub for surrounding communities. Local pride shows through neighborhood gatherings, high school sports and community events.

Lincoln Park also has a cultural past. It was once home to the Lincoln Park Theatre—later renamed the Park Theatre—which stood as a landmark for movies and live performances.

- ▶ **Industrial and Automotive Roots:** Historic ties to Ford’s Rouge Plant and the steel industry, shaping a strong working-class community.
- ▶ **Residential Suburb:** Centrally located in the Downriver area, long recognized as a hub for auto workers and their families.
- ▶ **Proximity to Detroit and the River:** Minutes from downtown Detroit with commuter access, plus connections to the Detroit River’s recreational heritage.
- ▶ **Cultural History:** Former home of the Lincoln Park Theatre, once a community landmark for entertainment.
- ▶ **Local Identity:** Known as the “Crossroads of Downriver,” reflecting strong civic pride and tradition.



POPULATION		1 Mile	3 Miles	5 Miles
2029 Projection				
Total Population		21,429	129,203	235,099
2024 Estimate				
Total Population		21,639	130,244	237,043
2020 Census				
Total Population		22,763	136,254	247,253
2010 Census				
Total Population		21,550	133,323	245,587
Daytime Population				
2024 Estimate		13,485	91,151	218,127
HOUSEHOLDS		1 Mile	3 Miles	5 Miles
2029 Projection				
Total Households		8,671	54,498	98,723
2024 Estimate				
Total Households		8,733	54,662	99,042
Average (Mean) Household Size		2.5	2.4	2.4
2010 Census				
Total Households		8,819	54,905	99,510
2010 Census				
Total Households		8,469	53,726	97,625
Occupied Units				
2029 Projection		9,246	58,178	105,023
2024 Estimate		9,312	58,352	105,362



# WAYNE COUNTY

## WAYNE COUNTY, MICHIGAN | LOCATION OVERVIEW



Wayne County, in southeastern Michigan, is the state's most populous county with more than 1.7 million residents. Anchored by Detroit, it is recognized worldwide as the birthplace of the automotive industry and home to landmarks such as the Detroit Riverfront, the Renaissance Center, and Motown's cultural legacy.

The county plays a leading role in transportation and industry, with Detroit Metropolitan Airport (DTW) ranking among the nation's busiest hubs and the region's long-standing ties to cars, steel, and manufacturing.

Wayne County also stands out for its cultural richness — from Motown music and professional sports teams to world-class arts institutions such as the Detroit Institute of Arts and the Fox Theatre. Education and medicine are major strengths, highlighted by Wayne State University, the Detroit Medical Center, and the Henry Ford Health System.

Dearborn serves as both a cultural hub and the headquarters of Ford Motor Co. Outdoor recreation opportunities include riverfront parks, Lake Erie access, and Belle Isle Park, designed by Frederick Law Olmsted.

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- ▶ **Residential Suburb:** Centrally located in the Downriver area, long recognized as a hub for auto workers and their families.
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- ▶ **Cultural History:** Former home of the Lincoln Park Theatre, once a community landmark for entertainment.
- ▶ **Local Identity:** Known as the "Crossroads of Downriver," reflecting strong civic pride and tradition.



# DOWNRIVER

## DOWNRIVER | LOCATION OVERVIEW

Downriver refers to a collection of suburban communities south of Detroit along the Detroit and Rouge rivers, named for their location downriver as the waterways flow toward Lake Erie. The area includes Lincoln Park, Wyandotte, Southgate, Taylor, Allen Park, Riverview, Trenton, Woodhaven, Flat Rock, Gibraltar and Ecorse.

Historically tied to the auto industry and steel plants, Downriver developed a strong blue-collar identity, with many residents employed at Ford's Rouge Plant and nearby factories. The region is known for its working-class roots, tight-knit neighborhoods and spirited high school sports rivalries.

Recreation is shaped by the river and lakefront. Residents enjoy boating, fishing, and parks such as Lake Erie Metropark and Elizabeth Park. Grosse Ile, an island community, adds an upscale element with marinas, golf courses and established neighborhoods.

Cultural life has long included music, bowling alleys and neighborhood bars, with Downriver notably linked to punk icon Iggy Pop.

Today, Downriver is recognized as a more affordable option compared to many metro Detroit suburbs, while still offering convenient access to downtown Detroit, Detroit Metro Airport and I-75. The region continues to blend its industrial past with growing residential appeal.

- ▶ Blue-Collar Roots: Historic ties to auto and steel industries, anchored by Ford's Rouge Plant.
- ▶ Community Character: Working-class neighborhoods with strong local pride and high school sports traditions.
- ▶ Recreational Access: Detroit River and Lake Erie provide boating, fishing and parks including Lake Erie Metropark and Elizabeth Park.
- ▶ Grosse Ile: Island community featuring marinas, golf courses and upscale residential areas.
- ▶ Cultural Legacy: Known for local music, neighborhood hangouts and ties to Iggy Pop.
- ▶ Location Advantage: Affordable compared to other suburbs, with easy access to downtown Detroit, the airport and I-75.





# NEIGHBORING COMMUNITIES

## REGIONAL CONNECTIVITY & NEIGHBORING CITIES OVERVIEW

The subject property benefits from its proximity to several strong Downriver communities that contribute to the economic and cultural vitality of Wayne County. These cities provide a diverse mix of residential neighborhoods, industrial corridors, and retail hubs that support both local and regional commerce.

### DEARBORN

Known as the headquarters of Ford Motor Company and home to The Henry Ford, Dearborn serves as both an economic powerhouse and a cultural destination. The city offers major retail corridors, higher education through the University of Michigan–Dearborn, and strong healthcare presence with Beaumont Hospital.

### TAYLOR

Taylor is recognized for its mix of retail, logistics, and residential communities. Southland Center Mall, numerous big-box retailers, and industrial parks create a strong employment base. Its central Downriver location makes it a connector city between Detroit, the airport, and southern Wayne County.

### ALLEN PARK

Allen Park blends suburban living with major corporate presence, serving as home to the Detroit Lions Headquarters and Training Facility. The city features convenient freeway access, retail amenities, and family-friendly neighborhoods.

### SOUTHGATE

Southgate offers a well-balanced suburban environment with retail corridors, municipal parks, and regional dining options. Its location along major highways supports connectivity to Detroit and neighboring Downriver communities.









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