

# Advance Auto Parts

GRINDSTONE (PITTSBURGH MSA), PA



**BERKELEY**  
CAPITAL ADVISORS

IN ASSOCIATION WITH  
SCOTT REID & PARASELL, INC.  
P: 949.942.6585

A LICENSED PENNSYLVANIA BROKER #RB069068

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#### IN ASSOCIATION WITH

SCOTT REID & PARASELL, INC. | P: 949.942.6585

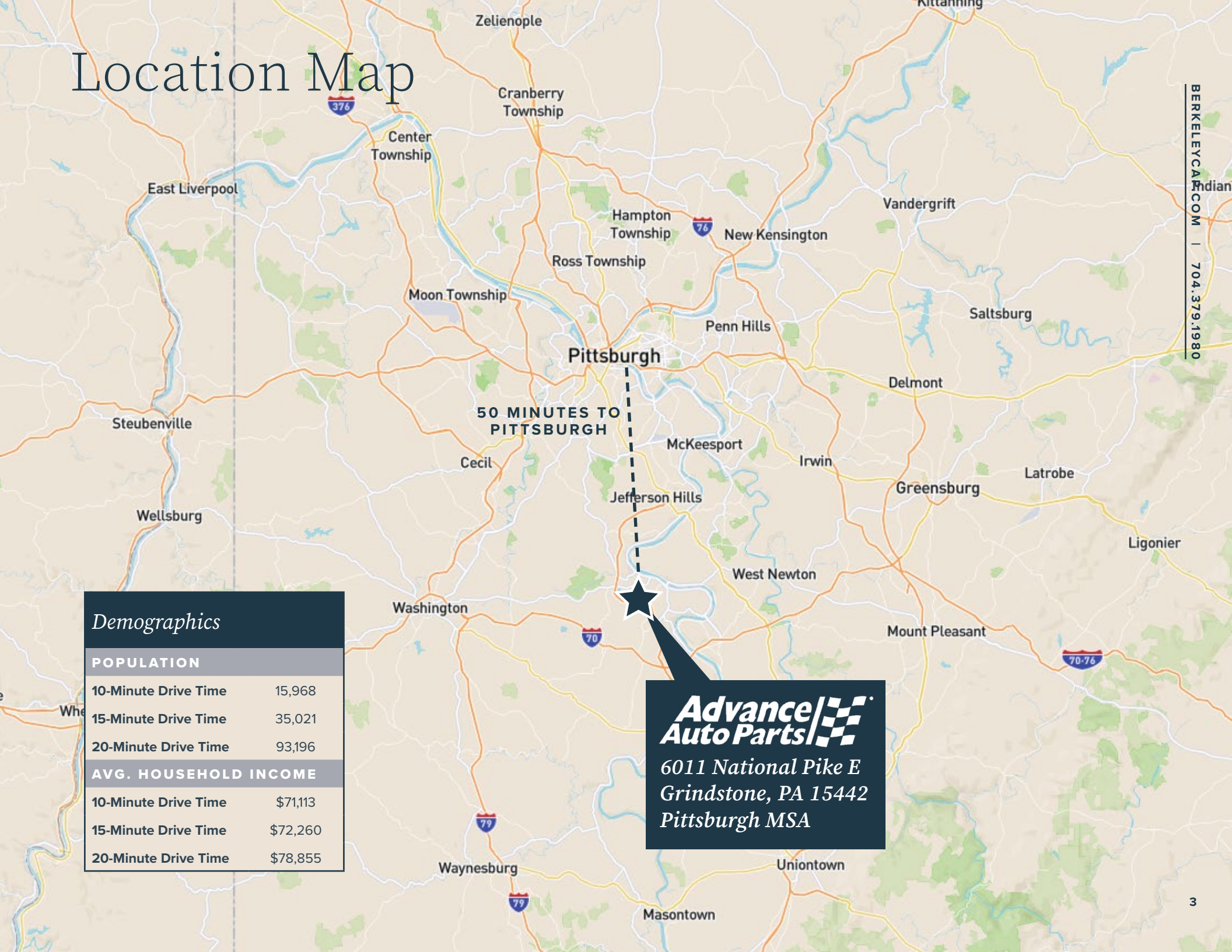
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#### PENNSYLVANIA RESIDENTS AND PROPERTY OWNERS:

CONTACT SCOTT REID AT PARASELL, INC.

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# Location Map



BERKELEYCA.COM | 704.379.1980

50 MINUTES TO  
PITTSBURGH

Demographics	
POPULATION	
10-Minute Drive Time	15,968
15-Minute Drive Time	35,021
20-Minute Drive Time	93,196
AVG. HOUSEHOLD INCOME	
10-Minute Drive Time	\$71,113
15-Minute Drive Time	\$72,260
20-Minute Drive Time	\$78,855

**Advance  
Auto Parts**  
6011 National Pike E  
Grindstone, PA 15442  
Pittsburgh MSA

# Investment Overview

**PROPERTY**

*Advance Auto Parts*

**ADDRESS**

*6011 National Pike East  
Grindstone, PA 15442  
Pittsburgh MSA*

**TENANT LEASE ENTITY**

Advance Stores Company, Inc.

**RENT COMMENCEMENT**

October 5, 1997

**LEASE EXPIRATION**

June 30, 2031

**ORIGINAL LEASE TERM**

15 Years

**LEASE TERM REMAINING**

5.5 Years

**OPTIONS REMAINING**

Two, 5-Year

**LEASE TYPE**

NN - Roof & Structure

**NOI**

\$63,617

**RENT INCREASES**

Flat Initial Term; 15.70% in 1st Option, 10% in 2nd

**RIGHT OF FIRST REFUSAL**

None

**ADDITIONAL INFORMATION**

- Tenant has extended the lease 3 separate times for 10, 8, and most recently 5 years.

**PROPERTY DETAILS**

5,675  
*Square Feet*

0.52  
*Acres*

1997  
*Year Built*

25  
*Parking Spaces*

\$860,000

Asking Price (7.40% Cap Rate)

**RENT SCHEDULE**

LEASE COMMENCE	START	END	ANNUAL RENT	% INCREASE
Extension Period	1/1/2026	6/30/2031	\$63,617	-
Option 1	7/1/2031	6/30/2036	\$73,605	15.70%
Option 2	7/1/2036	6/30/2041	\$80,965	10.00%



Note: All lease provisions to be independently verified by Buyer during the Due Diligence Period. The information contained herein has been obtained from sources we deem reliable.

# Property Highlights

## PROPERTY HIGHLIGHTS

- Below market rent | Easily replaceable rent and potential future value add upside if tenant should leave
- Corporate lease | Advance Stores Company, Inc. | 4,200+ locations across 3 countries
- Long operating history | Leased since 1997 | Proven client base | Tennat has extended the lease 3 separate times showing loyalty to the site
- Rare 15.80% rent increase in option 1 set to occur in 2031
- 4.5 miles from Monongahela Valley Hospital | 200 beds
- 10 minutes from PennWest California | 2,717 students
- 3 miles from Brownsville Area High School | 434 students
- Nearby destination retailers | Walmart Supercenter, Target, Home Depot, Lowe's, Sherwin-Williams, ALDI, T.J. Maxx, Burlington, PetSmart, Tractor Supply Co, Texas Roadhouse, Olive Garden, Chili's, IHOP, Panera Bread, McDonald's, Chick-fil-A, Sonic, Dairy Queen, NAPA Auto Parts, Sheetz, Exxon, and more

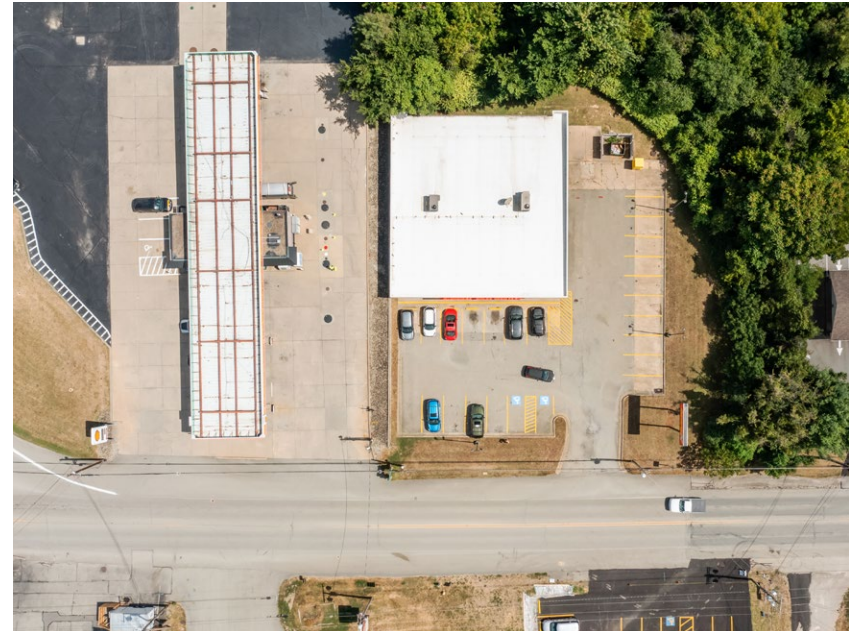
## DEMOGRAPHIC SNAPSHOT

93,196

2025 POPULATION WITHIN  
TWENTY MINUTES

\$75,855

2025 AVG HOUSEHOLD INCOME  
WITHIN TWENTY MINUTES





**Walmart**   
Supercenter

 **H&R BLOCK**

 **PNC BANK**

**DOLLAR GENERAL**



**DOLLAR TREE**   
Domino's

**Auto Zone**

**DQ**

**SHEETZ**

**GRINDSTONE RD**

**REDSTONE WAY**



**Advance Auto Parts** 



**Pizza Hut**

**NATIONAL PIKE**

  
First National Bank

**TSC TRACTOR SUPPLY CO**



PennWest California University  
2,717 students

CALIFORNIA

California High School  
286 students



88

Monongahela River

40



40

BROWNSVILLE



43



GRINDSTONE

43

43

# Tenant Overview



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. Additionally, the company sells its products through its website. It serves professional installers and do-it-yourself customers. The company operates stores under the Advance Auto Parts and Carquest names, as well as branches under the Worldpac name. The company has stores in the United States, Puerto Rico, the U.S. Virgin Islands, and Canada; and independently owned Carquest branded stores in Mexico and various Caribbean Islands. Advance Auto Parts, Inc. was founded in 1929 and is based in Raleigh, North Carolina.

BAA3/BB+

*Credit Rating*

AAP

*NYSE Ticker Symbol*

\$9.09B

*Total Revenue*

\$3.56B

*Market Cap*

4,285

*Total Locations*

33,200

*Total Employees*



# Market Overview – Pittsburgh, PA



#1

*Best Place to Live in  
Pennsylvania  
(US News Real Estate)*

#30

*America's Best Cities  
Report  
(Resonance Consultancy)*

33K+

TOTAL ENROLLMENT AT UNIVERSITY OF  
PITTSBURGH

10

FORTUNE 500 COMPANIES LOCATED IN  
PITTSBURGH

170

FLIGHTS PER DAY AT PITTSBURGH  
INTERNATIONAL AIRPORT

6

STEELERS SUPER BOWL WINS (TIED FOR  
MOST); AVG HOME GAME ATTENDANCE  
IS 66,000+

2.43M

*Pittsburgh MSA  
Population 2024*

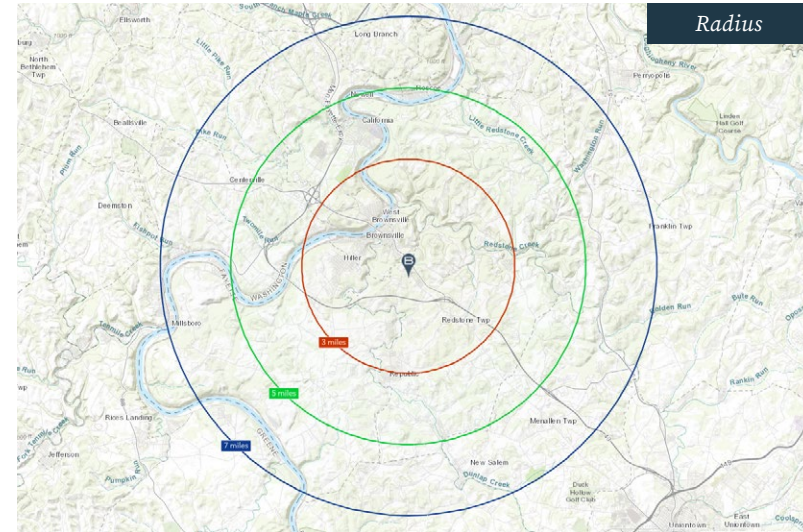
446

*Total Beds at University  
of Pittsburgh Presbyterian  
Medical Center*

# Demographics

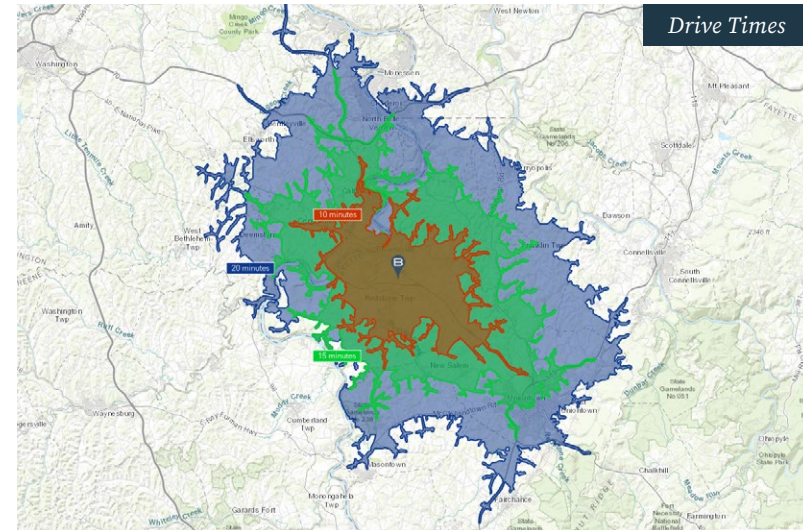
## Radius

POPULATION	3-MILE	5-MILE	7-MILE
2030 Population	8,314	20,293	34,007
2025 Population	8,603	20,803	34,776
2020 Population	8,977	21,646	35,983
2010 Population	9,888	24,351	39,360
2025-2030 Annual Rate	-0.68%	-0.50%	-0.45%
2020-2025 Annual Rate	-0.81%	-0.75%	-0.65%
2010-2020 Annual Rate	-0.96%	-1.17%	-0.89%
HOUSEHOLDS			
2030 Households	3,934	8,678	13,887
2025 Households	4,000	8,780	14,029
2020 Households	4,078	8,901	14,168
2010 Households	4,409	9,574	14,966
2025-2030 Annual Rate	-0.33%	-0.23%	-0.20%
2020-2025 Annual Rate	-0.37%	-0.26%	-0.19%
2010-2020 Annual Rate	-0.78%	-0.73%	-0.55%
<b>2025 AVG. HH INCOME</b>	<b>\$73,259</b>	<b>\$73,021</b>	<b>\$73,970</b>



## Drive Times

POPULATION	10-MINUTE	15-MINUTE	20-MINUTE
2030 Population	15,547	34,160	91,011
2025 Population	15,968	35,021	93,196
2020 Population	16,608	36,176	96,253
2010 Population	18,836	39,613	101,814
2025-2030 Annual Rate	-0.53%	-0.50%	-0.47%
2020-2025 Annual Rate	-0.75%	-0.62%	-0.61%
2010-2020 Annual Rate	-1.25%	-0.90%	-0.56%
HOUSEHOLDS			
2030 Households	6,852	14,965	40,579
2025 Households	6,938	15,125	40,982
2020 Households	7,035	15,298	41,426
2010 Households	7,636	16,110	42,776
2025-2030 Annual Rate	-0.25%	-0.21%	-0.20%
2020-2025 Annual Rate	-0.26%	-0.22%	-0.21%
2010-2020 Annual Rate	-0.82%	-0.52%	-0.32%
<b>2025 AVG. HH INCOME</b>	<b>\$71,113</b>	<b>\$72,260</b>	<b>\$75,855</b>



# Confidentiality Disclaimer

Berkeley Capital Advisors, LLC ("BCA") and ParaSell, Inc. ("ParaSell") have been authorized by the owner of the subject property (the "Seller") to present you with this marketing package. This is a confidential package intended solely for your own limited use and benefit, as a principal, in considering whether you desire to pursue negotiations to acquire the subject property.

Your receipt and acceptance of this package serves to acknowledge your agreement to: (1) hold the information and materials contained herein, and the offering they represent, in the strictest of confidence; (2) not disclose, directly or indirectly, the information and materials contained herein, or the offering they represent, to any other person, firm or entity without prior written authorization from BCA, ParaSell, or the Seller; (3) not use the information and materials contained herein in any fashion or manner detrimental to the interest of BCA, ParaSell, or the Seller; (4) not disturb any tenants in possession of the subject property nor reveal to them the offering this package represents.

This marketing package was prepared by BCA and ParaSell and it has been reviewed by representatives of the Seller. The information and materials contained herein are selective and limited in nature, and neither BCA, ParaSell, nor the Seller purports this to be an all-inclusive report on the subject property. Within this package, certain leases, documents and other materials are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements involved, nor do they purport to constitute a legal analysis of the provisions of those documents. Interested and qualified prospective purchasers will be afforded an opportunity to review additional information and to inspect the subject property, and all such prospective purchasers should conduct their own independent due diligence.

This package is based in part upon information supplied by the Seller and in part upon information obtained by BCA and ParaSell from sources believed to be reliable. All income, expense and/or investment projections contained herein are provided for general reference purposes only, in that they are based on assumptions relating to the general economy, competition and other factors beyond the control of BCA, ParaSell, and the Seller, and all such projections are therefore subject to variation. This package shall not be deemed an indication of the state of affairs of the subject property, nor constitute an indication that there has been no change in the business or affairs of the subject property since the date of preparation of this package.

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If, after reviewing this package, you have no further interest in acquiring the subject property at this time, please return this package in its entirety to BCA and ParaSell. Likewise, if the terms contained in this Confidentiality & Disclaimer section are not acceptable to you, please immediately return this package to BCA and ParaSell.

## AGENT'S DUTIES

When you contract with a real estate firm to act as your agent in a real estate transaction, the agent must help you obtain the best price and terms possible, whether you are the buyer or seller. The agent also owes you the duty to:

- Safeguard and account for any money handled for you
- Act with reasonable skill, care and diligence
- Be loyal and follow reasonable and lawful instructions
- Disclose to you any information which might influence your decision to buy or sell

Even if the agent does not represent you, the agent must still be fair and honest and disclose to you all "material facts" which the agent knows or reasonably should know. A fact is "material" if it relates to defects or other conditions affecting the property, or if it may influence your decision to buy or sell. This does not require a seller's agent to disclose to the buyer the minimum amount the seller will accept, nor does it require a buyer's agent to disclose to the seller the maximum price the buyer will pay.

## AGENTS WORKING WITH SELLERS

A seller can enter into a "listing agreement" with a real estate firm authorizing the firm and its agent(s) to represent the seller in finding a buyer for his property. The listing agreement should state what the seller will pay the firm no matter who finds the buyer.

The listing firm may belong to a listing service to expose the seller's property to other agents who are members of the service. Some of those agents may be working with buyers as buyers' agents; others will be working with buyers but still representing the seller's interests as an agent or "subagent". When the buyer's agents and seller's subagents desire to share in the commission the seller pays to the listing firm, the listing agent may share the commission with the seller's permission.

## AGENTS WORKING WITH BUYERS

A buyer may contract with an agent or firm to represent him (as a buyer's agent), or may work with an agent or firm that represents the seller (as a seller's agent or subagent). All parties in the transaction should find out at the beginning who the agent working with the buyer represents.

If a buyer wants a buyer's agent to represent him in purchasing a property, the buyer should enter into a "buyer agency agreement" with the agent. The buyer agency agreement should state how the buyer's agent will be paid. Unless some other arrangement is made which is satisfactory to the parties, the buyer's agent will be paid by the buyer. Many buyer agency agreements will also obligate the buyer to pay the buyer's agent no matter who finds the property that the buyer purchases.

A buyer may decide to work with a firm that is acting as agent for the seller (a seller's agent or subagent). If a buyer does not enter into a buyer agency agreement with the firm that shows him properties, that firm and its agents will show the buyer properties as an agent or subagent working on the seller's behalf. Such a firm represents the seller (not the buyer) and must disclose that fact to the buyer.

The terms and conditions stated in this Confidentiality & Disclaimer section apply and relate to all of the sections of this package as if stated independently therein. Prospective purchasers of the subject property are hereby notified that BCA, ParaSell, and its agents, are acting in the capacity of a "Seller's Agent" during the course of this offering, and as such are solely representing the interests of the Seller.

**[PLEASE CLICK HERE TO VIEW WORKING WITH REAL ESTATE AGENTS BROCHURE](#)**

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