



NYSE: AAP | Recent 5-Year Lease Extension | 121,000+ People in 5-Miles



OFFERING MEMORANDUM
SOUTH CHICAGO HEIGHTS, ILLINOIS (CHICAGO MSA)

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THE SULO GROUP

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Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

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OFFERING SUMMARY

PROPERTY ADDRESS

Advance Auto Parts

3327 Chicago Rd

South Chicago Heights, IL 60411

OFFERING SUMMARY

Price: \$1,438,000

Cap Rate: 8.00%

Net Operating Income: \$115,000

Building Square Footage: 6,781 Sq Ft

Year Built: 2003

Lot Size: +/- 0.83 Acres

LEASE SUMMARY

Tenant: Advance Stores Company, Inc.

Guaranty: Corporate

Lease Commencement: 12/23/2005

Rent Commencement: 1/1/2025

Lease Expiration: 12/31/2029

Lease Term Remaining: 3+ Years

Lease Type: Triple Net

Structure: Landlord Responsible

Rental Increases: 5% Every Five-Years in Options

Renewal Options: Three, Five-Year

Right of First Refusal: None

OPERATING DATA

Year	Start Date	End Date	Annual Rent	Cap Rate
20-24	1/1/2025	12/31/2029	\$115,000	8.00%
25-29 (Option 1)	1/1/2030	12/31/2034	\$120,744	8.40%
30-34 (Option 2)	1/1/2035	12/31/2039	\$126,780	8.82%
35-39 (Option 3)	1/1/2040	12/31/2044	\$133,128	9.26%

INVESTMENT HIGHLIGHTS

- Corporate Guaranty (NYSE: AAP)**
 - Advance Auto Parts is a NYSE listed company (AAP) with a market capitalization of approximately \$3.5 billion, providing a transparent financial reporting profile, audited SEC filings, and public accountability not available with private operators.
 - Advance Auto Parts is one of the four largest automotive aftermarket parts retailers in North America, competing alongside AutoZone, O'Reilly, and NAPA, with a nationwide footprint exceeding 4,300 company operated locations and hundreds of independently owned Carquest locations.
 - The company serves both DIY consumers and professional installers (commercial/DIFM segment), providing diversified demand channels and higher frequency customer relationships than pure DIY formats.
- Durable Brand with Nearly 100-Year Operating History**
 - Founded in 1929, Advance Auto Parts has operated through multiple recessions, fuel shocks, retail cycles, and technological shifts—an operating history few retailers can match.
 - Brand longevity, professional installer relationships, and integrated supply chain infrastructure create meaningful barriers to entry for new competitors.
- Recent 5-Year Lease Extension with 20+ Year Operating History**
 - Advance Auto Parts has over 5 years remaining on a recently extended 5-year lease.
 - The lease includes 5.00% rent increases every 5 years and three, five-year options to renew.
- Over \$342,000,000 Spent on Transportation & Maintenance in a 5-Mile Radius**
 - Fixed costs (buying, insuring, and maintaining a car) account for roughly three-quarters of total automobile expenses.
 - Consumer spending on transportation and maintenance within a 5-mile radius is a vital driver of local economic health, as nearly 90% of all public transit trips directly impact the local economy.
- Chicago MSA (9,400,000+ People)**
 - Chicago-Naperville-Elgin is one of the largest metros in the nation. The Chicagoland area is bounded to the east by Lake Michigan and expands over a 5,000-square-mile region in north-eastern Illinois, extending into Wisconsin and Indiana.
 - The metro has one of the biggest economies in the nation and is buoyed by its distribution, finance, manufacturing operations and growing high-technology sectors.



SITE PLAN



AERIAL OVERVIEW



TENANT PROFILE

Advance Auto Parts, Inc. is a leading automotive aftermarket parts provider that serves both professional installer and do-it-yourself customers. As of January 3, 2026, Advance operated 4,305 stores primarily within the United States, with additional locations in Canada, Puerto Rico and the U.S. Virgin Islands. The Company also served 809 independently owned Carquest branded stores across these locations in addition to Mexico and various Caribbean islands.

They sell batteries, brakes, engine parts, chemicals, and accessories for cars, trucks, and SUVs. Free services include battery testing/installation, wiper blade installation, and engine code scanning. The company serves both professional installers and do-it-yourself customers, as well as independently owned operators.

Founded in 1932, the company has grown significantly over the decades,, including acquiring General Parts Incorporated (Carquest) in 2013.



Company Type: Public

Location: Raleigh, North Carolina (4,305 Locations)

Website: <http://www.advanceautoparts.com>

\$8.6B

2025 Net
Sales

NYSE: AAP

Publicly Traded
Company

4,305+

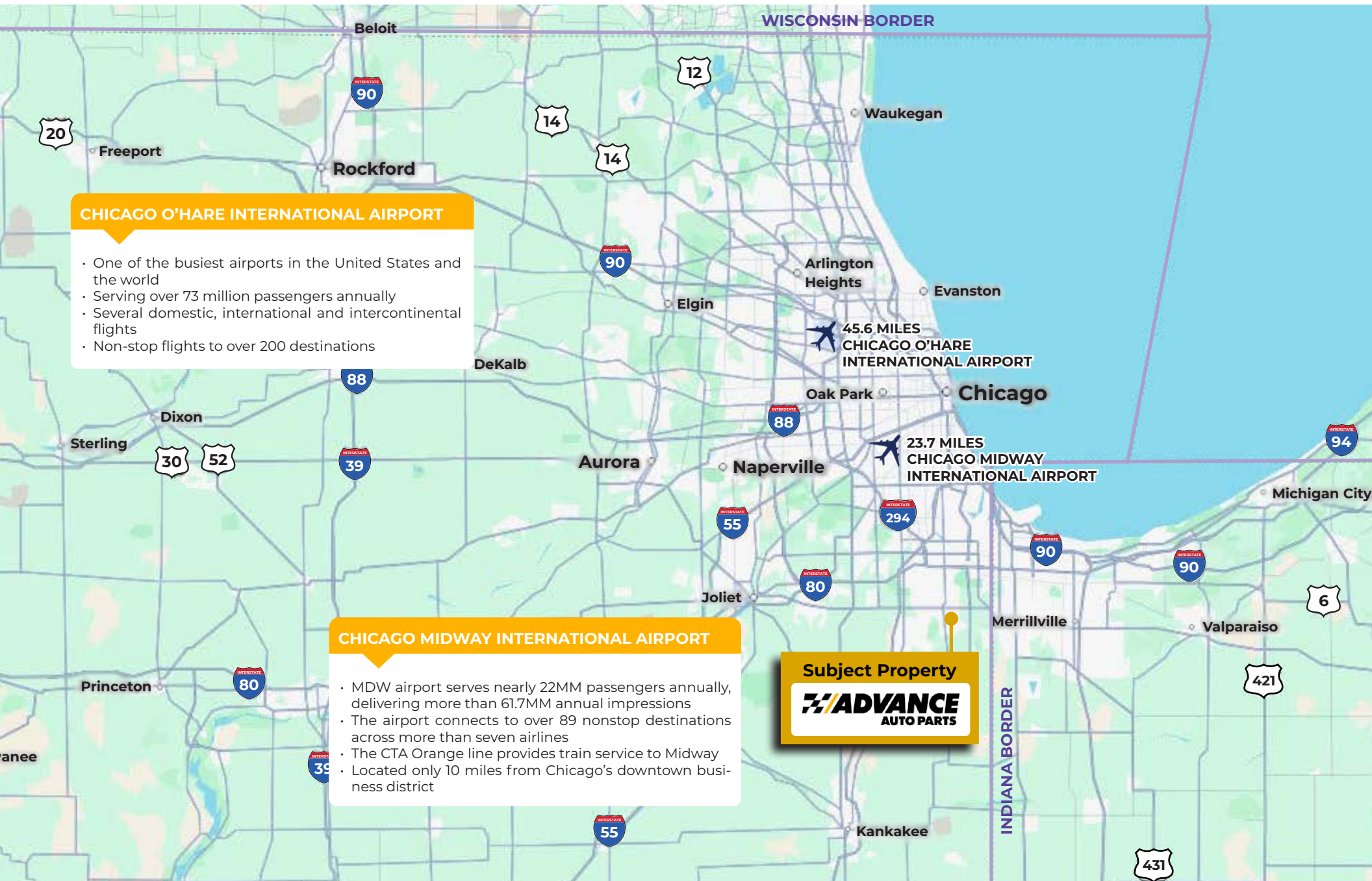
Locations
Nationwide



PROPERTY PHOTOS



REGIONAL MAP



AREA OVERVIEW

SOUTH CHICAGO HEIGHTS

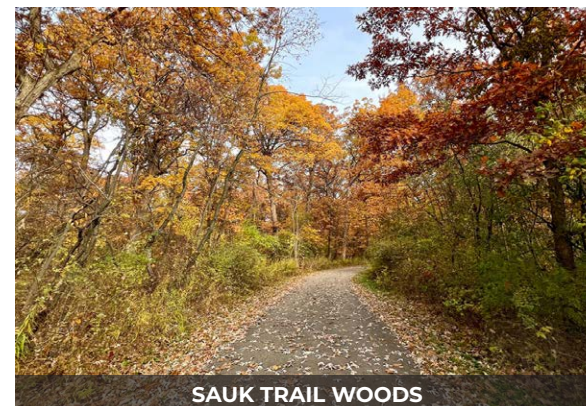
- Located south of Chicago, the village offers a convenient commute to the city, affordable housing, and a family-friendly environment.
- It features local shopping, a senior center, and proximity to forest preserves.
- Housing expenses are reported to be 51% lower than the national average. The median home sale price is around with homes often selling faster than the national average.
- The Sauk Trail Woods on the west side offers over 600 acres of forested land with paved trails for hiking and cycling, as well as fishing at Sauk Lake.
- The village hosts several annual events, including summer concert nights, a village-wide yard sale, and various holiday ceremonies like “Breakfast with Santa”.

CHICAGO

- Chicago-Naperville-Elgin is one of the largest metros in the nation. The Chicagoland area is bounded to the east by Lake Michigan and expands over a 5,000-square-mile region in northeastern Illinois, extending into Wisconsin and Indiana.
- Illinois trails only New York City, Texas and California in total corporate headquarters. There are over 30 Fortune 500 companies based locally
- The region is home to various well-known museums, including the world-class Field Museum, Shedd Aquarium, the Museum of Science and Industry, the Art Institute of Chicago, and Adler Planetarium. The theater scene rivals the world’s best, and troupes, dance companies, symphony orchestras and music venues abound. Chicago is also home to the upcoming Obama Presidential Center, which is set to open in 2026.
- A premier American sports city, boasting major professional teams across all five major leagues, including the iconic Bears (NFL), Cubs and White Sox (MLB), Bulls (NBA), Blackhawks (NHL), and Fire (MLS).
- Chicago is a renowned culinary destination famous for its hearty, indulgent, and heavily influenced immigrant cuisine, including iconic deep-dish pizza, Italian beef sandwiches, and hot dogs without ketchup.

ECONOMY

- The metro has one of the biggest economies in the nation and is buoyed by its distribution, finance, manufacturing operations and growing high-technology sectors.
- Fortune 500 companies headquartered in the metro include Walgreens, State Farm Insurance and McDonald’s.
- The area is a major global tourist and convention destination. Typically, more than 50 million people visit the metro annually, supporting nearly 500,000 jobs in the leisure and hospitality sector. Although suppressed during the pandemic, visitations and employment have rebounded substantially.



SAUK TRAIL WOODS



WRIGLEY FIELD



CHICAGO STATE UNIVERSITY

DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2010 Population	10,670	60,462	131,897
2020 Population	10,660	57,607	125,898
2024 Population	10,278	55,855	121,889
2029 Population	10,217	55,635	121,214
HOUSEHOLDS			
2010 Households	4,192	22,157	47,191
2020 Households	4,298	22,029	46,809
2024 Households	4,279	22,149	46,997
2029 Households	4,269	22,213	47,101
OWNER OCCUPIED HOUSING UNITS			
2010 Owner Occupied Housing Units	55.4%	56.1%	61.3%
2020 Owner Occupied Housing Units	50.2%	54.5%	57.8%
2024 Owner Occupied Housing Units	50.8%	55.3%	58.6%
2029 Owner Occupied Housing Units	50.9%	55.5%	58.8%
RENTER OCCUPIED HOUSING UNITS			
2010 Renter Occupied Housing Units	37.2%	32.4%	28.9%
2020 Renter Occupied Housing Units	41.0%	35.2%	32.7%
2024 Renter Occupied Housing Units	40.4%	34.4%	32.0%
2029 Renter Occupied Housing Units	40.3%	34.2%	31.8%
AVERAGE HOUSEHOLD INCOME	\$64,304	\$76,863	\$86,662

AREA SNAPSHOT



121,889
POPULATION (5-MILE)



105,572
DAYTIME POPULATION (5-MILE)



46,997
HOUSEHOLDS (5-MILE)



\$64,304
AVERAGE HOUSEHOLD INCOME (1-MILE)