SINGLE TENANT NNN

Investment Opportunity

ADVANCE AUTO PARTS

Dense Retail & Residential Corridor | Near Heavily Trafficked Intersection (97K+ VPD) and I-75 (100K+ VPD)

2230 Fort Street | Lincoln Park, Michigan

DETROIT MSA

ACTUAL SITE

SRS CAPITAL MARKETS

ADVANCE AUTO PARTS

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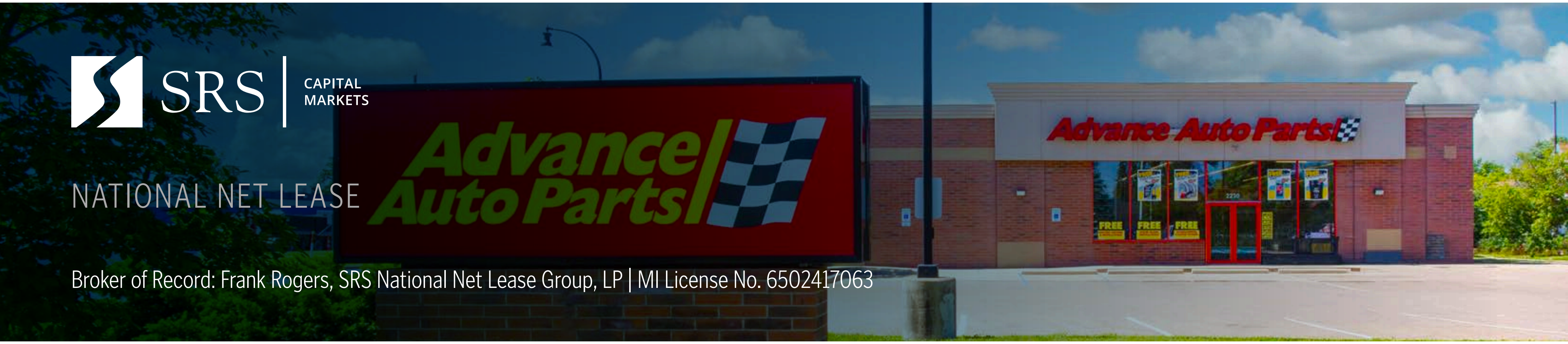

SRS | CAPITAL MARKETS

NATIONAL NET LEASE

Broker of Record: Frank Rogers, SRS National Net Lease Group, LP | MI License No. 6502417063

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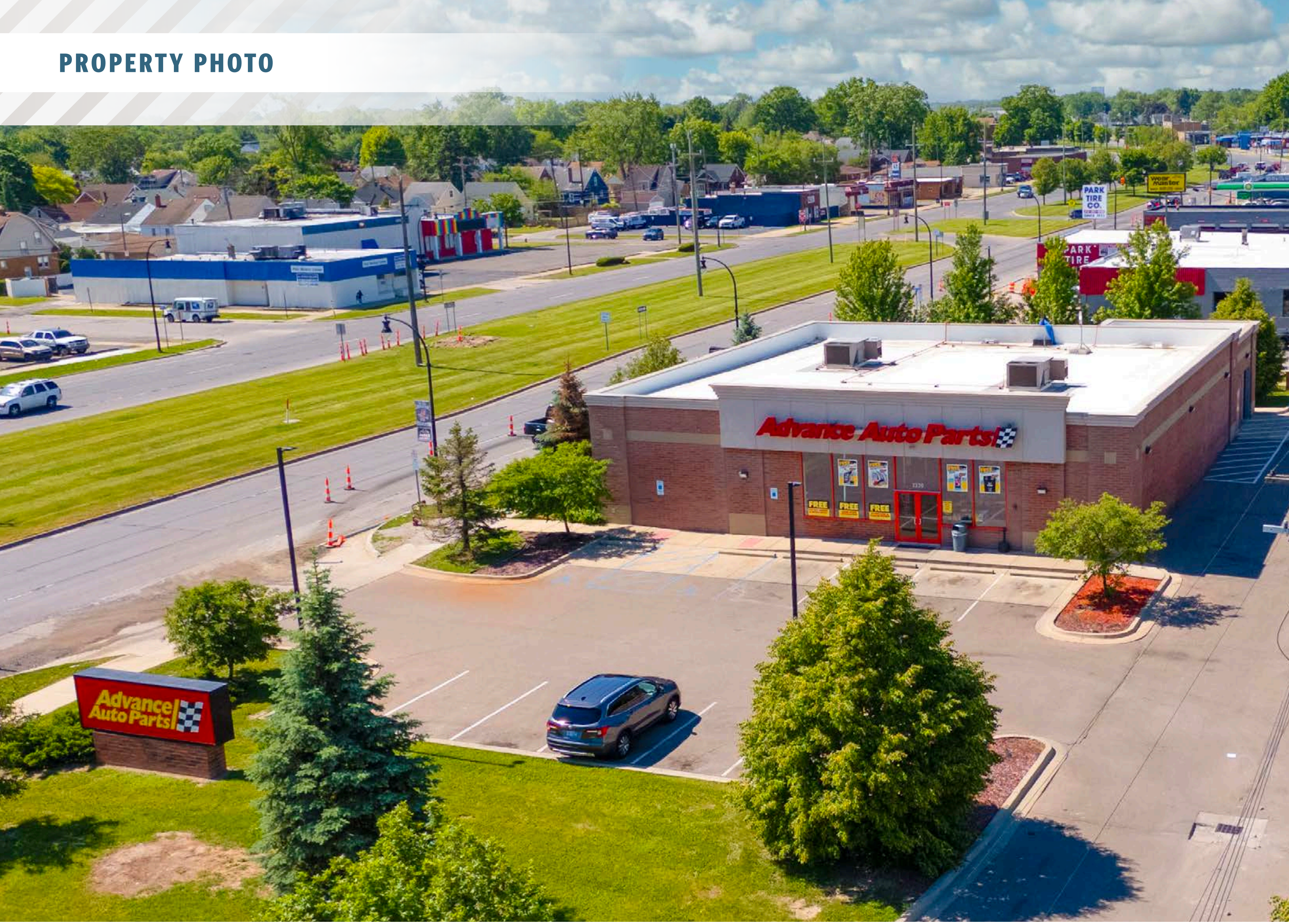
 ACTUAL SITE

PROPERTY PHOTO



INVESTMENT SUMMARY

ADVANCE AUTO PARTS

SRS National Net Lease is pleased to offer the opportunity to acquire the fee simple interest (land & building ownership) in a NNN, corporate guaranteed (NYSE: AAP) Advance Auto Parts investment property located in Lincoln Park, MI (Detroit MSA). The tenant, Advance Auto Parts, Inc., has over 7-years remaining on its lease with 3 (5-year) options to extend. The lease features 7% rental increases at the beginning of each option period, providing a hedge against inflation. The lease is NNN with minimal landlord responsibilities making it an ideal, low-management investment opportunity for a passive investor. Advance Auto Parts is a leading automotive parts provider with over 4,300 stores. The tenant has successfully operated at the location for more than 17-years.

The subject property benefits from exceptional visibility and accessibility along Fort Street (36,300 VPD) located nearby the intersection of Fort Street and Southfield Road (combined 97,500 VPD) one of the most heavily trafficked commercial corridors in the Downriver Detroit submarket. Lincoln Park is known as the "Crossroads of Downriver," centrally positioned within a dense network of communities including Southgate, Allen Park, Wyandotte, and Taylor, and serving as a key commercial hub for a trade area containing over 242,300 residents and 87,500 employees within 5-miles. The site offers direct connectivity to Interstate 75 (100,900 VPD), reinforcing Lincoln Park's role as a regional commercial hub within the Detroit MSA, the 14th largest metropolitan statistical area in the United States with approximately 4.4 million residents. The surrounding area is further strengthened by active redevelopment, including the transformation of the former 15.9-acre Sears site in Lincoln Park into a major mixed-use complex with approximately 110,000 SF of retail space, commercial buildings, business condominiums, a four-story hotel, and planned national tenants including Chick-fil-A.

PROPERTY PHOTOS

OFFERING

Price	$1,723,000
Net Operating Income	$133,500
Cap Rate	7.75%
Guaranty	Corporate (NYSE:AAP)
Tenant	Advance Auto Parts, Inc.
Lease Type	NNN
Landlord Responsibilities	Foundation and Structure
ROFO/ROFR	No

PROPERTY SPECIFICATIONS

Rentable Area	6,157 SF
Land Area	0.95 Acres
Property Address	2230 Fort Street Lincoln Park, Michigan 48146
Year Built	2010
Parcel Number	45 009 03 0207 301
Ownership	Fee Simple (Land & Building Ownership)

INVESTMENT HIGHLIGHTS

Corporate Guaranteed (NYSE:AAP) | Long Term Occupancy

- The tenant, Advance Auto Parts, Inc., has over 7-years remaining on its lease with 3 (5-year) options to extend
- The lease features 7% rental increases at the beginning of each option period, providing a hedge against inflation
- Advance Auto Parts is a leading automotive parts provider with 4,300+ stores
- The tenant has successfully operated at the location for more than 17-years

NNN | Fee Simple Ownership | Limited Landlord Responsibilities

- Tenant pays for CAM, taxes, insurance and maintains most of the premises
- Landlord responsibilities limited to the building foundation and structure
- Ideal, low-management investment for a passive investor

Detroit Retail Corridor | Excellent Visibility on Fort St. (36K+ VPD)

- Located along Fort Street (36K+ VPD) the primary north-south Downriver Detroit corridor, near the Southfield Road intersection (combined 97K+ VPD)
- Direct access to I-75 (100K+ VPD), the region's major commuter freeway, connecting Lincoln Park to downtown Detroit
- Near the former Sears site in Lincoln Park which is actively being redeveloped into a major mixed-use complex with approximately 110K SF of retail space, commercial buildings, business condominiums, and a four-story hotel

Strong Demographics In 5-Mile Trade Area | Detroit MSA

- Over 242,300 residents and 87,500 employees within a 5-mile radius
- Located within the Detroit MSA, the 14th largest metropolitan statistical area in the United States, with approximately 4.4 million residents
- The submarket is historically anchored by a blue-collar automotive and steel industry workforce, including the nearby Ford Motor Company headquarters
- The area boasts some of the highest vehicle ownership rates and miles traveled per household in the country, driving demand for auto parts retailers

LOCATION

Lincoln Park, Michigan
Wayne County
Detroit-Warren-Dearborn MSA

ACCESS

Fort Street/State Highway 85: 1 Access Point
Lincoln Avenue: 1 Access Point
Garfield Avenue: 1 Access Point

TRAFFIC COUNTS

Fort Street/State Highway 85: 36,300 VPD
Interstate 75: 100,900 VPD

IMPROVEMENTS

There is approximately 6,157 SF of existing building area

PARKING

There are approximately 28 parking spaces on the owned parcel.
The parking ratio is approximately 4.57 stalls per 1,000 SF of leasable area.

PARCEL

Parcel Number: 45 009 03 0207 301
Acres: 0.95
Square Feet: 41,382

CONSTRUCTION

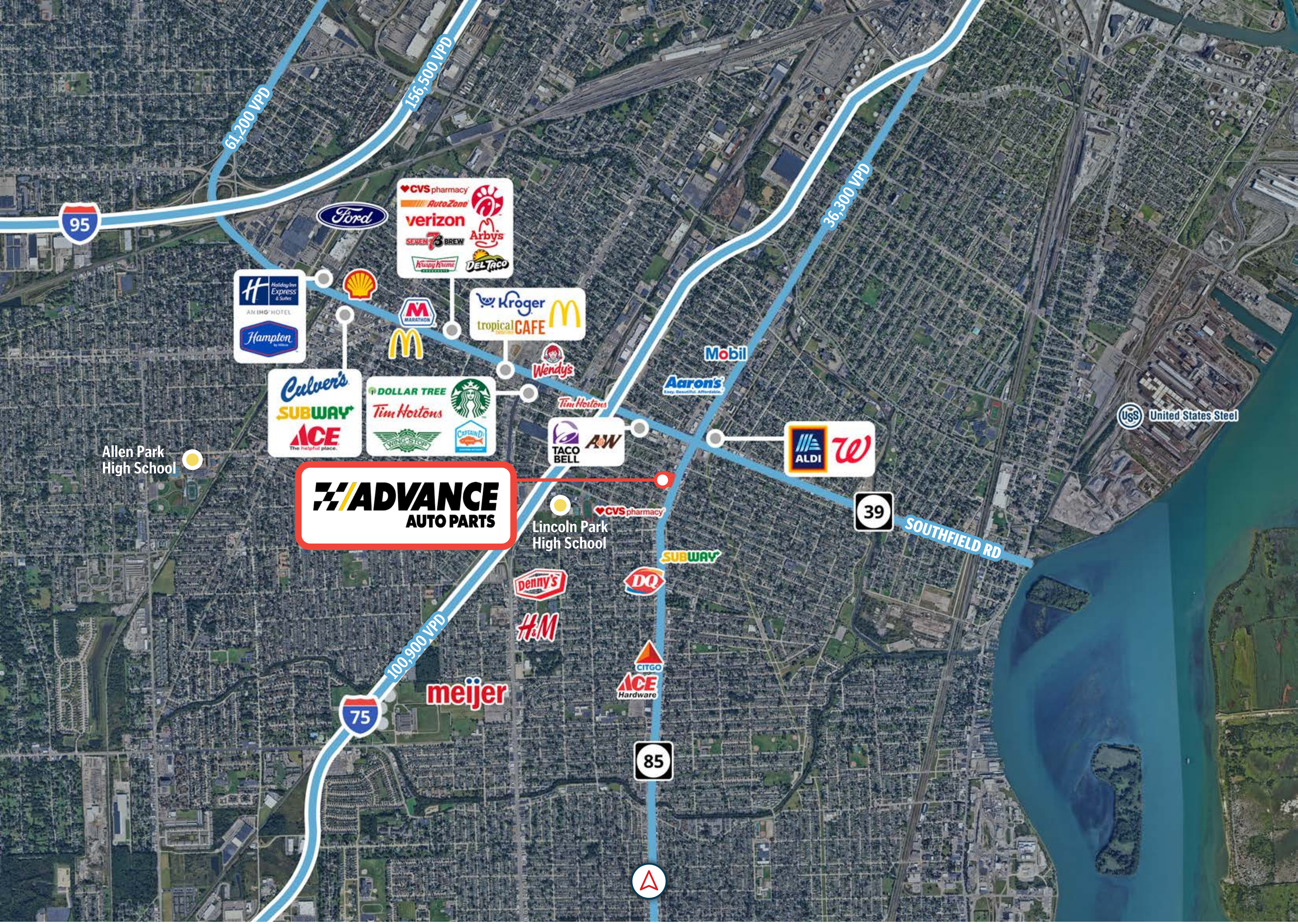
Year Built: 2010

ZONING

CM (Commercial Mixed-Use)

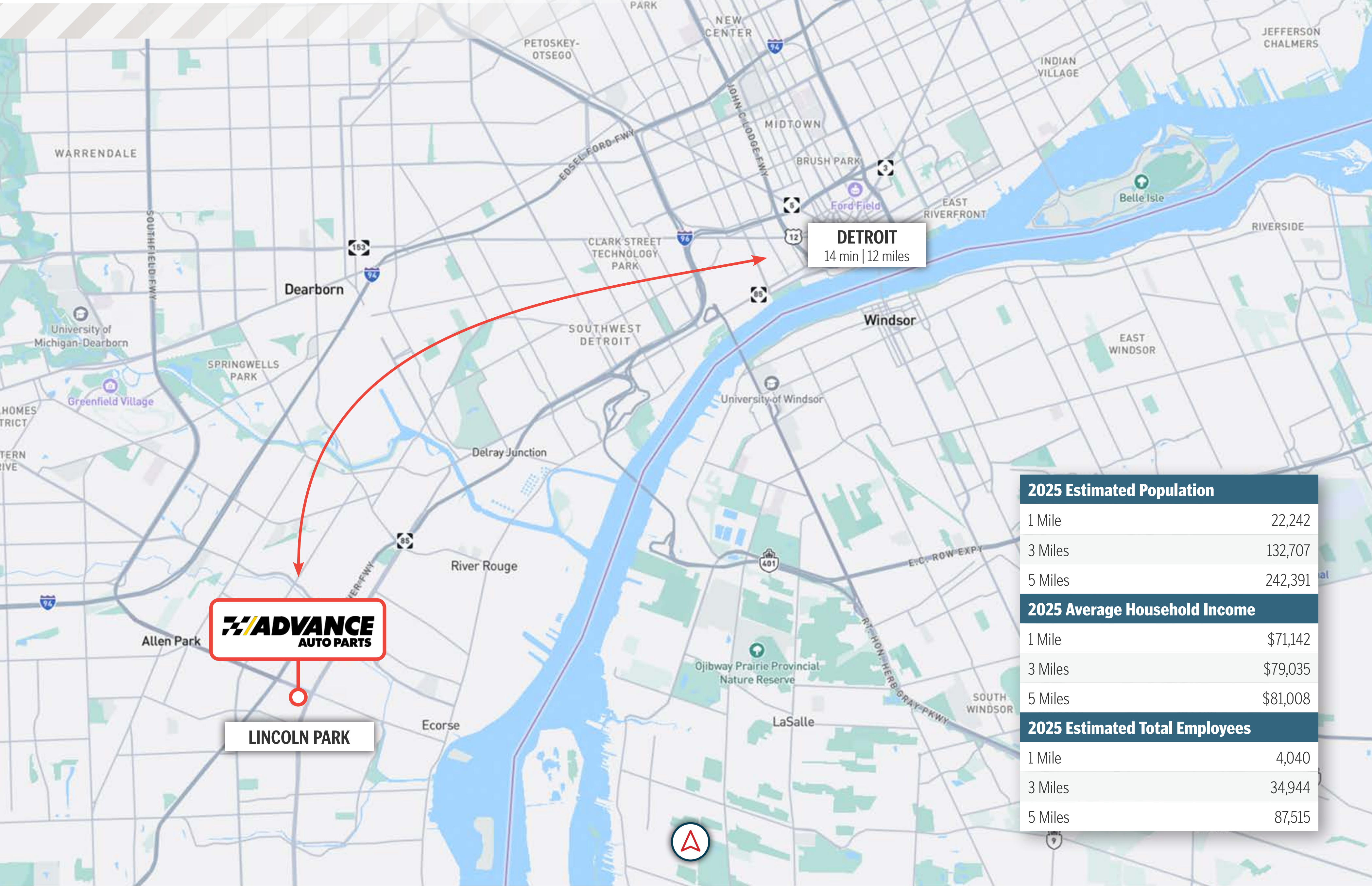

Holiday Inn Express & Suites
AN IHG HOTEL
Hampton by Hilton
sam's club
ACE The helpful place.
DOLLAR TREE
Mickey's Pizza
First Baptist Church
DQ
ExxonMobil
SUBWAY
JET'S PIZZA
meijer
DOLLAR TREE
AutoZone
Lincoln Park Middle School
TRUE TRUST ABA THERAPY
CVS pharmacy
bp
MY WAY ELECTRIC
36,300 VPD
PARK TIRE
LINCOLN AVE
FORT ST
ADVANCE AUTO PARTS
85
Chuck's Roofing Company Inc
GARFIELD AVE


OAKWOOD HEIGHTS
Downtown Detroit
Transtar
DTE
United States Steel
Mobil
Aaron's
Albert's
save a lot
USPS.COM
AutoZone
ALDI
ELEVATED
SIGNPROS
Calder Dairy & Farm
7 ELEVEN
Little Caesars
metro by T-Mobile
SOUTHFIELD RD
39
61,200 VPD
FAMILY DOLLAR
O'Reilly AUTO PARTS
MATTRESS BY APPOINTMENT
White Castle
GYM
ADVANCE AUTO PARTS
life smart medical center
MY WAY ELECTRIC
MPC FINANCIAL CORPORATION
GARFIELD AVE
FORT ST
36,300 VPD
Chuck's Roofing Company Inc
85
PARK TIRE
LINCOLN AVE


61,200 VPD
156,500 VPD
36,300 VPD
100,900 VPD
95
75
39
85
SOUTHFIELD RD
ADVANCE AUTO PARTS
Allen Park High School
Lincoln Park High School
United States Steel
CVS pharmacy
AutoZone
verizon
Arby's
7 BREW
Krispy Kreme
DEL TACO
Ford
Holiday Inn Express & Suites
AN IHG HOTEL
Hampton
Shell
MARATHON
Kroger
tropical CAFE
Wendy's
Culver's
SUBWAY
ACE
The helpful place.
DOLLAR TREE
Tim Hortons
WINGSTOP
Captain D's
TACO BELL
A&W
Mobil
Aaron's
ALDI
CVS pharmacy
SUBWAY
Denny's
DQ
H&M
CITGO
ACE Hardware
meijer

GARFIELD AVENUE
Monument Sign
ADVANCE
AUTO PARTS
FORT STREET 36,300 VPD
M 85
LINCOLN AVENUE

LOCATION MAP



2025 Estimated Population	
1 Mile	22,242
3 Miles	132,707
5 Miles	242,391
2025 Average Household Income	
1 Mile	$71,142
3 Miles	$79,035
5 Miles	$81,008
2025 Estimated Total Employees	
1 Mile	4,040
3 Miles	34,944
5 Miles	87,515

SRS

LINCOLN PARK, MICHIGAN

Lincoln Park is a city in Wayne County, Michigan, strategically positioned within the heart of the Detroit metropolitan area. With a 2026 population of approximately 38,100 residents, Lincoln Park is one of the most densely populated communities in Michigan and benefits from its location in the highly industrialized Downriver region. Situated just 10 miles southwest of downtown Detroit and approximately 11 miles from Detroit Metropolitan Wayne County Airport, the city offers exceptional access to major employment centers, transportation infrastructure, and regional amenities. Lincoln Park is connected to the broader metro area through Interstate 75, Interstate 94, and the Southfield Freeway (M-39), providing efficient access throughout Southeast Michigan and into neighboring states and Canada.

Lincoln Park's economy is closely tied to the automotive and manufacturing industries that have long defined the Detroit region. Located within one of the nation's most important automotive corridors, the city benefits from proximity to the headquarters and operations of the Detroit "Big Three" automakers, including Ford Motor Company in nearby Dearborn, General Motors in Detroit, and Stellantis throughout Southeast Michigan. The surrounding Downriver submarket is also home to a substantial network of automotive suppliers, logistics operators, steel manufacturers, and industrial employers that support vehicle production across North America. This concentration of automotive investment has helped establish the region as one of the most significant manufacturing hubs in the country, providing a diverse employment base and sustained economic activity.

Residents and businesses benefit from convenient access to a wide range of cultural, recreational, and entertainment destinations throughout Metro Detroit. Nearby attractions include The Henry Ford and Greenfield Village, which celebrate America's industrial and technological history. Downtown Detroit, located less than 15 minutes away, offers professional sports venues, world-class museums, theaters, casinos, and a growing restaurant and entertainment scene. Outdoor recreation opportunities can be found throughout the Downriver communities and at the Detroit River International Wildlife Refuge, which provides trails, wildlife viewing, and waterfront access.

	1 Mile	3 Miles	5 Miles
Population			
2025 Estimated Population	22,242	132,707	242,391
2010 Census Population	21,322	132,698	247,332
Historical Annual Growth 2010 to 2020	0.55%	0.22%	0.07%
Households & Growth			
2025 Estimated Households	8,744	54,575	99,895
2010 Census Households	8,370	53,497	98,232
Historical Annual Growth 2010 to 2020	0.41%	0.22%	0.19%
Income			
2025 Estimated Average Household Income	$71,142	$79,035	$81,008
2025 Estimated Median Household Income	$56,537	$62,424	$63,471
2025 Estimated Per Capita Income	$27,793	$32,445	$33,329
Businesses & Employees			
2025 Estimated Total Businesses	440	2,856	6,306
2025 Estimated Total Employees	4,040	34,944	87,515

	LEASE TERM					RENTAL RATES					
Tenant Name	Square Feet	Lease Start	Lease End	Begin	Increase	Monthly	PSF	Annually	PSF	Recovery Type	Options
Advance Auto Parts, Inc.	6,157	3/24/2009	12/31/2033	Current	-	$11,125	$1.81	$133,500	$21.68	NNN	3 (5-Year)
(Corporate Guaranty)											7% Increase at Beg. of Each Option

FINANCIAL INFORMATION

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FOR FINANCING OPTIONS AND LOAN QUOTES:
Please contact SRS Debt & Equity at debtandequity@srsre.com

ADVANCE AUTO PARTS

advanceautoparts.com
Company Type: Public (NYSE:AAP)
Locations: 4,308+
2025 Employees: 28,274
2025 Revenue: $8.60 Billion
2025 Net Income: $44.00 Million
2025 Assets: $11.83 Billion
2025 Equity: $2.20 Billion
Credit Rating: S&P: BB+

Advance Auto Parts, Inc. is a leading automotive aftermarket parts provider that serves both professional installer and do-it-yourself customers. As of April 25, 2026, Advance operates 4,308 stores primarily within the United States, with additional locations in Canada, Puerto Rico, and the U.S. Virgin Islands.

Headquartered in Raleigh, North Carolina, and publicly traded on the New York Stock Exchange (NYSE: AAP), Advance has built one of the most recognizable and far-reaching retail footprints in the automotive aftermarket industry, offering a comprehensive assortment of parts, accessories, batteries, and maintenance products through both its retail stores and a robust same-day delivery network.

Source: ir.advanceautoparts.com, finance.yahoo.com

SRS | CAPITAL MARKETS

THE EXCLUSIVE NATIONAL NET LEASE TEAM

of SRS Real Estate Partners

300+
TEAM MEMBERS

29
OFFICES

$6.5B+
TRANSACTION VALUE
company-wide in 2025

930+
CAPITAL MARKETS PROPERTIES SOLD
in 2025

$3.5B+
CAPITAL MARKETS TRANSACTION VALUE
in 2025

45 Years OF GOING THE EXTRA MILE

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