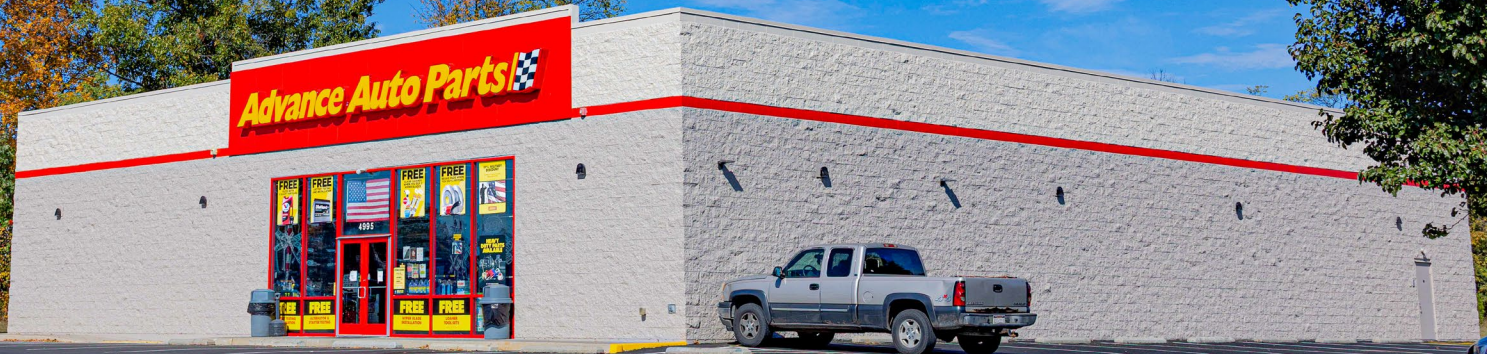


100% Occupied | NNN Lease Type

MATTHEWS™



Offering Memorandum

Advance Auto Parts

4995 Gerrardstown Rd | Inwood, WV 25428

Retail Investment Opportunity

Advance Auto Parts

4995 Gerrardstown Rd | Inwood, WV 25428

Exclusively Listed By

Ed Laycox

Executive Vice President
Direct (240) 752-0035
Mobile (202) 236-6868
ed.laycox@matthews.com
License No. WVB230300924 (WV)

Broker Brayden Conner

Matthews of WV, LLC License No. WVB250301071 (WV)

Debt Contact

Andrew Marcus

First Vice President
Direct (646) 298-3027
Mobile (201) 787-6030
andrew.marcus@matthews.com

MATTHEWS™



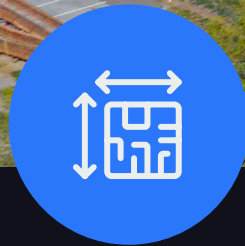
Table of Contents

- 01 Executive Summary
- 02 Property Details
- 03 Tenant Summary
- 04 Financial Overview

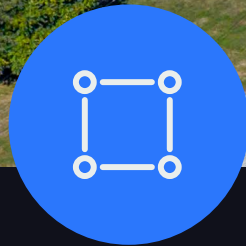
Offering Introduction

Matthews™ is pleased to present the opportunity to acquire **Advance Auto Parts property — a ±9,350 SF freestanding retail building located at 4995 Gerrardstown Rd, Inwood, WV 25428**. Constructed in 2015, the property sits on a ±1.36-acre parcel in a strong retail corridor of Inwood, West Virginia. It is 100% occupied by Advance Auto Parts, a leading automotive aftermarket parts retailer serving both professional installers and do-it-yourself customers.

The property benefits from excellent visibility and access along Gerrardstown Road, a key thoroughfare with steady daily traffic and proximity to major routes connecting Inwood to Martinsburg and Winchester. The surrounding trade area features a healthy mix of national and regional retailers that drive consistent consumer activity, including grocery, quick-service, and convenience operators. Inwood and the broader Berkeley County region continue to experience notable residential and commercial growth, supporting sustained demand for automotive products and services. Advance Auto Parts’ established brand recognition and essential retail model make this a dependable investment opportunity backed by stable occupancy and durable cash flow.



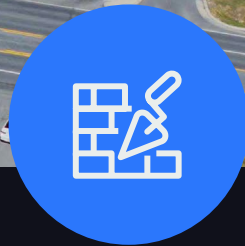
9,350± SF
Offering GLA



1.36± AC
Land Area



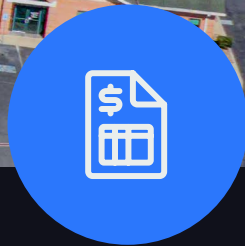
\$2,118,000
List Price



2015
Year Built



5.75%
Cap Rate



\$116,507
Net Operating Income

Investment Highlights



Established Advance Auto Parts — On the main thoroughfare along Gerrardstown Road.



Located in Inwood— a thriving market, which continues to be at the top of the list for investors targeting retail assets in the Mid-Atlantic due to major growth and low taxes.



A plethora of ancillary outparcel draws includes Inwood Urgent Care, Dairy Queen, Arby’s and Food Lion and many others, creating additional synergy at the Property throughout the day.



With roughly 11.1 years of remaining lease term Advance Auto Parts is a thriving retailer providing necessity based retail goods to the local consumer.



Well-situated on the main thoroughfare along Gerrardstown Road on dominant thoroughfare of Inwood.



Affluent, growing trade area (out to 15+ miles), highlighted by an Avg. HH Income of \$88,674 within 10 miles of the property.





Location Attributes

Inwood, WV

Inwood, WV is a suburban, residential community located in Berkeley County, in the Eastern Panhandle of West Virginia, near the Virginia border. It has a population of around 3,400 residents and is characterized by subdivisions rather than a traditional downtown. Key attributes include its location along Interstate 81 for easy access to nearby cities, a focus on automotive travel due to limited public transit, and a mix of local amenities and attractions.

Safe & Family-Friendly

Inwood offers a welcoming small-town environment with low crime, quality schools, and family-oriented neighborhoods — making it an attractive place to live and work.

Proximity to Major Markets

Located in Berkeley County, Inwood provides quick access to Martinsburg and Winchester, VA, and is within 90 minutes of Washington, D.C. and Baltimore, MD, offering strong regional connectivity.

Healthcare & Education

The area is served by Berkeley Medical Center and Berkeley County Schools, with Blue Ridge Community and Technical College supporting local workforce development.

Growing Local Economy

Berkeley County is one of West Virginia's fastest-growing areas, driven by growth in retail, logistics, and manufacturing, creating steady demand for essential retail like automotive services.

Accessible Location

The property features excellent access and visibility along Gerrardstown Road (WV-51), near Interstate 81 (Exit 5), ensuring high traffic counts and strong regional reach.

Top Industry Sectors



Manufacturing



Retail



Government



Agriculture

Inwood, WV's top industries are manufacturing, retail, government, and agriculture, reflecting both local and state-level economic drivers. Key sectors include manufacturing (particularly consumer goods and plastic packaging), retail, government services (like the post office), and agriculture (especially apples).

Executive Summary

Major Area Employers





Demographics

Highlights

Population	1 Mile	3 Miles	5 Miles	10 Miles
2025 Estimated Population	3,560	20,979	35,620	108,125
2030 Estimated Population	4,061	24,122	40,797	122,499
Income				
2025 Est. Average Household Income	\$71,339	\$87,127	\$89,211	\$88,674
2025 Est. Median Household Income	\$64,352	\$80,880	\$80,194	\$74,550
Households				
2025 Estimated Households	1,357	7,905	13,512	41,945
2030 Estimated Households	1,556	9,136	15,549	47,752
Race & Ethnicity				
2025 Est. White	2,941	17,841	30,622	87,916
2025 Est. Black or African American	211	1,084	1,693	8,655
2025 Est. Asian or Pacific Islander	39	177	267	1,120
2025 Est. American Indian or Native Alaskan	5	26	40	175
2025 Est. Other Races	364	1,851	2,999	10,252
2025 Est. Hispanic	240	1,219	1,948	6,688

35K+

2025 Estimated Population

Within 5 Mile Radius

\$89K+

Estimated Average HH Income

Within 5 Mile Radius

> Want more? Contact us for a complete demographic, foot-traffic, and mobile data insights report.



Site Details

LOCATION | The property is prominently positioned along Gerrardstown Road (WV-51) in the heart of Inwood’s primary commercial corridor. This location benefits from strong daily traffic counts and convenient access to major regional routes, including Interstate 81 and U.S. Route 11, two of Berkeley County’s key transportation arteries. Situated just south of Martinsburg and within close proximity to Winchester, VA, the site offers excellent regional connectivity while serving as a central destination for automotive parts and essential retail in the growing Inwood community.

YEAR BUILT | 2015

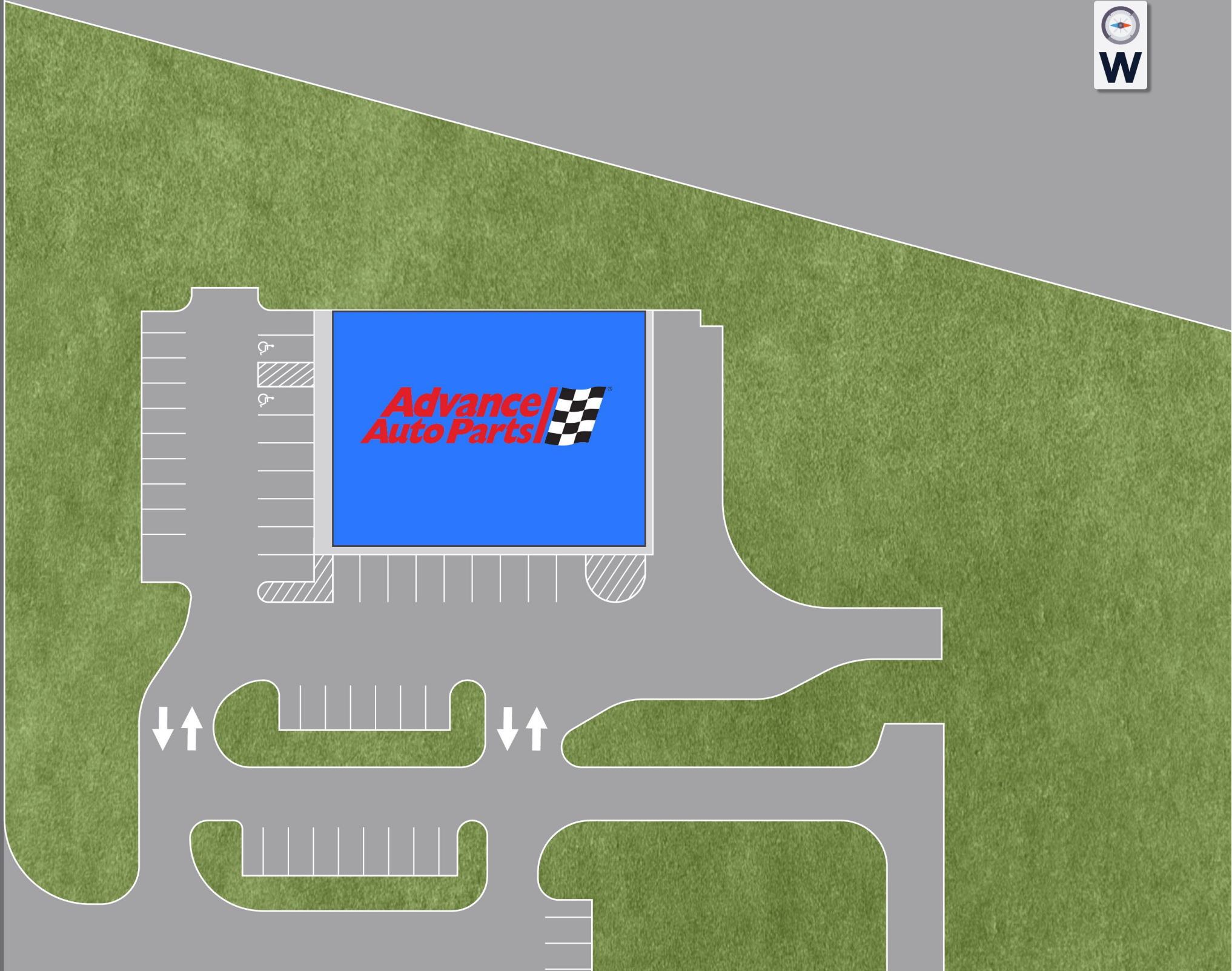
LAND AREA | ±1.36 AC

ZONING | Commercial

ACCESS | The property provides excellent accessibility with multiple ingress and egress points directly along Gerrardstown Road (WV-51), offering convenient entry for both local residents and regional traffic. Its strategic placement near Interstate 81 ensures seamless connectivity throughout the Eastern Panhandle and neighboring Virginia markets.

VISIBILITY AND SIGNAGE | Highly visible along Gerrardstown Road, the property features prominent building and monument signage, enhancing exposure to passing traffic and reinforcing its position within Inwood’s busy retail corridor.

Gerrardstown Rd ± 22,277 VPD



Tenant Overview



Advance Auto Parts

advanceautoparts.com

Company Type: Public (NYSE: AAP)
Locations: 4,700+

Advance Auto Parts is a leading automotive aftermarket parts retailer serving both professional installers and do-it-yourself customers across North America. Headquartered in Raleigh, North Carolina, the company was founded in 1932 and has grown to operate more than 4,700 stores and 300 Worldpac branches throughout the United States, Canada, Puerto Rico, and the U.S. Virgin Islands.

Advance Auto Parts is recognized for its comprehensive selection of automotive replacement parts, accessories, batteries, maintenance items, and repair solutions. The company’s strong focus on operational excellence, customer service, and innovation has helped establish it as one of the most trusted names in the automotive aftermarket industry.

Through its family of brands—including Carquest and Worldpac—Advance Auto Parts supports both retail consumers and commercial customers with fast, reliable parts availability and technical expertise. The company’s long-standing commitment to quality, value, and community engagement continues to drive customer loyalty and sustained growth across its nationwide footprint.



Financial Overview

						Rent Schedule								
Unit #	Tenant Entity	GLA (SF)	% of GLA	Term Start	Term End	Period	Changes on	Monthly Rent	Annual Rent	Rent/SF (Annually)	Rent/SF (Monthly)	Increase	Renewal Options	Lease Type
1	Advance Auto Parts	9,350	100.00%	6/20/12	11/30/37	Base	Current	\$9,709	\$116,507	\$12.46	\$1.04	-	2 x 5 Year(s)	NNN
						-	12/1/32	\$10,194	\$122,332	\$13.08	\$1.09	5.00%		
						Option 1	12/1/37	\$10,704	\$128,449	\$13.74	\$1.14	5.00%		
						Option 2	12/1/42	\$11,239	\$134,871	\$14.42	\$1.20	5.00%		
Total (100%)		9,350 SF	100.00%					\$9,709	\$116,507	-		100.0%		

Building Information	
Sale Price	\$2,118,000
Price PSF (\$)	\$227
Cap Rate	5.75%
Year 1 NOI	\$116,507
GLA	±9,350 SF



Procedure for Offers

Qualified investors who have been invited by the owner or its exclusive disposition agent, Matthews™, should put their offer in writing as a non-binding letter of intent and deliver it to Matthews™ via the email address(es) shown below. No consideration will be given to uninvited offers, nor real estate commission or other form of compensation paid by the owner in relation to offers without a signed broker/principal confidentiality agreement/broker registration that has been approved by the owner and Matthews™. The owner reserves the right to reject any or all proposals and to negotiate with any investor exclusively at any time. All other inquiries may be directed to the contact information of the individuals identified below.

IMPORTANT OFFER SELECTION CRITERIA

When submitting offers, please be advised that Matthews™ will give preference to buyers that:

- Can demonstrate their ability to close, lending source, and required equity funds
- Have visited and inspected the property first-hand prior to submitting an offer
- Can complete their due diligence in a timely manner
- Have prior experience in similar property types and established lender relationships
- Have a successful track record of closings and can provide references from previous sellers

Buyers are encouraged to provide relevant written or digital information about their background and experience when submitting offers.

BIDDER NOTIFICATION

All bidders will be notified in writing of their offer’s acceptance or rejection.

Ed Laycox
Executive Vice President
Direct (240) 752-0035
Mobile (202) 236-6868
ed.laycox@matthews.com
License No. WVB230300924 (WV)

Debt Contact
Andrew Marcus
First Vice President
Direct (646) 298-3027
Mobile (201) 787-6030
andrew.marcus@matthews.com

DUE DILIGENCE DOCUMENTS

Seller will provide buyer with organized due diligence documents during buyer’s due diligence period. Specific documents will include, but are not limited to:

- Lease agreements
- Title report
- Survey
- Historic operating statements
- Declaration of covenants, operations, and reciprocal easements

Report updates, reliance letters, and/or new reports shall be the responsibility of the buyer.

Confidentiality Agreement & Disclaimer

This offering memorandum is a solicitation of interest with respect to a possible sale of the property described in this offering memorandum. It is not intended to constitute an offer.

This offering memorandum has been prepared by Matthews™ and approved for distribution by the owner. Although every effort has been made to provide accurate information, neither owner nor Matthews™ can warrant or represent accuracy or completeness of the materials presented herein or in any other written or oral communications transmitted or made available to the purchaser. Many documents have been summarized and these summaries do not purport to represent or constitute a legal analysis of the contents of the applicable documents. Neither owner nor Matthews™ represent that this offering summary is all inclusive or contains all the information a purchaser may require. All the financial projections and/or conclusions presented herein are provided strictly for reference purposes and have been developed based upon assumptions and conditions in effect at the time the evaluations were undertaken. They do not purport to reflect changes in the economic performance of the property or the business activities of the owner since the date of preparation of this offering memorandum. The projected economic performance of the property, competitive submarket conditions, and selected economic and demographic statistics may have changed after the preparation of this package. Qualified purchasers are urged to inspect the property and undertake their own independent evaluation of the property, the market, and the surrounding competitive environment.

Environmental matters can and do have dramatic impact, not only on the physical conditions of a property, but also on its economic performance and underlying value. If such substances exist, special governmental approvals and permits may be required. Purchasers are encouraged to engage qualified professionals to determine whether hazardous or toxic substances or wastes, including asbestos, polychlorinated biphenyls, petrochemicals, or other contaminants or conditions are present at the property. Neither Matthews™ nor the owner performs or conducts investigations or analyses of environmental matters. It is the sole responsibility of qualified purchasers to review all applicable laws and regulations applying to either the existence, transportation, or removal of hazardous materials and to prudently have an on-site investigation and inspection of the property conducted. The cost and removal of hazardous materials may be substantial; therefore, Matthews™ strongly encourages qualified purchasers to engage legal counsel and appropriate technical professionals if any of these conditions are discovered during the inspection.

No person, firm, or entity is authorized to make or submit offers on behalf of anyone or divulge or reproduce the contents of this executive summary or discuss the availability or the purchase of the property without first having registered in writing the name of the party receiving the material and received written authorization to proceed from Matthews™. The owner and Matthews™ reserve the right, at their discretion, to reject any or all expressions of interest with any party at any time with or without notice. Purchasers may not conduct site visits at the property without first notifying and/or scheduling a site visit with Matthews™, nor may purchasers discuss the sale of the property with any tenant. The terms and conditions stated herein apply to all sections of the executive summary.

Matthews™ is acting as an exclusive disposition agent, and the owner reserves the right to withdraw the property from the market, to change the price and terms, or sell the property at any time without notice being given.

Net Lease Disclaimer: There are many different types of leases, including gross, net, single net (“N”), double net (“NN”), and triple net (“NNN”) leases. The distinctions between different types of leases or within the same type of leases, such as “Bondable NNN,” “Absolute NNN,” “True NNN,” or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant’s respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers’ particular needs.



Advance Auto Parts

4995 Gerrardstown Rd | Inwood, WV 25428

Exclusively Listed By

Ed Laycox

Executive Vice President

Direct (240) 752-0035

Mobile (202) 236-6868

ed.laycox@matthews.com

License No. WVB230300924 (WV)

Broker Brayden Conner

Matthews of WV, LLC License No. WVB250301071 (WV)

Debt Contact

Andrew Marcus

First Vice President

Direct (646) 298-3027

Mobile (201) 787-6030

andrew.marcus@matthews.com



MATTHEWS™