Dark Advance Auto Parts

4934 W Fond Du Lac Ave, Milwaukee, WI 53216

Retail
Investment Opportunity
Offering Memorandum

REDEVELOPMENT OPPORTUNITY | DARK STORE PAYING RENT | 90,000 VEHICLES DAILY

Representative Photo

MATTHEWS™

Exclusively Listed By

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Representative Photo

Table of Contents

Property Overview

$847,733 List Price	**±5 Years** Lease Term Remaining	**NNN** Lease Type
±7,000 SF GLA	**±0.79 AC** Lot Size	**2004** Year Built

Investment Highlights

Lease & Location Highlights

- Dark store paying rent, providing a redevelopment opportunity for an opportunistic investor
- 2004 build-to-suit construction for Advance Auto Parts.
- Corporately guaranteed lease.
- 5-Years of rent remaining (buyer can continue to collect rent or negotiate a lease buyout)
- Advance Auto has successfully operated at this location for 20-years.
- Located near several national retailers and neighbors to many notable tenants including Walgreens, Foot Locker, Gamestop, and McDonalds to name a few.
- 3-Mile population of ±204,392 residents.
- 5-Mile population of ±447,535 residents.
- Traffic counts at the intersection of HWY 190 & W Fond Du Lac Ave exceed ±90,700 vehicles daily.
- The subject property is located just ±4.7 miles from Downtown Milwaukee.

Tenant Highlights

- Advance Auto Parts (NYSE: AAP) is one of the nation's largest automotive aftermarket parts providers, serving both professional installers and do-it yourself customers.
- Lease is corporate guaranteed by Advance Stores Company, Inc. (S&P Rated BB)
- Considered an essential retailer, Advance Auto Parts has maintained consistent operations and rent payments, including throughout the COVID-19 pandemic.

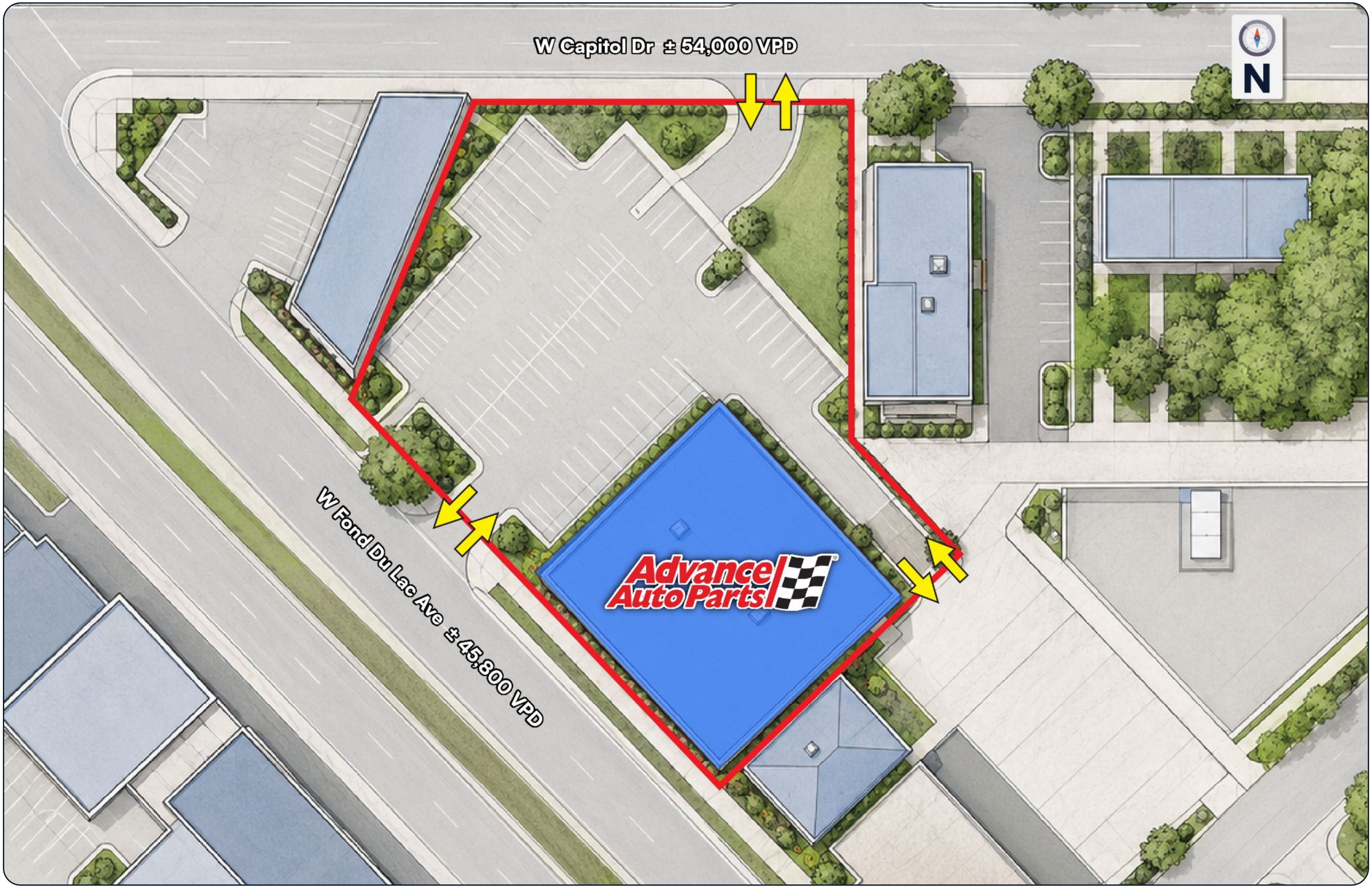
Aerial Map


N
Congress Public School
±607 Students
Midtown Center
Central City Cyberschool
±343 Students
Milwaukee Marshall High School
±692 Students
Clemens Public School
±321 Students
Subject Property
W Capitol Dr ± 54,000 VPD
W Fond Du Lac Ave ± 45,800 VPD
Milwaukee Environmental Sciences Academy
±400 Students

Aerial Map

Timmerman Airport
Popeyes
Family Dollar
McDonald's
STARBASE Wisconsin
±2,500 Students
Advance Auto Parts
Subject Property
Walmart Supercenter
The Home Depot
ALDI
W Capitol Dr ± 54,000 VPD
W Appleton Ave ± 39,000 VPD
W Fond Du Lac Ave ± 45,800 VPD
± 147,000 VPD
PAK Technologies
The Mayfair Collection
Whole Foods Market
T.J.Maxx
Dick's Sporting Goods
HomeGoods
Nordstrom rack
at home
Old Navy
Burlington
Ulta Beauty
J.Crew
Midtown Center
Pick 'n Save
Firestone
planet fitness
Wing Stop
Pick 'n Save
Children's Wisconsin
Children's Wisconsin - Milwaukee Hospital
±306 Beds | ±2,000 Employees
Miller The Brewery
fiserv.forum
Downtown Milwaukee
N

Site Plan



Financial Overview

4934 W Fond Du Lac Ave, Milwaukee, WI 53216

Financial Summary

$847,733
List Price

9.00%
Cap Rate

2004
Year Built

±99,800 VPD
W Fond Du Lac Ave & W Capitol Dr

±0.79 AC
Lot Size

Tenant Summary

Tenant Trade Name	Advance Auto Parts
Type of Ownership	Fee Simple
Lease Guarantor	Corporate
Lease Type	NNN
Landlord Responsibility	None
Original Lease Term	15 Years
Rent Commencement Date	10/7/2004
Lease Expiration Date	6/30/2031
Term Remaining on Lease	±5 Years

Annualized Operating Data

	Monthly Rent	Annual Rent	Increases	Cap Rate
Current - 6/30/2031	**$6,358.00**	**$76,296.00**		**9.00%**

Market Overview

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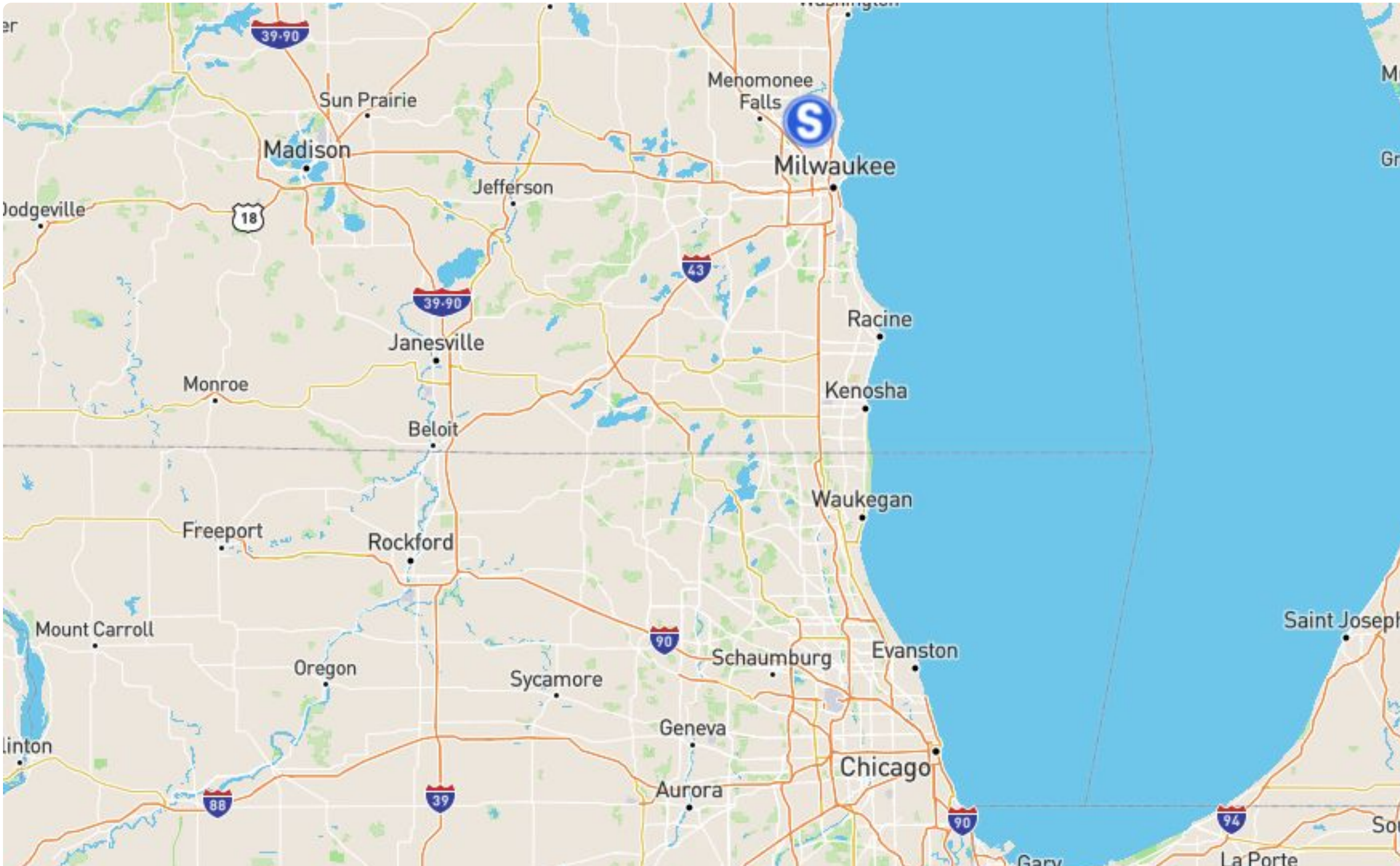

Milwaukee, WI

Market Demographics

1,570,000
Total Population

76,400
Median HH Income

793,000
Employed Population

$283,800
Median Property Value

Local Market Overview

The Milwaukee–Waukesha–West Allis MSA is home to approximately 1.57 million residents, making it a major metropolitan region in the Midwest. Anchored by the City of Milwaukee along Lake Michigan, the metro includes surrounding counties that add strong suburban and commercial growth to the region. Its central location between Chicago and Madison supports regional connectivity and positions the area as an important business and transportation hub.

The metro economy is diverse and stable, led by advanced manufacturing, healthcare, financial services, logistics, and technology. Major employers such as Northwestern Mutual, Aurora Health Care, Froedtert Health, Rockwell Automation, and Harley-Davidson drive regional employment. With household incomes above the national average and a competitive cost of living, the Milwaukee MSA offers attainable housing, a strong workforce, and continued investment that supports long-term economic growth.

Population	3-Mile	5-Mile	10-Mile
Current Year Estimate	204,392	447,535	910,860
Households	**3-Mile**	**5-Mile**	**10-Mile**
Current Year Estimate	81,287	193,718	392,153
Income	**3-Mile**	**5-Mile**	**10-Mile**
Average Household Income	$74,703	$89,060	$103,155

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2. You will hold it and treat it in the strictest of confidence; and

3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

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