



O'Reilly Auto Parts

2732 Brodhead Rd | Aliquippa, PA 15001

Retail Investment Opportunity

Offering Memorandum



MATTHEWS™



Exclusively Listed By



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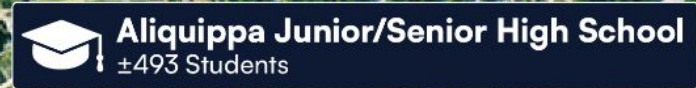
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Investment Highlights

Property Highlights

- **Modern 2021 Construction** – Well-maintained, recently developed asset designed to support long-term operational efficiency.
- **Corporate Guarantee by O'Reilly Automotive, Inc.** – Lease backed by O'Reilly's corporate guarantee, providing a secure and reliable income stream.
- **NN Lease Structure** – Landlord responsibilities are limited to the roof, structure, parking lot, and HVAC, providing investors with a passive ownership profile while maintaining limited exposure to capital items.
- **±10.3 Years of Remaining Primary Lease Term** – Long-term lease commitment with expiration on October 31, 2036, offering stable, predictable cash flow.
- **Built-In Rental Growth** – The current lease includes a 5% rental increase in Year 11 (2027), increasing annual base rent from \$121,200 to \$127,260.
- **Attractive Renewal Structure** – Tenant holds three (3), five-year renewal options, each featuring 5% rental increases, supporting long-term income growth.
- **Strong In-Place Cash Flow** – Property generates \$121,200 in annual Net Operating Income (NOI).
- **Compelling Investment Basis** – Offered at \$2,126,315, providing investors with durable cash flow backed by a long-term lease and contractual rent escalations.





Kennedy Blvd ±13,326 VPD



INTERSTATE 376
±21,000 VPD



Google Earth

Admiral St



Brodhead Rd ± 14,252 VPD



2732 Brodhead Rd
Aliquippa, PA 15001

±7,225 SF
GLA

2021
Year Built

±14,252 VPD
Brodhead Rd

NN+
Lease Type



Financial Summary

\$2,126,315

List Price

5.70%

Cap Rate

\$121,200

NOI

±0.70 AC

Lot Size

Property Details

Tenant Trade Name	O'Reilly Auto Parts
Type of Ownership	Fee Simple
Lease Guarantor	Corporate
Lease Type	NN+
Roof and Structure	Landlord
Original Lease Term	15
Lease Commencement Date	1/31/2021
Rent Commencement Date	1/31/2021
Lease Expiration Date	10/31/2036
Term Remaining	±10.3 Years
Increases	5% Year 11 and 5% in Options
Options	Three, 5-Year Options

Annualized Operating Data

	Annual Rent	Monthly Rent	Rent PSF	Increases
Current (1-15 Years)	\$121,200.00	\$10,100.00	\$16.78	-
Year 11	\$127,260.00	\$10,605.00	\$17.61	5.00%
Option 1	\$133,623.00	\$11,135.25	\$18.49	5.00%
Option 2	\$140,304.15	\$11,692.01	\$19.42	5.00%
Option 3	\$147,319.36	\$12,276.61	\$20.39	5.00%



Tenant Overview

Year Founded
1957

Headquarters
Springfield, MO

Ownership Status
Publicly Traded (NASDAQ: ORLY)

Employees
±90,000

Locations
±6,100

Owner
Shareholders

Bridgestone Credit Rating
S&P BBB+, Moody's Baa1



Tenant Overview

O'Reilly Automotive, Inc., founded in 1957 and headquartered in Springfield, Missouri, is one of the largest specialty retailers of automotive aftermarket parts, tools, supplies, equipment, and accessories in the United States. The company serves both professional service providers and do-it-yourself customers, offering a wide assortment of products including replacement parts, maintenance items, and performance accessories. With more than 6,100 locations across 48 states and expanding operations in Mexico, O'Reilly has built a reputation for superior customer service, reliable product availability, and efficient supply chain operations. The company's long-standing commitment to operational excellence and customer focus has positioned it as a leader in the automotive aftermarket industry.

Why Invest in O'Reilly Auto Parts?

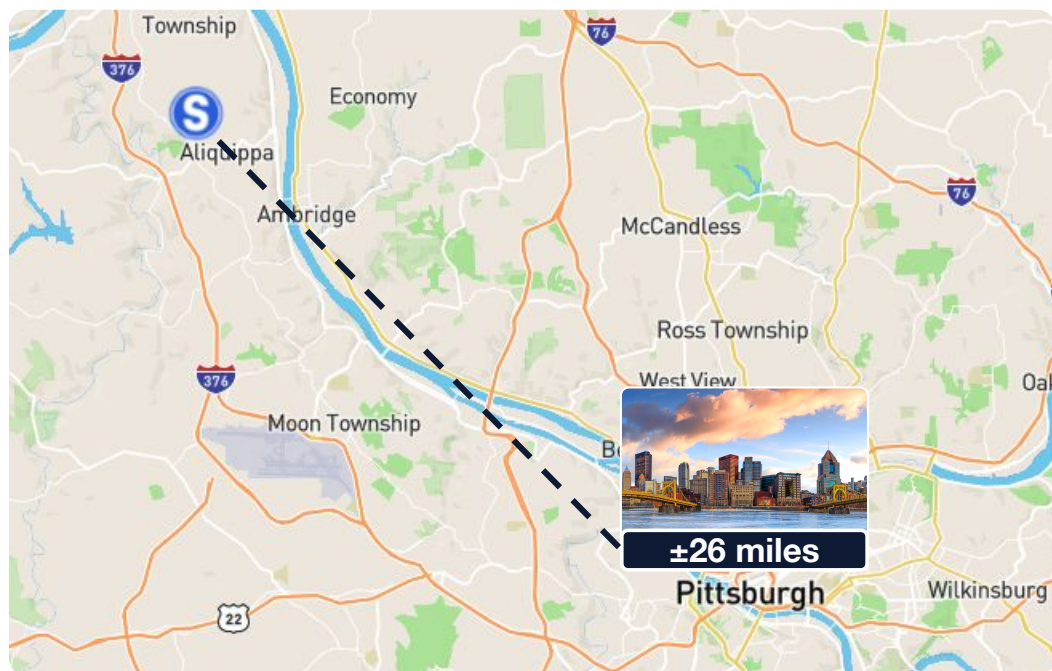
- **Strong Market Leadership:** O'Reilly ranks among the largest automotive aftermarket retailers in the U.S., with a growing store base and an expanding international footprint.
- **Consistent Financial Performance:** The company has a proven track record of revenue growth, profitability, and shareholder returns, supported by its scale and efficient operations.
- **Defensive Industry Fundamentals:** Automotive parts and maintenance demand is recurring and non-discretionary, providing stability even in fluctuating economic environments.
- **Robust Distribution Network:** O'Reilly's extensive distribution system ensures efficient product flow and strong in-stock positions, enhancing customer loyalty and repeat business.
- **Investment-Grade Strength:** With credit ratings of S&P BBB+ and Moody's Baa1, O'Reilly offers investors confidence in its financial stability and long-term creditworthiness.
- **Trusted Brand & Service Model:** Known for its knowledgeable team members and customer-first service approach, O'Reilly has built a strong brand reputation that resonates with both professional and DIY customers.

Aliquippa, PA

Local Market Overview

Located in western Pennsylvania approximately 26 miles northwest of Downtown Pittsburgh, Aliquippa benefits from its strategic position within the greater Pittsburgh metropolitan area and access to one of the region's most significant employment corridors. The city is connected by Interstate 376, PA Route 51, and PA Route 18, providing convenient access to Pittsburgh International Airport, the Shell Pennsylvania Petrochemicals Complex, and major employment centers throughout Beaver County. While historically rooted in the steel industry, the local economy has evolved through investments in advanced manufacturing, logistics, healthcare, energy, and distribution, creating a more diversified employment base that supports long-term economic stability.

The surrounding trade area continues to benefit from regional population density, established residential neighborhoods, and consistent commuter traffic. National retailers, grocery stores, restaurants, and service providers are concentrated throughout nearby Hopewell Township, Center Township, and Robinson Township, drawing consumers from across Beaver County. Continued infrastructure investment, expansion of industrial and manufacturing facilities, and the region's proximity to Pittsburgh International Airport have strengthened consumer spending and reinforced demand for neighborhood-serving retail. These factors position the Aliquippa market as a stable location for necessity-based retail and service-oriented businesses seeking consistent customer traffic within the broader Pittsburgh metropolitan region.



Population	3-Mile	5-Mile	10-Mile
Current Year Estimate	26,303	61,727	187,144
Households	3-Mile	5-Mile	10-Mile
Current Year Estimate	11,678	27,434	80,834
Income	3-Mile	5-Mile	10-Mile
Average Household Income	\$93,305	\$97,621	\$123,153

Pittsburgh, PA MSA

Greater Pittsburgh continues to evolve from its legacy as a steel-and-manufacturing center into a diversified economy anchored by healthcare, education, technology and services. The metro region—home to around 1.7 million people—is drawing on the strength of world-class institutions in medicine and higher education, as well as a growing innovation and robotics sector. The median household income in the city of Pittsburgh stands at approximately \$64,100, reflecting moderate growth, and while the region faces affordability and demographic headwinds, its economic base remains resilient.

Pittsburgh's tourism sector is increasingly a key contributor to the local economy: visitor spending in the region topped \$6.4 billion in 2023 and was projected to rise toward \$6.8 billion in 2024. This tourism strength, combined with a solid GDP base of about \$181 billion (2022), underscores the region's appeal to visitors, investors and residents alike. With relatively lower cost of living compared to many large metros and a strong culture and amenities ecosystem, Pittsburgh positions itself as an attractive long-term residence and investment locale.

Total Population

1,708,000

Annual Visitors

20 Million

Tourism Economic Impact

\$6.4 Billion

GDP

\$181.5 Billion



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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 2732 Brodhead Rd, Aliquippa, PA, 15001 ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

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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.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

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