NAPA Auto Parts Anchored Two-Tenant Investment

6821 W Central Ave | Toledo, OH 43617

Retail
Investment Opportunity

Offering Memorandum

MATTHEWS™

Exclusively Listed By

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NAPA Auto Parts

Property Overview

NAPA Auto Parts
6821 W Central Ave Toledo, OH 43617

Investment Highlights

Property Highlights

- **Prime Central Avenue Location:** The building sits directly on Central Avenue, one of Toledo’s major commercial corridors, with historical traffic counts exceeding 27,000 vehicles per day.
- **Strong National Tenant Presence:** The property is surrounded by a mix of national retailers and service providers, including Lowe’s, Aldi, Meijer, Chick-fil-A, McDonald’s, Take 5 Oil Change, Trader Joe’s, and many others.
- **NAPA Auto Parts Anchor Tenant:** NAPA’s lease is corporately guaranteed by Genuine Parts Company (NYSE: GPC), an investment grade public company rated BBB-.
- **Long-Term NAPA Commitment:** NAPA has operated at the property since 2009 and recently executed a 10-year lease extension beginning January 1, 2025 through December 31, 2034, with approximately 8.3 years remaining.
- **Diversified Two-Tenant Income:** The ±21,079 SF building is fully leased to two tenants, providing two sources of rental income between a national credit tenant (±10,387 SF) and a local contracting and property management business (±10,692 SF).
- **Value-Add Potential:** The Jason Boyd / Honey Do Property Management lease expires July 31, 2030 (±3.90 years) with no remaining options. The lease also provides that, upon a sale where the purchaser requires possession, the tenant must vacate within 60 days of notice, providing a purchaser with flexibility to recapture, re-lease, or reposition the ±10,692 SF rear space.


NW
KeyBank
AAA
TACO BELL
PANDA EXPRESS
meijer
LOWE'S
ALDI
five BELOW
U-HAUL
DAVID FAIRCLOUGH FINE JEWELERS
CHIPOTLE
Panera BREAD
McDonald's
StateFarm
FedEx
POLISHED NAIL BAR
SUBWAY
Arby's
Charlies
TAKE 5 OIL CHANGE
FIVE GUYS BURGERS and FRIES
DUNKIN'
Central Ave ± 27,000 VPD
CONSIGN-IT HOME INTERIORS
LILY'S URBAN CO.
NAPA
Subject Property
KFC
FIT BODY BOOT CAMP
Tim Hortons
Domino's
SCRAMBLERS
H&R BLOCK
AT&T
KYOTO KA SUSHI BAR
LITE FIT
JIMMY JOHN'S
East Via Central Avenue
Walmart Supercenter
DriveTime
KIA
TRADER JOE'S

Huntington
CHRYSLER
MITSUBISHI MOTORS
NISSAN
McDonald's
Cottage Inn Pizza
SUBARU
TOYOTA
Rita's
magic WOK
FROGTOWN JOHNNIE'S
PADDY JACK'S
Pizza TIME
ups
LASALLE Cleaners, Inc.
Kroger
MARATHON
UNITED STATES POSTAL SERVICE
SE
Rogers High School
±721 Students
Carrietowne Community
±142 Units
Marco's PIZZA
KYOTO KA SUSHI BAR
Cookie cuterie
LITE FIT
FIT BODY BOOT CAMP
SCRAMBLERS
Domino's
H&R BLOCK
WAFFLE HOUSE
PROMEDICA
AT&T
Tim Hortons
NAPA
Subject Property
CONSIGN-IT HOME INTERIORS
LILY'S URBAN CO.
20
Central Ave ± 27,000 VPD

Financial Overview

NAPA Auto Parts
6821 W Central Ave Toledo, OH 43617

$1,593,760 List Price	**7.50%** Cap Rate	**$119,532.34** NOI
1982 Year Built	**±21,079 SF** GLA	**±2.23 AC** Lot Size

Financial Summary - NAPA Auto Parts

Property Details

Tenant Trade Name	NAPA Auto Parts
Type of Ownership	Fee Simple
Lease Guarantor	Genuine Parts Company (NYSE: GPC)
Lease Type	Modified Gross
Landlord Responsibilities	Roof/Structure/Parking Lot/Taxes
Lease Commencement Date	10/9/2009
Lease Expiration Date	12/31/2034
Term Remaining on Lease	±8.3 Years
Options Remaining	None
Increase	6.45% in 2030
GLA	±10,387 SF (49%)

Annualized Operating Data

Date	Monthly Rent	Annual Rent	Increases	Rent / SF
01/1/2026 - 12/31/2026	**$7,750.00**	**$93,000.00**	**-**	**$8.95**
01/1/2027 - 12/31/2027	$7,750.00	$93,000.00	-	$8.95
01/1/2028 - 12/31/2028	$7,750.00	$93,000.00	-	$8.95
01/1/2029 - 12/31/2029	$7,750.00	$93,000.00	-	$8.95
01/1/2030 - 12/31/2030	$8,250.00	$99,000.00	6.45%	$9.53
01/1/2031 - 12/31/2031	$8,250.00	$99,000.00	-	$9.53
01/1/2032 - 12/31/2032	$8,250.00	$99,000.00	-	$9.53
01/1/2033 - 12/31/2033	$8,250.00	$99,000.00	-	$9.53
01/1/2034 - 12/31/2034	$8,250.00	$99,000.00	-	$9.53

Financial Summary - Jason Boyd

Property Details

Tenant Trade Name	Jason Boyd and Honey Do Property Management, LLC
Type of Ownership	Fee Simple
Lease Guarantor	Personal
Lease Type	Modified Gross
Landlord Responsibilities	Roof/Structure/Taxes
Lease Commencement Date	8/1/2025
Lease Expiration Date	7/31/2030
Term Remaining on Lease	±3.90 Years
Options Remaining	None
GLA	±10,692 SF (51%)

Annualized Operating Data

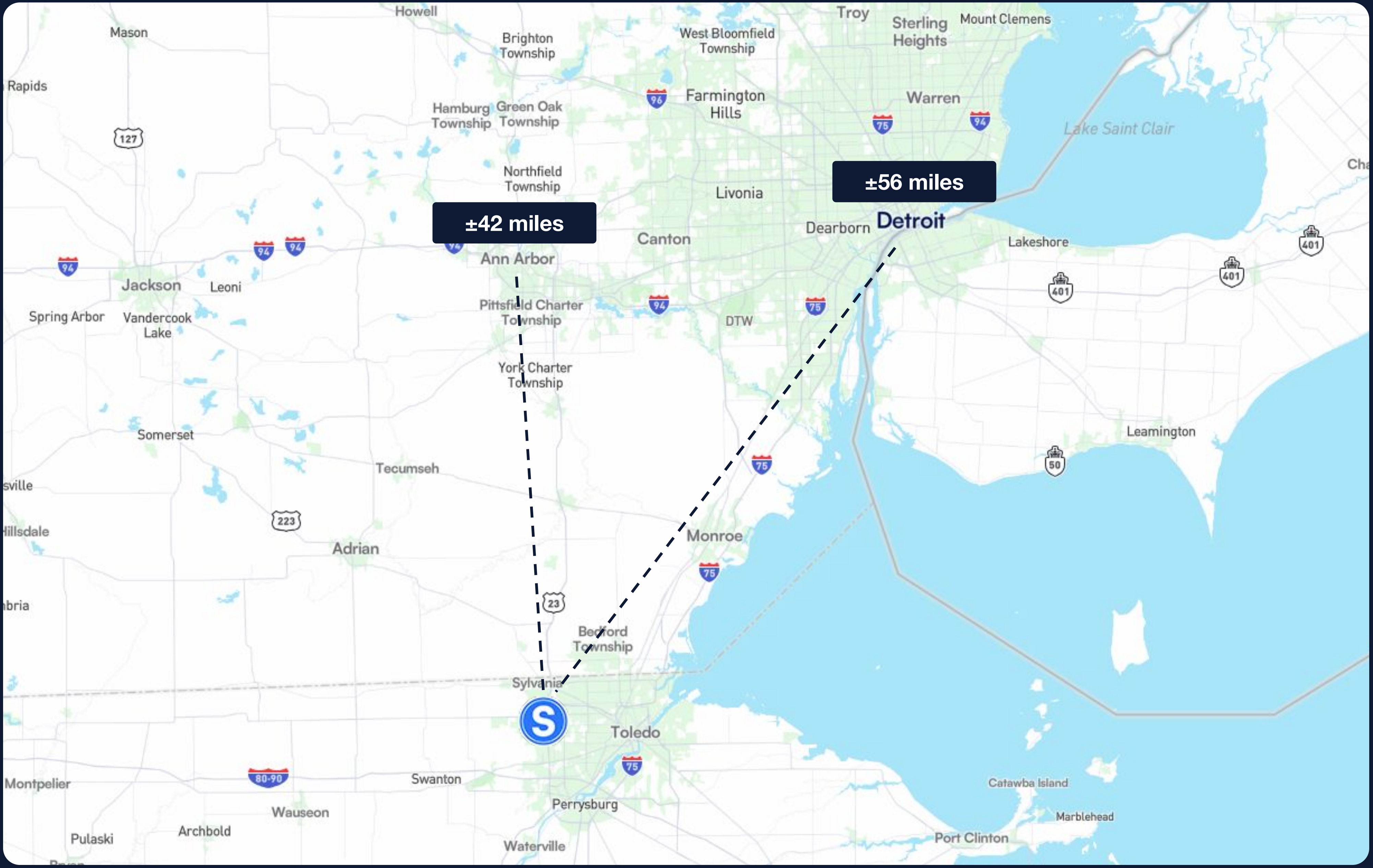
Date	Monthly Rent	Annual Rent	Rent /SF
8/1/2026 - 7/31/2027	**$4,500.00**	**$54,000.00**	**$5.05**
8/1/2027 - 7/31/2028	$4,500.00	$54,000.00	$5.05
8/1/2028 - 7/31/2029	$4,500.00	$54,000.00	$5.05
8/1/2029 - 7/31/2030	$4,500.00	$54,000.00	$5.05

Rent Roll & Expenses

Tenant	SF	Pro Rata (Percent)	Monthly Rent	Monthly Rent/SF	Annual Rent	Annual Rent/SF	Increase Schedule	Percent Increase	Lease Start Date	Lease End Date	Options Remaining
NAPA Auto Parts	10,387	49%	$7,750.00	$0.75	$93,000.00	$8.95	Every 5 Years	6.45%	10/9/2009	12/31/2034	None
Jason Boyd	10,692	51%	$4,500.00	$0.42	$54,000.00	$5.05	None	None	8/1/2025	7/31/2030	None
Totals	**21,079**	**100%**	**$12,250.00**	**$0.59**	**$147,000.00**	**$6.97**	-	-	**WALT Remaining (Years): ±6.1**	-	-
2025 Taxes	-	-	-	-	**$27,467.66**	-	-	-	-	-	-
NOI	-	-	-	-	**$119,532.34**	-	-	-	-	-	-

Market Overview

NAPA Auto Parts
6821 W Central Ave Toledo, OH 43617



Toledo, OH

Market Demographics

267,463
Total Population

$49,724
Median HH Income

121,652
Employed Population

8.8%
Retail Vacancy

Local Market Overview

Toledo, Ohio, serves as a regional center for commerce, healthcare, education, manufacturing, and transportation in Northwest Ohio. Positioned along the Maumee River near Lake Erie, the city benefits from access to major Midwestern markets and an established industrial base. Toledo's economy is supported by advanced manufacturing and automotive production, while healthcare, higher education, logistics, and professional services provide additional employment and economic activity. The city's accessible cost of living, established neighborhoods, and broad employment base contribute to its appeal for residents and businesses throughout the region.

Toledo offers a diverse mix of cultural, recreational, and educational amenities that contribute to its regional appeal. The University of Toledo provides a significant higher-education and research presence, while major healthcare institutions serve residents throughout Northwest Ohio and Southeast Michigan. The city's transportation infrastructure, including interstate highways, rail connections, port facilities, and regional air service, supports business activity and distribution. Continued investment in downtown redevelopment, industrial facilities, infrastructure, and neighborhood revitalization is further strengthening Toledo's position as a cost-efficient Midwestern market.

Property Demographics

Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	7,038	53,522	134,511
Current Year Estimate	7,253	54,183	136,410
Households	**1-Mile**	**3-Mile**	**5-Mile**
Five-Year Projection	2,806	23,580	57,661
Current Year Estimate	2,904	23,965	58,781
Income	**1-Mile**	**3-Mile**	**5-Mile**
Average Household Income	$162,715	$136,015	$121,744

Ann Arbor, MI

Ann Arbor is a highly regarded community in Southeast Michigan, distinguished by its strong educational, healthcare, technology, and professional services sectors. Anchored by the University of Michigan, the city benefits from a highly educated workforce, a strong concentration of research and innovation activity, and a diverse employment base. Continued investment in residential, commercial, and institutional development has supported the evolution of established neighborhoods and business districts while reinforcing Ann Arbor's position as a regional center for employment, education, and culture.

The city offers a combination of walkable neighborhoods, established retail corridors, recreational amenities, and a strong quality of life that attracts residents, students, professionals, and visitors. Its location along major transportation routes provides convenient connectivity throughout Southeast Michigan, including access to Detroit and surrounding employment centers. Ann Arbor's concentration of higher education, healthcare, research, and technology institutions creates a resilient economic foundation and supports sustained demand for housing, retail, office, and other commercial uses.

122,036
Total Population

$82,212
Median HH Income

62,605
Employed Population

28.0
Median Age (Years)

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