



1007 High St N | Millville, NJ 08332

Retail
Investment Opportunity
Offering Memorandum



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Napa Auto Parts | 1007 High St N

Exclusively Listed By



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Property Overview

Napa Auto Parts

1007 High St N, Millville, NJ 08332



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Investment Highlights

Property Highlights

- **Corporate Credit Lease:** Genuine Parts Company (NYSE: GPC) signs directly as the lessee, providing strong corporate credit behind the lease.
- **Long-Term Lease with Built-In Growth:** Approximately 4.4 years remain on the initial term with three additional 5-year renewal options and contractual annual rent increases.
- **Recently Renovated Location:** Significant landlord-funded improvements include new HVAC, a roof coating with a 10-year warranty, upgraded electrical service, ADA-compliant restroom, and a repaved parking lot, reducing near-term capital needs.
- **Low Landlord Management Burden:** Net lease structure with CAM, taxes, and insurance reimbursed by the tenant, providing an attractive passive investment structure.
- **Predictable NOI Growth:** Contractual 2–3% annual rent increases provide consistent rental growth throughout the lease term.
- **Strategic Retail Corridor Location:** Positioned along North High Street in Millville, NJ, an established commercial corridor within Cumberland County.
- **Strong Site Fundamentals:** ±6,720 SF building situated on ±0.53 acres with approximately 23,304 SF of land.





 **Cumberland County Technical Education Center**
±1,296 Students

 **Rowan College of South Jersey**
±2,700 Students

Union Lake Crossing



 **Millville High School**
±929 Students



Goodwill

DOLLAR GENERAL

Walgreens

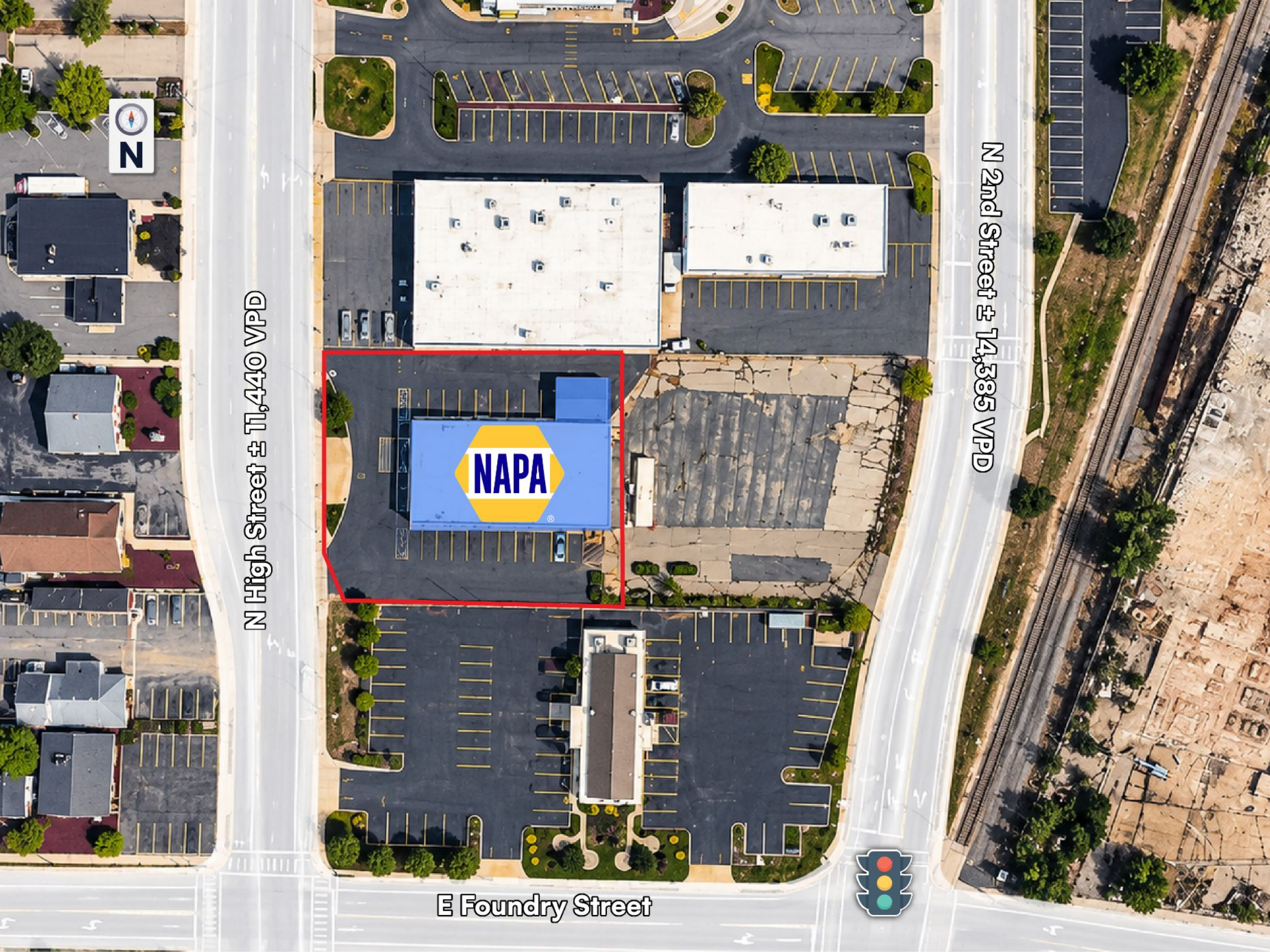


 **Berryman's Branch**
Mobile Home Park

 **Trout National**
Golf Course

±25,419 VPD

Google Earth



N High Street ± 11,440 VPD

N 2nd Street ± 14,385 VPD

E Foundry Street



1007 High St N
Millville, NJ 08332

±6,600 SF
GLA

1964
Year Built

±25,419
Vehicles Per Day

NN
Lease Type

\$224.70
Price Per SF



Financial Overview

Napa Auto Parts

1007 High St N, Millville, NJ 08332



Image capture: Jul 2026 © 2026 Google

Financial Summary

\$1,483,000

List Price

6.25%

Cap Rate

\$224.70

Price Per SF

±0.53 AC

Lot Size

Property Details

Tenant	Napa Auto Parts
Store Number	27707
Type of Ownership	Fee Simple
Lease Guarantor	Corporate
Lease Type	NN
Roof and Structure	Landlord
Original Lease Term	8 Years
Lease Expiration Date	02/28/2031
Term Remaining	±4.40 Years
Increases	2% annual increases on current term, 3% annual increases on each option period
Options	Three, 5-Year Options



Image capture: Jul 2026 © 2026 Google

Financial Summary

Annualized Operating Data

Term	Lease Years	Annual Rent	Monthly Rent	Rent PSF	Increase
Current	1-5	\$92,610.00	\$7,717.50	\$14.03	-
Annual 2% Bump	5-6	\$94,462.20	\$7,871.85	\$14.31	2.00%
Annual 2% Bump	6-7	\$96,351.44	\$8,029.29	\$14.60	2.00%
Annual 2% Bump	7-8	\$98,278.47	\$8,189.87	\$14.89	2.00%
Annual 2% Bump	8-9	\$100,244.04	\$8,353.67	\$15.19	2.00%
Option 1	1-5	\$102,248.92	\$8,520.74	\$15.49	3.00%
Option 2	5-10	\$104,293.90	\$8,691.16	\$15.80	3.00%



Tenant Overview

Year Founded
1925

Headquarters
Atlanta, GA

Ownership Status
Division of Genuine Parts
Company

Employees
50,000+

Locations
6,000+

Credit Rating
S&P: BBB

Annual Revenue
\$23.49 Billion



Tenant Overview

NAPA Auto Parts is a nationally recognized retailer and distributor of automotive replacement parts, accessories, and service items, serving both professional repair shops and DIY consumers. Headquartered in Atlanta, Georgia, the company is a core subsidiary of Genuine Parts Company (NYSE: GPC), a Fortune 500 enterprise. With over 6,000 locations across the United States, NAPA Auto Parts leverages an extensive logistics and distribution network to maintain high in-stock rates and rapid parts availability, reinforcing its role as an essential retail tenant within the auto care sector.

Why Invest in Napa Auto Parts?

- **Financial Resilience:** Backed by parent company Genuine Parts Company (NYSE: GPC), NAPA benefits from consistent revenue growth and a strong balance sheet, with trailing twelve-month (TTM) revenue exceeding \$24 billion and steady profitability across economic cycles.
- **Extensive Operational Scale:** NAPA operates over 6,000 locations nationwide and is supported by a strategically integrated supply chain, including more than 50 distribution centers, enabling rapid inventory delivery, high service reliability, and superior parts availability.
- **Credit Stability with Investment-Grade Ratings:** Genuine Parts Company holds investment-grade credit ratings (S&P: BBB; Moody's: Baa1), underpinned by diversified revenue streams and conservative financial management, reinforcing tenant covenant strength in net lease structures.
- **Sustainable Growth Through Strategic Initiatives:** NAPA continues to grow both organically and through acquisitions that enhance product categories and customer reach. The company is investing in digital platforms and omnichannel strategies to align with evolving consumer behaviors.

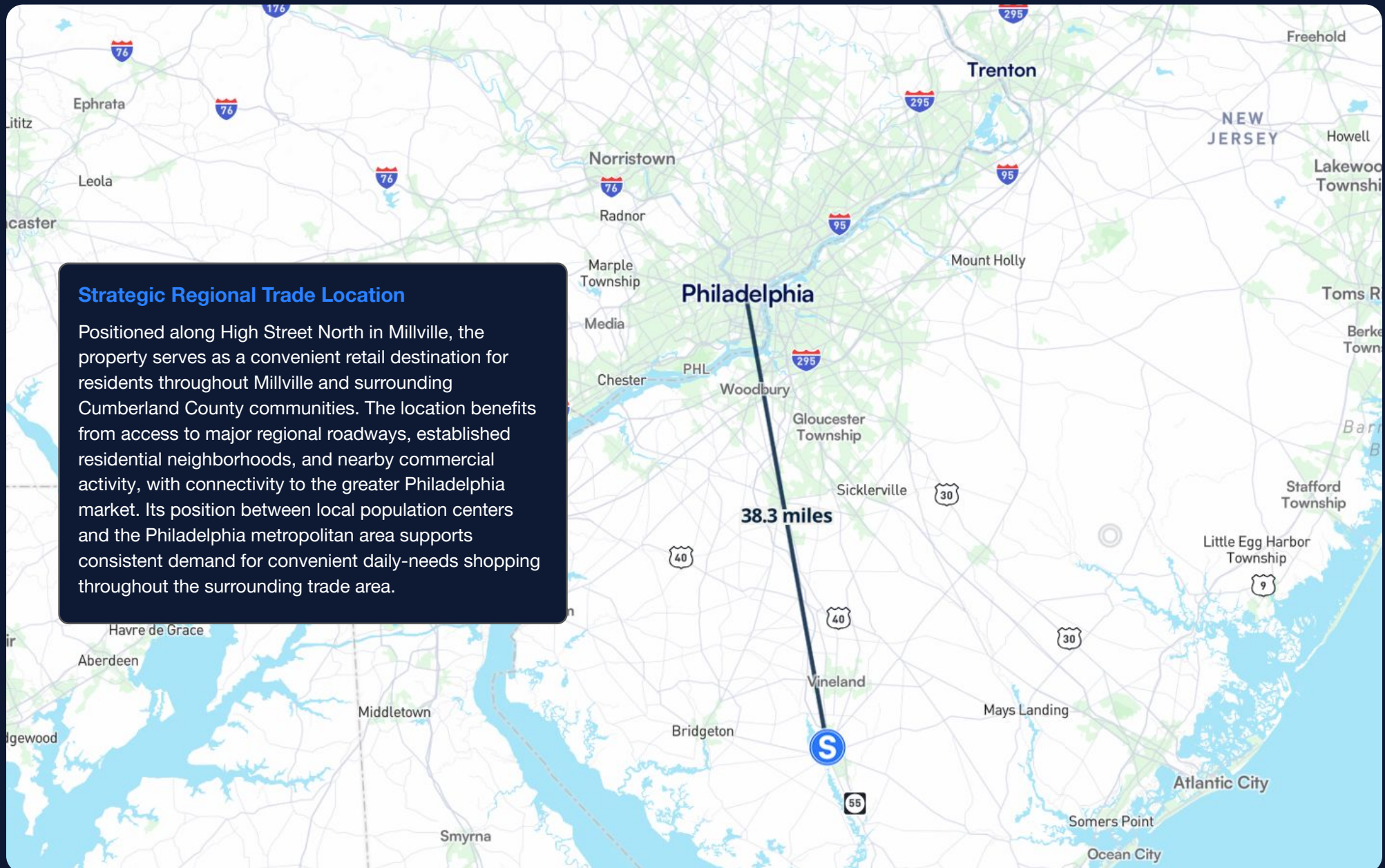
Market Overview

Napa Auto Parts

1007 High St N, Millville, NJ 08332

Strategic Regional Trade Location

Positioned along High Street North in Millville, the property serves as a convenient retail destination for residents throughout Millville and surrounding Cumberland County communities. The location benefits from access to major regional roadways, established residential neighborhoods, and nearby commercial activity, with connectivity to the greater Philadelphia market. Its position between local population centers and the Philadelphia metropolitan area supports consistent demand for convenient daily-needs shopping throughout the surrounding trade area.



Millville, NJ

Market Overview

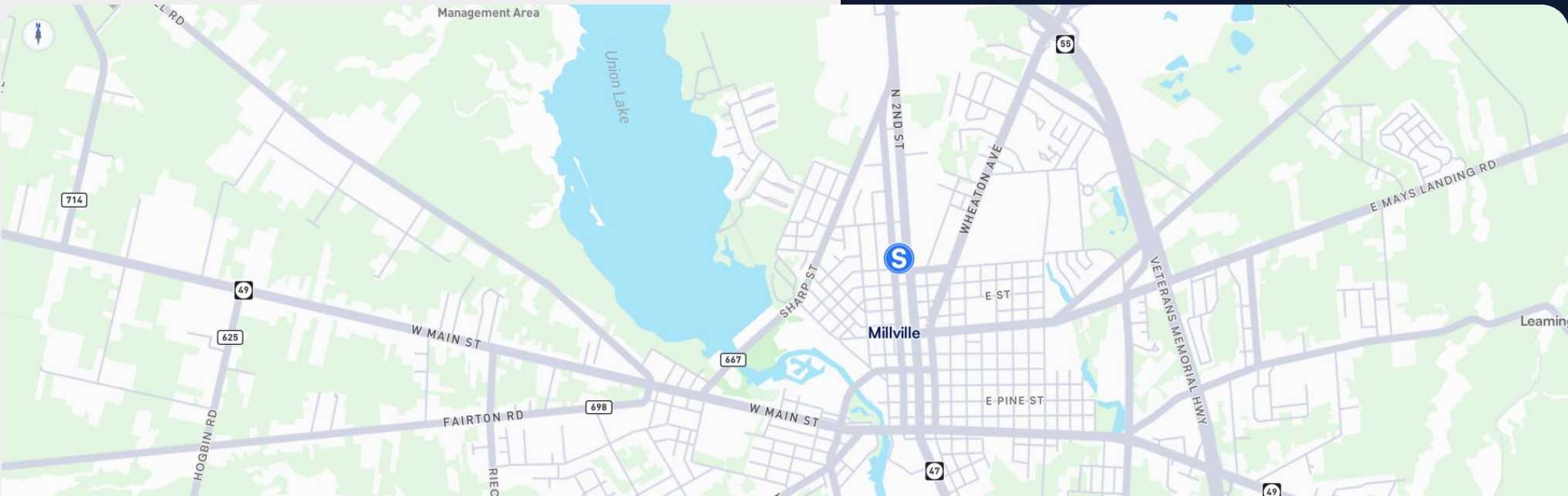
Millville is a community in Cumberland County in southern New Jersey, benefiting from its location within the greater South Jersey region and proximity to the Delaware Bay. The area offers regional connectivity via Route 47, Route 49, Route 55, and nearby major transportation corridors, providing access to Vineland, Bridgeton, Philadelphia, Wilmington, and surrounding South Jersey communities. The regional economy is supported by a diverse mix of manufacturing, healthcare, retail, education, agriculture, and professional services. Millville also serves as a local commercial center, providing residents and surrounding communities with access to shopping, dining, healthcare, entertainment, and other daily services.

28,696
Total Population

\$105,195
Average Household Income

Property Demographics

Population	3-Mile	5-Mile	10-Mile
Five-Year Projection	30,594	51,932	131,574
Current Year Estimate	29,696	50,692	128,682
2020 Census	28,806	50,196	127,721
Growth Current Year-Five-Year	3.02%	2.45%	2.25%
Growth 2020-Current Year	3.09%	0.99%	0.75%
Households	3-Mile	5-Mile	10-Mile
Five-Year Projection	11,963	19,887	47,305
Current Year Estimate	11,644	19,457	46,297
2020 Census	11,303	19,085	45,477
Growth Current Year-Five-Year	2.74%	2.21%	2.18%
Growth 2020-Current Year	3.01%	1.95%	1.80%
Income	3-Mile	5-Mile	10-Mile
Average Household Income	\$105,195	\$107,516	\$103,795



Philadelphia, PA MSA

Greater Philadelphia is one of the East Coast's most established and diversified metropolitan markets. Anchored by Philadelphia, the region benefits from its strategic position along the Northeast Corridor, providing convenient access to major Mid-Atlantic and Northeast markets. Philadelphia's extensive transportation infrastructure, established residential base, and comparatively attractive cost of living continue to support long-term demand for housing, commercial services, and investment.

Retail demand is increasingly concentrated around well-located neighborhood centers, grocery-anchored properties, mixed-use developments, and experiential concepts. National retailers and grocers continue to pursue expansion opportunities throughout the region, while redevelopment of traditional malls and shopping centers is introducing new combinations of dining, entertainment, services, residential uses, and experiential retail. These trends, combined with Philadelphia's large consumer base and diverse employment drivers, reinforce the region's position as an attractive market for retail operators and commercial real estate investors seeking long-term opportunities in the Northeast.

Total Population

1,585,010

Annual Visitors

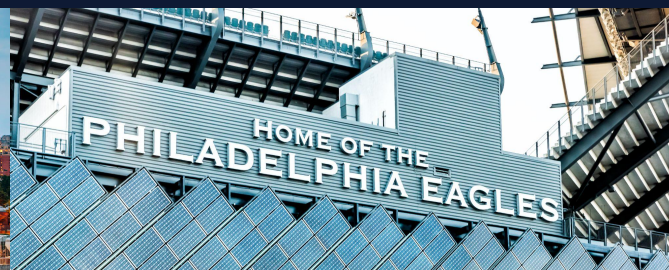
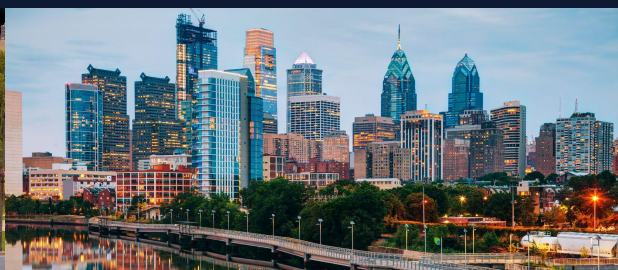
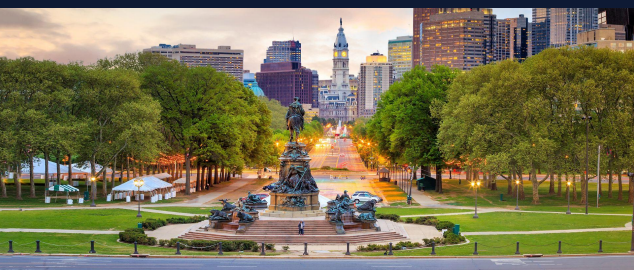
46 Million

Tourism Economic Impact

\$12.4 Billion

GDP

\$500+ 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 **1007 High St N, Millville, NJ, 08332** ("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.

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