ADVANCE AUTO PARTS

NYSE: AAP | Recent 5-Year Lease Extension | 121,000+ People in 5-Miles

OFFERING MEMORANDUM

SOUTH CHICAGO HEIGHTS, ILLINOIS (CHICAGO MSA)

Marcus & Millichap
THE SULO GROUP

CONFIDENTIALITY & DISCLAIMER

ADVANCE AUTO PARTS

Exclusively Listed by:

Dominic Sulo
Senior Managing Director
CHICAGO OAKBROOK
Tel: (630) 570-2171
DSulo@marcusmillichap.com
License: IL 475.134920

Broker of Record:
Steven Weinstock
Regional Manager
Chicago Oak Brook
Tel: (630) 570-2200
sweinstock@marcusmillichap.com
License: 471.011175

Marcus & Millichap

Oakbrook, IL
1 Mid America Plaza #200
Oakbrook Terrace, IL 60181
P: +1 630-570-2200

Information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

NON-ENDORSEMENT NOTICE
Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

SPECIAL COVID-19 NOTICE
All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Marcus & Millichap has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Marcus & Millichap's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Marcus & Millichap and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.)

MARCUS & MILLICHAP HEREBY ADVISES ALL PROSPECTIVE PURCHASERS OF SINGLE TENANT NET LEASED PROPERTY AS FOLLOWS:
The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable. However, Marcus & Millichap has not and will not verify any of this information, nor has Marcus & Millichap conducted any investigation regarding these matters. Marcus & Millichap makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided.

As the Buyer of a single tenant property, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Brochure is not a substitute for your thorough due diligence investigation of this investment opportunity. Marcus & Millichap expressly denies any obligation to conduct a due diligence examination of this Property for Buyer.

Any projections, opinions, assumptions or estimates used in this Marketing Brochure are for example only and do not represent the current or future performance of this property. The value of a single tenant property to you depends on factors that should be evaluated by you and your tax, financial and legal advisors.
Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any single tenant property to determine to your satisfaction with the suitability of the property for your needs.

Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

By accepting this Marketing Brochure you agree to release Marcus & Millichap Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this single tenant property.

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services, Inc. © 2026 Marcus & Millichap. All rights reserved. Activity ID: ZAH0670188

OFFERING SUMMARY

PROPERTY ADDRESS

Advance Auto Parts
3327 Chicago Rd
South Chicago Heights, IL 60411

OFFERING SUMMARY	
Price:	$1,394,000
Cap Rate:	8.25%
Net Operating Income:	$115,000
Building Square Footage:	6,781 Sq Ft
Year Built:	2003
Lot Size:	+/- 0.83 Acres

LEASE SUMMARY	
Tenant:	Advance Stores Company, Inc.
Guaranty:	Corporate
Lease Commencement:	12/23/2005
Rent Commencement:	1/1/2025
Lease Expiration:	12/31/2029
Lease Term Remaining:	3+ Years
Lease Type:	Triple Net
Structure:	Landlord Responsible
Rental Increases:	5% Every Five-Years in Options
Renewal Options:	Three, Five-Year
Right of First Refusal:	None

OPERATING DATA

Year	Start Date	End Date	Annual Rent	Cap Rate
20-24	1/1/2025	12/31/2029	$115,000	8.25%
25-29 **(Option 1)**	1/1/2030	12/31/2034	$120,744	8.66%
30-34 **(Option 2)**	1/1/2035	12/31/2039	$126,780	9.09%
35-39 **(Option 3)**	1/1/2040	12/31/2044	$133,128	9.55%

INVESTMENT HIGHLIGHTS

- **Corporate Guaranty (NYSE: AAP)**
  - Advance Auto Parts is a NYSE listed company (AAP) with a market capitalization of approximately $3.5 billion, providing a transparent financial reporting profile, audited SEC filings, and public accountability not available with private operators.
  - Advance Auto Parts is one of the four largest automotive aftermarket parts retailers in North America, competing alongside AutoZone, O'Reilly, and NAPA, with a nationwide footprint exceeding 4,300 company operated locations and hundreds of independently owned Carquest locations.
  - The company serves both DIY consumers and professional installers (commercial/DIFM segment), providing diversified demand channels and higher frequency customer relationships than pure DIY formats.
- **Durable Brand with Nearly 100-Year Operating History**
  - Founded in 1929, Advance Auto Parts has operated through multiple recessions, fuel shocks, retail cycles, and technological shifts—an operating history few retailers can match.
  - Brand longevity, professional installer relationships, and integrated supply chain infrastructure create meaningful barriers to entry for new competitors.
- **Recent 5-Year Lease Extension with 20+ Year Operating History**
  - Advance Auto Parts has over 5 years remaining on a recently extended 5-year lease.
  - The lease includes 5.00% rent increases every 5 years and three, five-year options to renew.
- **Over $342,000,000 Spent on Transportation & Maintenance in a 5-Mile Radius**
  - Fixed costs (buying, insuring, and maintaining a car) account for roughly three-quarters of total automobile expenses.
  - Consumer spending on transportation and maintenance within a 5-mile radius is a vital driver of local economic health, as nearly 90% of all public transit trips directly impact the local economy.

- **Chicago MSA (9,400,000+ People)**
  - Chicago-Naperville-Elgin is one of the largest metros in the nation. The Chicagoland area is bounded to the east by Lake Michigan and expands over a 5,000-square-mile region in northeastern Illinois, extending into Wisconsin and Indiana.
  - The metro has one of the biggest economies in the nation and is buoyed by its distribution, finance, manufacturing operations and growing high-technology sectors.

ADVANCE AUTO PARTS

SITE PLAN

AERIAL OVERVIEW

TENANT PROFILE

Advance Auto Parts, Inc. is a leading automotive aftermarket parts provider that serves both professional installer and do-it-yourself customers. As of January 3, 2026, Advance operated 4,305 stores primarily within the United States, with additional locations in Canada, Puerto Rico and the U.S. Virgin Islands. The Company also served 809 independently owned Carquest branded stores across these locations in addition to Mexico and various Caribbean islands.

They sell batteries, brakes, engine parts, chemicals, and accessories for cars, trucks, and SUVs. Free services include battery testing/installation, wiper blade installation, and engine code scanning. The company serves both professional installers and do-it-yourself customers, as well as independently owned operators.

Founded in 1932, the company has grown significantly over the decades,, including acquiring General Parts Incorporated (Carquest) in 2013.

Company Type:	Public
Location:	Raleigh, North Carolina (4,305 Locations)
Website:	http://www.advanceautoparts.com

$8.6B	**NYSE: AAP**	**4,305+**
2025 Net Sales	Publicly Traded Company	Locations Nationwide

PROPERTY PHOTOS

REGIONAL MAP

CHICAGO O'HARE INTERNATIONAL AIRPORT

- One of the busiest airports in the United States and the world
- Serving over 73 million passengers annually
- Several domestic, international and intercontinental flights
- Non-stop flights to over 200 destinations

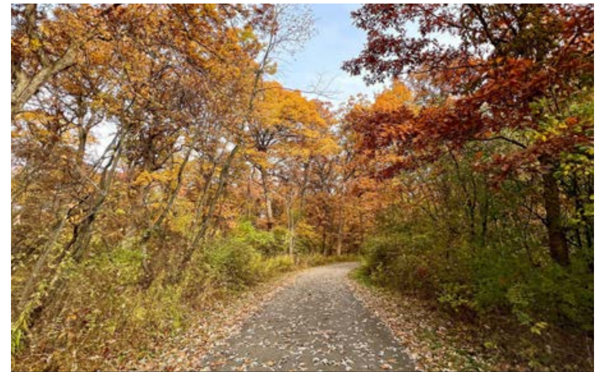
CHICAGO MIDWAY INTERNATIONAL AIRPORT

- MDW airport serves nearly 22MM passengers annually, delivering more than 61.7MM annual impressions
- The airport connects to over 89 nonstop destinations across more than seven airlines
- The CTA Orange line provides train service to Midway
- Located only 10 miles from Chicago's downtown business district

AREA OVERVIEW

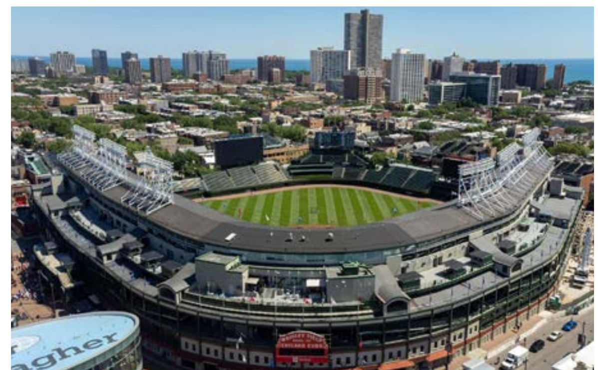
SOUTH CHICAGO HEIGHTS

- Located south of Chicago, the village offers a convenient commute to the city, affordable housing, and a family-friendly environment.
- It features local shopping, a senior center, and proximity to forest preserves.
- Housing expenses are reported to be 51% lower than the national average. The median home sale price is around with homes often selling faster than the national average.
- The Sauk Trail Woods on the west side offers over 600 acres of forested land with paved trails for hiking and cycling, as well as fishing at Sauk Lake.
- The village hosts several annual events, including summer concert nights, a village-wide yard sale, and various holiday ceremonies like “Breakfast with Santa”.


SAUK TRAIL WOODS

CHICAGO

- Chicago-Naperville-Elgin is one of the largest metros in the nation. The Chicagoland area is bounded to the east by Lake Michigan and expands over a 5,000-square-mile region in northeastern Illinois, extending into Wisconsin and Indiana.
- llinois trails only New York City, Texas and California in total corporate headquarters. There are over 30 Fortune 500 companies based locally
- The region is home to various well-known museums, including the world-class Field Museum, Shedd Aquarium, the Museum of Science and Industry, the Art Institute of Chicago, and Adler Planetarium. The theater scene rivals the world’s best, and troupes, dance companies, symphony orchestras and music venues abound. Chicago is also home to the upcoming Obama Presidential Center, which is set to open in 2026.
- A premier American sports city, boasting major professional teams across all five major leagues, including the iconic Bears (NFL), Cubs and White Sox (MLB), Bulls (NBA), Blackhawks (NHL), and Fire (MLS).
- Chicago is a renowned culinary destination famous for its hearty, indulgent, and heavily influenced immigrant cuisine, including iconic deep-dish pizza, Italian beef sandwiches, and hot dogs without ketchup.


WRIGLEY FIELD

ECONOMY

- The metro has one of the biggest economies in the nation and is buoyed by its distribution, finance, manufacturing operations and growing high-technology sectors.
- Fortune 500 companies headquartered in the metro include Walgreens, State Farm Insurance and McDonald’s.
- The area is a major global tourist and convention destination. Typically, more than 50 million people visit the metro annually, supporting nearly 500,000 jobs in the leisure and hospitality sector. Although suppressed during the pandemic, visitations and employment have rebounded substantially.


CHICAGO STATE UNIVERSITY

DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2010 Population	10,670	60,462	131,897
2020 Population	10,660	57,607	125,898
2024 Population	10,278	55,855	121,889
2029 Population	10,217	55,635	121,214
HOUSEHOLDS			
2010 Households	4,192	22,157	47,191
2020 Households	4,298	22,029	46,809
2024 Households	4,279	22,149	46,997
2029 Households	4,269	22,213	47,101
OWNER OCCUPIED HOUSING UNITS			
2010 Owner Occupied Housing Units	55.4%	56.1%	61.3%
2020 Owner Occupied Housing Units	50.2%	54.5%	57.8%
2024 Owner Occupied Housing Units	50.8%	55.3%	58.6%
2029 Owner Occupied Housing Units	50.9%	55.5%	58.8%
RENTER OCCUPIED HOUSING UNITS			
2010 Renter Occupied Housing Units	37.2%	32.4%	28.9%
2020 Renter Occupied Housing Units	41.0%	35.2%	32.7%
2024 Renter Occupied Housing Units	40.4%	34.4%	32.0%
2029 Renter Occupied Housing Units	40.3%	34.2%	31.8%
AVERAGE HOUSEHOLD INCOME	**$64,304**	**$76,863**	**$86,662**

AREA SNAPSHOT

121,889
POPULATION (5-MILE)

105,572
DAYTIME POPULATION (5-MILE)

46,997
HOUSEHOLDS (5-MILE)

$64,304
AVERAGE HOUSEHOLD INCOME (1-MILE)