

O'REILLY AUTO PARTS NN 10-YEAR LEASE

885 SE Monterey Road, Stuart FL 34997



Asking Price: \$2,272,727

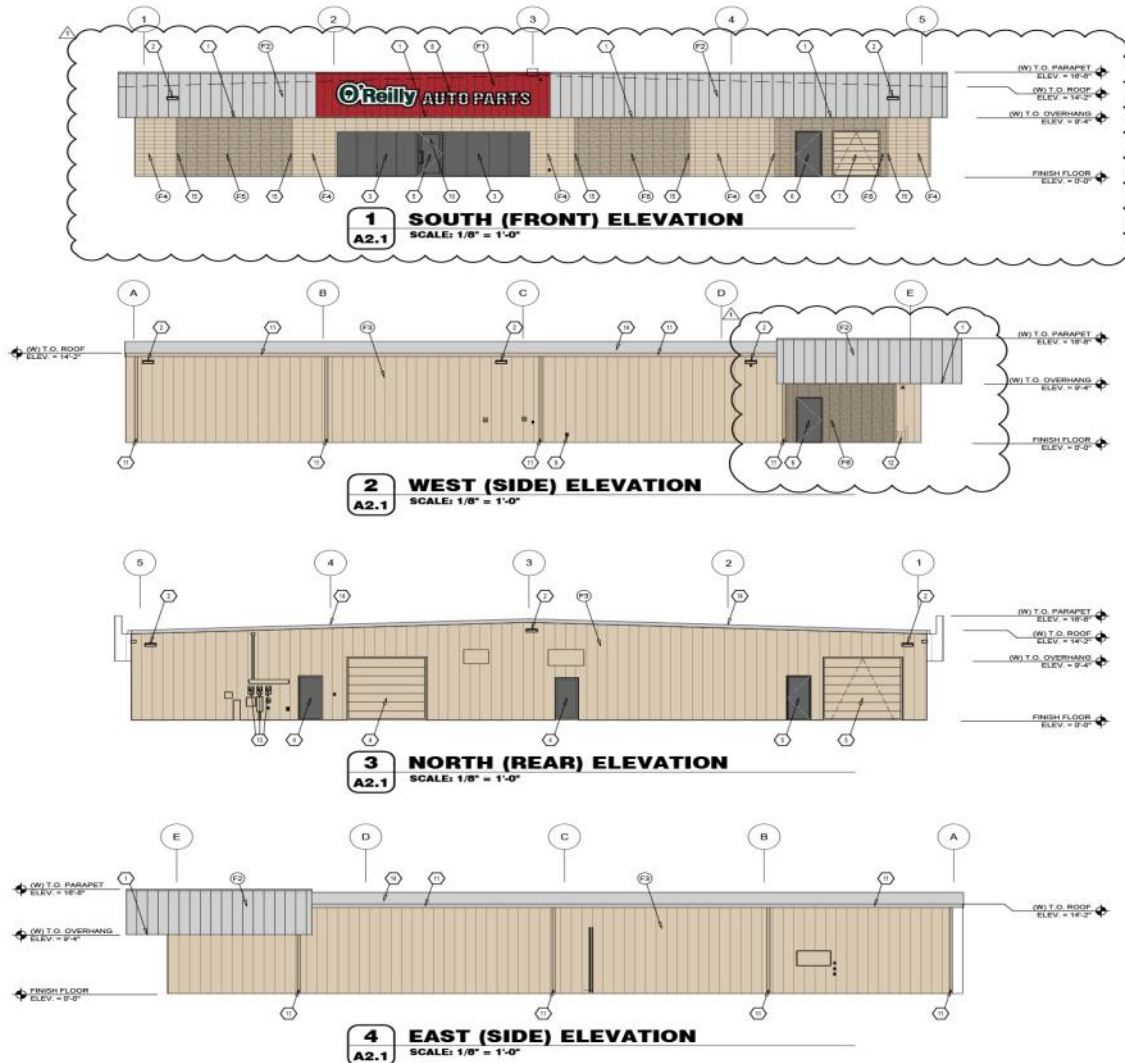
Jeremiah Baron
& CO.

Commercial Real Estate, LLC

49 SW Flagler Ave. Suite 301
Stuart FL, 34994
www.commercialrealestatellc.com

Jeremiah Baron
772.286.5744 Office
772.528.0506 Mobile
jbaron@commercialrealestatellc.com

EXTERIOR ELEVATION



EXTERIOR FINISH SCHEDULE			
SYMBOL	HATCH	TYPE	COLOR
		STORE FRONT	LL
		EXTERIOR SOLID METAL DOORS	GC
		OVERHEAD DOOR	GC
(1)		METAL PANELS	GC
(2)		METAL PANELS	GC
(3)		METAL PANELS	GC
(4)		EXISTING CMU	GC
(5)		CMU INFILL	GC
(6)		METAL PANEL INFILL	GC
(7)		METAL TRIM, BUTTERS, & DOWNSPOUT SYSTEM	GC
		EXISTING ROOF	LL

- ### KEY NOTES
- NEW UNDER MOUNT LIGHTS. NEW UNDER MOUNT JOINTS TO REPLACE OLD. REFER TO SPECIFICATIONS FOR MORE INFORMATION.
 - NEW WALL EASES. NEW WALL EASES TO BE INSTALLED. REFER TO MEIP DRAWINGS FOR MORE INFORMATION.
 - EXISTING STOREFRONT TO REMAIN. NO CHANGE.
 - EXISTING DOORS TO REMAIN. SEAL SHUT & REMOVE ALL LOCKING HARDWARE.
 - EXISTING ROOF TO REMAIN. REPLACE ALL HARDWARE WITH NEW.
 - NEW DOOR TO BE INSTALLED. REFER TO A2.1 FOR DOOR SCHEDULE & A2.1 FOR FINISH SCHEDULE.
 - NEW OVERHEAD DOOR TO BE INSTALLED. REFER TO A2.1 FOR DOOR SCHEDULE & A2.1 FOR FINISH SCHEDULE.
 - NEW OR EXISTING OWNER FURNISHED AND INSTALLED. PROVIDE DOWNHILL ELECTRICAL. WALL WORK WITH AREA TO BE FLUSH. COORDINATE REQUIREMENTS WITH OWNER. REFER TO S02.1 FOR ADDITIONAL INFORMATION.
 - WATER SPOUT TO REMAIN. NO CHANGE.
 - ADDRESS NUMBERS. NEW 2 HIGH VOLT. NUMBERS. BY G.C. COLOR TO BE WHITE.
 - EXISTING DOWNSPOUTS & BUTTERS TO REMAIN. REPAIR (OR) REPLACE DAMAGED AREAS AS REQUIRED. REFER TO A2.1 FOR FINISH SCHEDULE.
 - WATER DEPARTMENT CONNECTION TO REMAIN. NO CHANGE.
 - EXISTING ELECTRICAL METER TO REMAIN. NO CHANGE. REFER TO MEIP DRAWINGS FOR MORE INFORMATION.
 - EXISTING ROOF (NEWING) TO REMAIN. NO CHANGE.
 - EXPANSION JOINT. CMU EXPANSION JOINT AT NEW/EXISTING TRANSITION.

- ### GENERAL NOTES
- REFER TO PLUMBING, MECHANICAL, AND ELECTRICAL DRAWINGS FOR SYSTEM TYPES AND ADDITIONAL REQUIREMENTS.
 - REFER TO EXTERIOR FINISH SCHEDULE FOR MATERIAL TYPES.
 - EXISTING MASONRY. PREP AND PRIME WALLS AS REQUIRED PER MANUFACTURER'S RECOMMENDATIONS FOR PAINT. LUCK POINT WEATHERED MASONRY JOINTS. NEW MORTAR JOINTS TO MATCH EXISTING JOINTS IN GOOD ORDER.
 - EXISTING CONDITIONS BASED UPON OBSERVATIONS. FIELD VERIFY EXISTING CONDITIONS BY DETAILED INSPECTION PRIOR TO SUBMITTING BID AND BEGINNING CONSTRUCTION. NOTIFY ARCHITECT IF EXISTING CONDITIONS DEVIATE SUBSTANTIALLY FROM THOSE INDICATED HEREIN.
 - EXISTING CONSTRUCTION TO BE REWORKED AS REQUIRED FOR INSTALLATION OF NEW CONSTRUCTION. FIELD VERIFY SCOPE OF WORK REQUIRED.
 - CONTRACTOR TO SCHEDULE WORK WITH LANDLORD. BUILDING TO BE SECURABLE AFTER BUSINESS HOURS DURING CONSTRUCTION.
 - CONTRACTOR TO MAINTAIN CLEAR UNOBSTRUCTED PATHS OF EGRESS AND EXITS AT ALL TIMES BUILDING IS OCCUPIED DURING CONSTRUCTION. PROVIDE TEMPORARY EMERGENCY LIGHTING, EXIT SIGNS AND FIRE EXTINGUISHING SYSTEMS AS REQUIRED.
 - EXISTING CONSTRUCTION TO REMAIN TO BE PROTECTED AS REQUIRED. REMOVE & REPAIR DAMAGED CONSTRUCTION DUE TO CONTRACTOR'S ACTIVITIES.
 - PROVIDE TEMPORARY SHORINGS OR BRACINGS OF EXISTING STRUCTURAL SYSTEM AS REQUIRED FOR INSTALLATION OF NEW CONSTRUCTION.
 - PROVIDE TEMPORARY DUST PROTECTION AS REQUIRED. NOTED.
 - ALL SALVAGE TO CONTRACTOR UNLESS OTHERWISE NOTED.
 - WHEN NECESSARY TO INTERRUPT UTILITY SERVICES, PROVIDE A MINIMUM OF 48 HOURS ADVANCE NOTICE TO THE OWNER. INTERRUPTIONS IN UTILITY SERVICES SHALL BE OF THE SHORTEST POSSIBLE DURATION FOR THE WORK AT HAND & SHALL BE APPROVED IN ADVANCE BY THE OWNER.
 - IF THIS PROJECT CONTAINS HAZARDOUS MATERIALS, CONTRACTOR TO PROVIDE WORK REQUIRED FOR PROPER REMOVAL, HANDLING, & DISPOSAL. PER ENVIRONMENTAL ANALYSIS RECOMMENDATIONS.

TORGERSON DESIGN PARTNERS
ARCHITECTS
1001 N. MONTEREY ROAD
SUITE 100
STUART, FLORIDA 34994
(888) 288-2888
www.torgersondesign.com

PROJECT:
O'REILLY AUTO PARTS STORE
885 SE MONTEREY ROAD
STUART, FLORIDA 34994

DATE:
03/31/2020

REVISION:
1.00000
MAY 5, 2020

PROJECT NUMBER:
20011-SLU2

DATE:
MAY 5, 2020

BY:
A2.1

EXTERIOR ELEVATIONS

O'Reilly AUTO PARTS
CORPORATE OFFICE
885 SE MONTEREY ROAD
STUART, FLORIDA 34994
(888) 288-2888
(407) 882-2074 TELEPHONE

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PROPERTY OVERVIEW

- Exceptional 10,000 sf showroom with outdoor lot on 1.35 acres with great exposure to SE Monterey Road in Stuart, FL.
- Property is being renovated for an O'Reilly Auto Parts; an American auto parts retailer with over 5,000 locations Nationwide.
- Rent will commence on December 15th, 2020 with an 8% rent increase every 5 years.
- S&P BBB+
- NN Lease; Landlord is responsible for roof and structure.



PRICE	\$2,272,727
CAP RATE	5.5
LEASE RATE	(Only \$12.00 p/s/f) \$125,000 Annually
BUILDING SIZE	10,000 SF
BUILDING TYPE	Retail
ACREAGE	+/- 1.35 AC
FRONTAGE	150'
TRAFFIC COUNT	28,500 AADT
YEAR BUILT	1986 (2020 Renovations)
CONSTRUCTION TYPE	Block & Steel
PARKING SPACE	80
ZONING	B-2 - Business General
LAND USE	Industrial
UTILITIES	FPL

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TENANT PROFILE



O'Reilly Auto Parts (NASDAQ: ORLY), is one of the dominant retailers in the auto parts sector. O'Reilly's continues to be an attractive investment for investors due to their long term leases (15 - 20 years), periodic rent increases, two (2) - four (4) five-year renewal options, and investment grade rating. The automotive sector remains an investor favorite, as tenants like O'Reilly, show they can be successful in good and bad economic times. This resilience demonstrates the continuous demand in the automotive sector regardless of other factors.

O'Reilly Auto Parts was founded in 1957 as a single store in Springfield, Missouri and its headquarters are still located there. As of June 30, 2020, O'Reilly's has grown to 5,562 stores in 47 U.S. states and 21 stores in Mexico.

O'Reilly sells an extensive line of new, aftermarket and remanufactured automotive parts, maintenance items, tooling supplies, accessories, automotive tools, and professional service equipment. For years, it has focused on a dual-market strategy catering to both the "Do It For Me" (DIFM) professional service providers (PSPs) as well as "Do It Yourself" (DIY) individual consumers. This dual strategy contributes to O'Reilly's success and is one of the competitive advantages O'Reilly has over its competitors, along with its strong distribution network. Auto parts store properties remain in high demand among net lease investors as there are very few investment grade options that are priced below \$2 million with the exception of dollar stores. The retail auto parts industry continues to thrive as the age of vehicles on the road continues to increase.

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DEMOGRAPHICS

2020 Population Estimate		2020 Average Household Income		Average Age	
1 Mile	7,585	1 Mile	\$	1 Mile	40.10
3 Mile	48,571	3 Mile	\$	3 Mile	46.10
5 Mile	104,531	5 Mile	\$	5 Mile	47.30
2025 Population Projection		2020 Median Household Income		Median Age	
1 Mile	7,841	1 Mile	\$	1 Mile	38.90
3 Mile	50,480	3 Mile	\$	3 Mile	49.00
5 Mile	109,279	5 Mile	\$	5 Mile	51.30

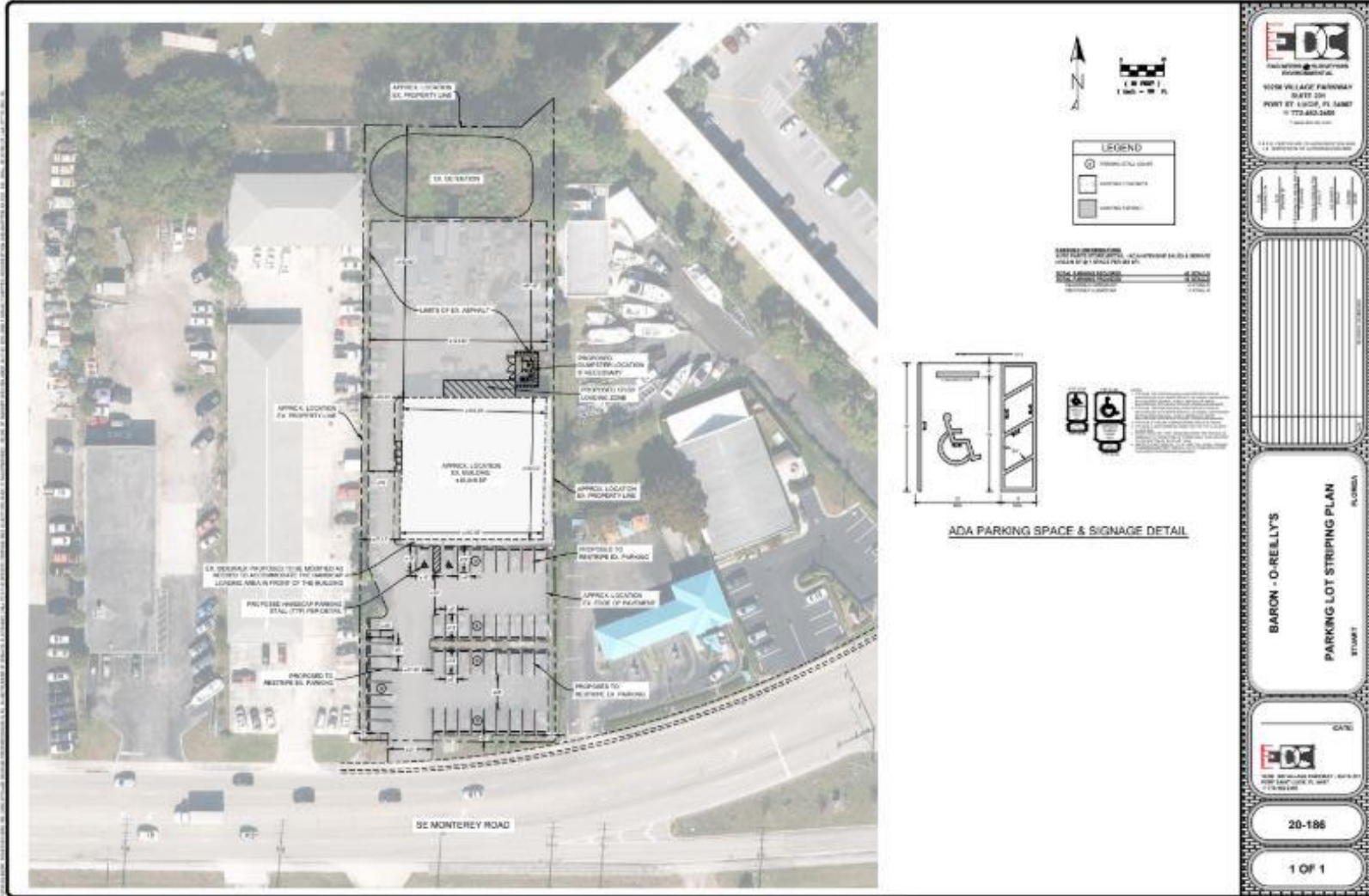
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SITE PLAN



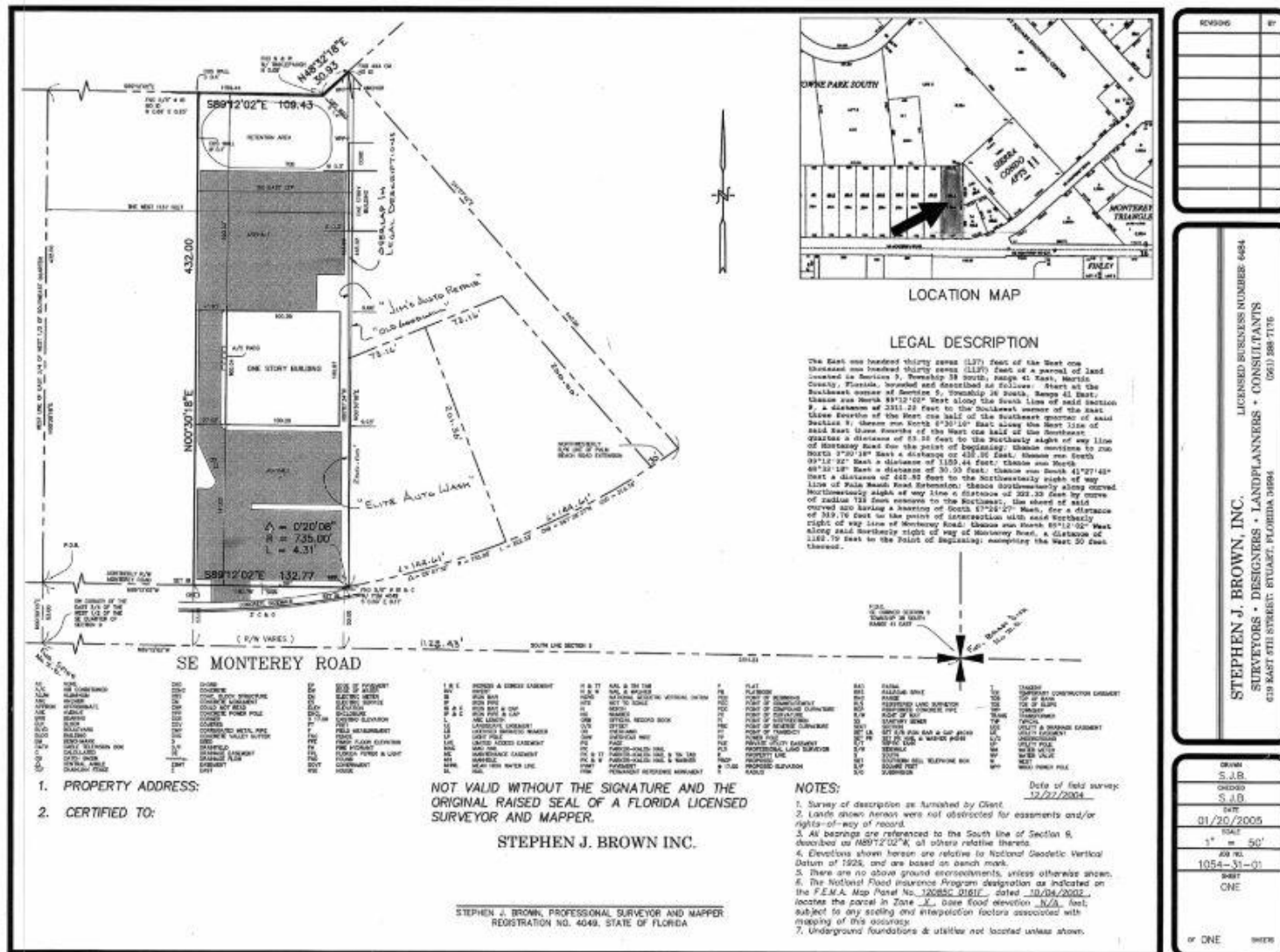
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SURVEY

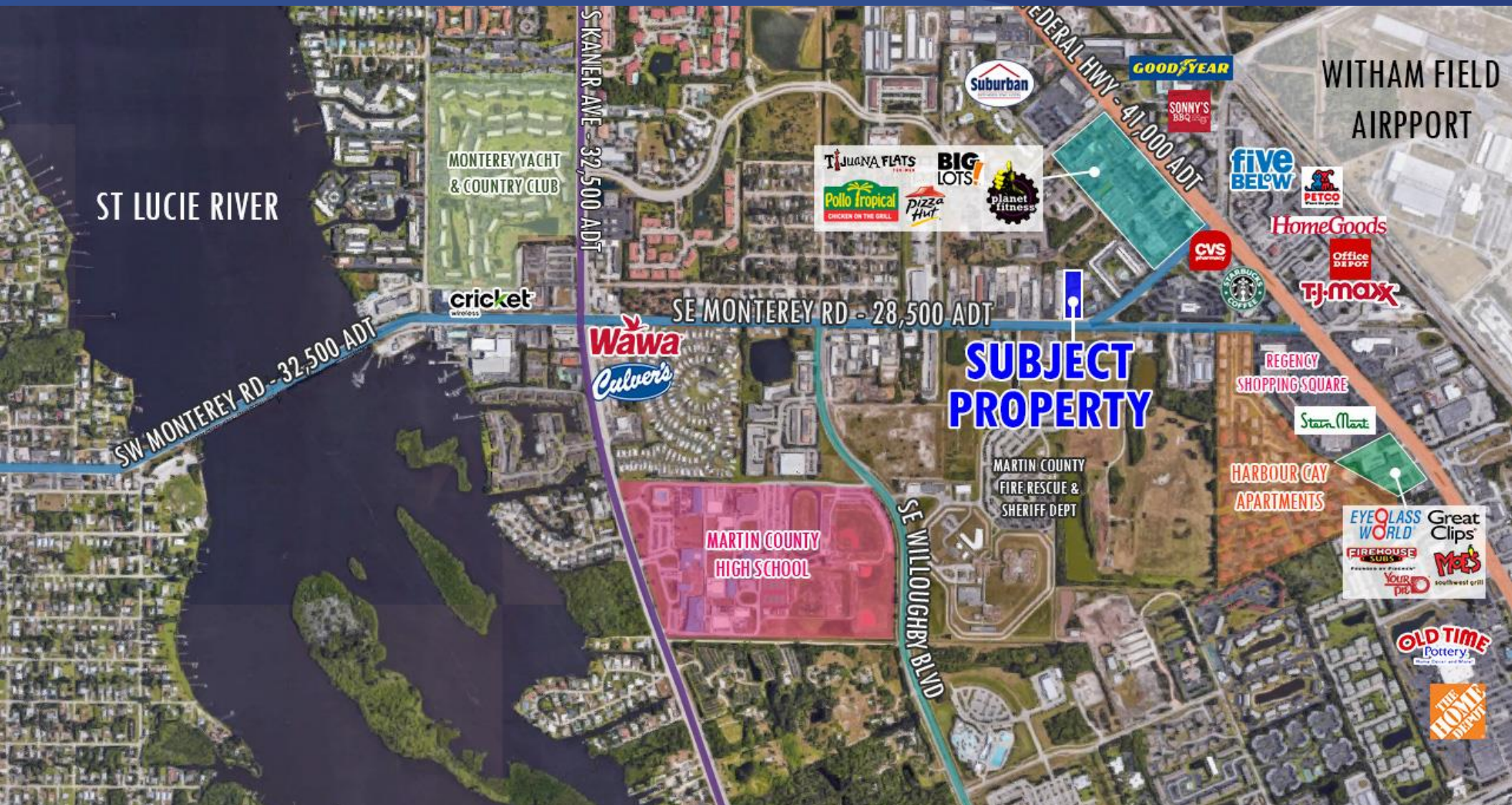


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TRADE AREA MAP



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