

Advance Auto Parts, Wareham, MA

8.2% CAP Net Lease Investment

Commercial
Realty Advisors

**6,688+/- Sq. Ft. High Visibility Retail Building, Net Lease Investment,
for Sale on Marion Road in Wareham, MA**



Contact **Kevin Pepe** at Commercial Realty Advisors at 508-862-9000 ext 105 and kpepe@comrealty.net

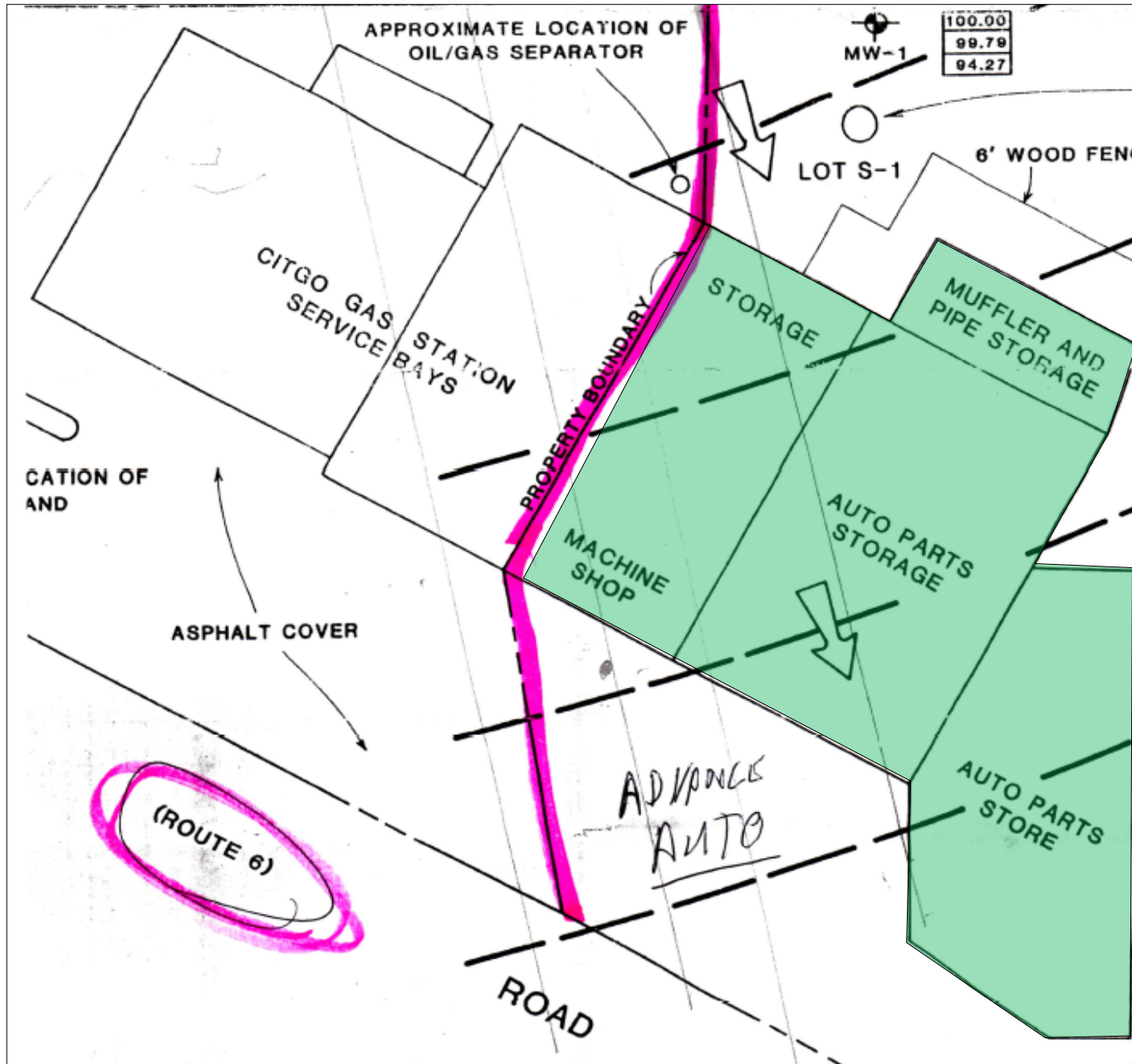
Investment Highlights

- Advance Auto Parts corporate guaranteed lease (NYSE: AAP) Recent renewal with 5 years remaining
- Advance Auto Parts branded auto parts retail store
- More than 11,900 residents (AHHI \$66,713) with a diverse employee pool.
- Located on busy Massachusetts Route 6 (Marion Road) near other national and regional tenants such as Shaws, Walgreens, Supercuts and Aubuchon Hardware




**For Sale for
\$750,000**




Building Layout

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Traffic Count:

VOLUME COUNT			
	Date	Int	Total
	Tue 1/14/2020	15	9,601
	Mon 1/13/2020	15	9,239
			

SPEED					
	Date	Int	Pace	85th	Total
	Tue 1/14/2020	15	35 - 45	44	9,601
	Mon 1/13/2020	15	35 - 45	44	9,239
					

278 Marion Road, Wareham, MA 02571

Property Aerial Map

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Property Photos

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License #6295

Commercial Realty Advisors | 222 West Main Street, Hyannis, MA 02601 | 508-862-9000 | www.comrealty.net



Demography

Household Type	Married Couples	Married Without Kids	Married Couples	Married Couples	Married Couples
Average Household Size	2.49	2.3	2.43	2.48	2.55
Median Age	40.3	45.9	46.3	49.6	34.2
Diversity Index	47.5	34	33.7	32.6	70.4
Median Household Income	\$55,000	\$48,000	\$53,000	\$98,000	\$39,000
Median Net Worth	\$98,000	\$104,000	\$124,000	\$451,000	\$21,000
Median Home Value	\$180,000	\$141,000	\$189,000	\$346,000	—
Homeownership	70.7 %	73.6 %	78.1 %	85.4 %	47.8 %
Average Monthly Rent	—	—	—	—	\$890
Employment	Professional, Management or Administration	Professional or Services	Professional or Services	Professional or Management	Services, Professional or Administration
Education	High School Graduate	College Degree	College Degree	College Degree	High School Graduate
Preferred Activities	Take U.S. vacations . Play blackjack, poker online.	Attend church; are members of fraternal orders . Read; go fishing; play golf.	Might invest in real estate . Own pet dogs or cats.	Contract for home care services . Prefer natural, organic products	Go online for games; visit dating websites, chat rooms . Play bingo, video games.
Financial	Budget wisely	Have retirement income, Social Security	Belong to AARP, veterans' clubs	Invest actively; use financial planners	Have loans to pay bills
Media	Watch Animal Planet, Discovery, History Channel	Watch country, Christian TV channels	Watch CMT, History Channel, Fox News	Support public TV/radio	Watch Comedy Central, Nickelodeon, PBS Kids Sprout
Vehicle	Own domestic truck or SUV	Own domestic SUVs, trucks	Own 4-wheel drive trucks	Choose late-model luxury cars, SUVs	Enjoy fun-to-drive cars

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Property Location Map



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