



In Association with ParaSell, Inc.  
A Licensed Ohio Broker #REC.2020005946



## Toledo Metro (Fremont), Ohio

- Low Rent, Low Price Point
- Rare True Absolute NNN Corporate Lease
- Brand-New Early 5-Year Extension
- 25-Year Operating History at Site

619 E State St, Fremont, OH 43420

[View Map](#)

Offering Memorandum



# Advisory Team

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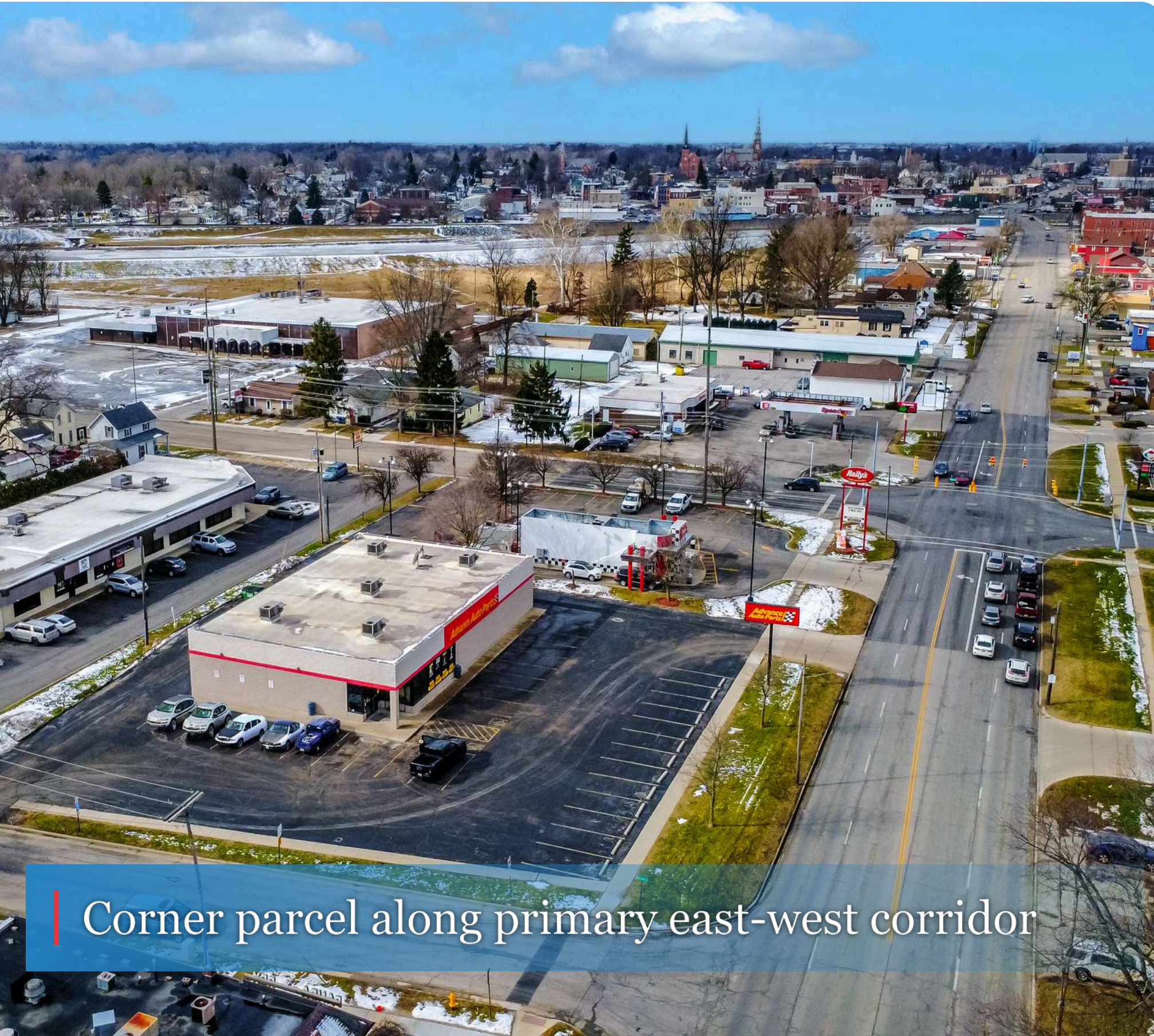


Century Partners Real Estate, Inc.  
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| 25- Year Operating History, Rare True Absolute NNN Lease



Price  
\$672,000

Cap Rate  
7.50%

NOI  
\$50,400

### Investment Highlights

- Rare true Absolute NNN lease with 5.5 years remaining
- Tenant recently extended for 5 years
- Rent increases in option periods (see next page)
- Tenant has operated at location over 25 years
- High-visibility corner parcel on main thoroughfare — 12,000+ VPD

### Location Highlights

- Primary east-west thoroughfare in city — State/Street US Route 20 Business
- Fremont is county seat of Sandusky County, located between Toledo and Cleveland / Akron
- Significant industrial base including Kraft Heinz, Green Bay Packaging, Crown Battery, and Fremont Municipal Airport

### Tenant Highlights

- Advance Auto Parts has nearly 5,000 stores across the USA
- One of the most established auto parts brands operating since the 1930s
- Industry Powerhouse: Advance Auto Parts owns Carquest and Worldpac, both major distributors with a nationwide network



Lease Summary

Tenant Name	Advance Auto Parts
Lease Type	Absolute NNN
Guaranty	Corporate Guaranty
Rent Increases	See Table*
Term Remaining	5.5 Years
Lease Ends	May 31, 2030
Options	2, 5-Year

Physical Description

Address	619 E State St, Fremont, OH 43420
Building Size	6,500 SF
APN:	34-50-00-1741-00
Land Size	0.46 Acres
Year Built	1995

Price                      Cap Rate                      NOI  
**\$672,000**                      **7.50%**                      **\$50,400**

Rent Schedule	Annual Rent	Monthly Rent	Cap Rate	Rent / SF
<b>Current</b>	\$50,400	\$4,200	7.50%	\$7.80
<b>Option 1</b>				
June 1, 2030 - May 31, 2035	\$78,584	\$6,548	10.19%	\$12.09
<b>Option 2</b>				
June 1, 2035 - May 31, 2040	\$86,443	\$7,203	11.21%	\$13.30



Subject  
Property

 prairie flower.

**Rally's**

 Speedway

**Advance Auto Parts**

**Advance Auto Parts**

E State St. / Route 20 Business — 12,300 VPD

5.5-year term, \$4,200/month rent (Absolute NNN), with two 5-year renewal options

Downtown Fremont



Sundusky River

Subject Property



Route-20 Business - 12,300 VPD



### About Advance Auto Parts

Advance Auto Parts, Inc. is a leading automotive aftermarket parts provider, serving both professional installers and DIY customers across the U.S., Canada, Puerto Rico, and the U.S. Virgin Islands. The company operates retail stores, Worldpac branches, and supports independently owned Carquest-branded stores in North America, Mexico, and the Caribbean. Offering a wide range of replacement parts, batteries, accessories, and maintenance items, Advance Auto Parts caters to repair shops, dealerships, and individual vehicle owners. Through its strong supply chain, e-commerce presence, and strategic acquisitions like Worldpac and Carquest, the company ensures reliable product availability and efficient service.




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Public/Private	Public: (NYSE: AAP)
Headquarters	Raleigh, NC
Locations	4,800+
Website	<a href="http://corp.advanceautoparts.com">corp.advanceautoparts.com</a>

## About Fremont, Ohio

Fremont, Ohio, located in the greater Toledo metro, presents a stable market with growth opportunities in retail, automotive services, and small business development in 2024. As the county seat of Sandusky County, Fremont benefits from a strategic location along major highways, supporting a steady flow of local and regional commerce. The city's economy is driven by manufacturing, healthcare, and agriculture, with a supportive business environment for entrepreneurs.

Retail and service industries continue to see demand, particularly in auto repair, dining, and essential goods. With a moderate cost of living and a strong labor force, Fremont offers potential for businesses seeking to expand in a growing but cost-efficient Midwest market.



## Demographic Highlights

**27,754**

5-Mile Population

**11,922**

5-Mile Households

Radius	1-Mile	3-Mile	5-Mile
Population (2024)	8,085	24,055	27,754
Average Household Income	\$55,481	\$64,196	\$66,013
Households	3,488	10,343	11,922

## Major Employers in Fremont





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