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## Horvath & Tremblay sells Advance Auto Parts store for \$1.5 million

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New Haven, CT Bob Horvath, Todd Tremblay, Matt Nadler, and Dan Bernardini of Horvath & Tremblay have completed the sale of Advance Auto Parts. Horvath & Tremblay exclusively represented the seller and procured the buyer to complete this transaction at a sale price of \$1.5 million.

Advance Auto Parts is located at 471 Foxon Blvd. Constructed in 1997, Advance Auto Parts has been at this location for 26 years and recently extended their lease, demonstrating their commitment to the site and the market. Advance Auto Parts has 8+ years remaining on their lease with one, five-year renewal option. The lease features an attractive rent increase at the start of their renewal option. Advance Auto Parts is responsible for all operating expenses (real estate taxes, insurance, and common area maintenance) as well as repairs and striping of the parking lot. Advance Auto Parts is ideally situated along Foxon Blvd. (CT Rte. 80), the area's primary commercial and commuter corridor. The property has visibility, frontage and signage and is adjacent to KFC and Walgreens and across the street from an Aldi anchored shopping center. The property is 0.5-miles from Walmart Supercenter and Lowe's, 0.8-miles from I-91, one-mile from US Rte. 5, and 3.5-miles from downtown, Yale University, I-95 and US Rte. 1. The property is surrounded by national retailers

driving traffic to the area, and densely populated residential communities and neighborhoods that provide a built-in customer base.

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