ADVANCE AUTO PARTS™

8412 KNOXVILLE AVENUE
PEORIA, IL 61615



ONE OF THE LARGEST AUTOMOTIVE AFTERMARKET PARTS PROVIDERS IN THE U.S.A

LOCATED ON THE NE CORNER OF KNOXVILLE AVE AND W ALTORFER LANE, WITH AN AADT OF 20,400

ADVANCE AUTO PARTS HAS BEEN A FORTUNE 500 COMPANY FOR OVER 20 YEARS, GENERATING OVER $8.6 BILLION IN REVENUE IN 2025

FOR SALE
ASKING PRICE $1,650,000

RIPCO
INVESTMENT SALES

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EXCLUSIVE AGENTS

RYAN LUNDGREN
rlundgren@ripcofl.com
847.287.0616

ARI RAVI
aravi@ripcofl.com
727.452.6864

NATHAN TIMMONS
Managing Director

JOE SIMPSON
Director

CHRIS LUKE
Analyst

RACHEL ECKERT
Marketing Coordinator

ALEC KRENISKY
Marketing Manager

BRIAN BROCKMAN – BROKER
License #:471020548
Bang Realty-Illinions,Inc
bor@bangrealty.com
513-898-1551

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SECTION 1

EXECUTIVE SUMMARY

INVESTMENT OVERVIEW

FINANCIAL SNAPSHOT

INVESTMENT HIGHLIGHTS

INVESTMENT OVERVIEW

RIPCO Real Estate is pleased to offer for sale **8412 Knoxville Ave,** a 6,889 SF commercial property located on the northeast corner of the intersection of Knoxville Ave and W Altorfer Lane in Peoria, IL. The property is leased to Advance Auto Parts on a NN basis and operates as a convenience-focused automotive retail business that supplies parts, batteries, fluids, and basic care products to a steady base of local and repeat customers. Advance Auto Parts, Inc. (NYSE: AAP) is one of the largest automotive aftermarket parts providers in the United States, operating more than 4,300 company locations across the country. Advance Auto Parts has occupied the property since 2016 with five years remaining on the current term. This stretch of Knoxville Ave where the property is located has an AADT of 20,400. Within 3 miles of 8412 Knoxville Ave, there is a population of 32,421 and an average household income of $127,452.

The asset would be an attractive opportunity for investors looking for minimal landlord responsibilities, occupied by a strong national tenant with dedication to the location, and located on Knoxville Ave, a primary north-south arterial road in Peoria.

PROPERTY SUMMARY

Address	8412 Knoxville Avenue, Peoria, IL 61615
Building Size	±6,889 SF
Land Area	0.95 AC
Year Built	2016
Frontage	±240′ on Knoxville Avenue ±198′ on W Altorfer Lane
Traffic Counts	20,400 AADT
Zoning	C1- General Commercial
Population *within a 3-mile radius*	32,421

THE OFFERING

LISTING PRICE	NOI	BUILDING SIZE
$1,650,000	$115,000	±6,889 SF



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FINANCIAL SNAPSHOT

LEASE SUMMARY	
Lease Type	NN
Square Feet	±6,889 SF
Roof & Structure	Landlord Responsible
Parking	Tenant Responsible
Real Estate Taxes	Tenant Responsible
Insurance	Tenant Responsible
Lease Start	3/17/2016
Lease Expiration	3/31/2031
Lease Term Remaining	4.75 Years
Options Remaining	Three 5-Year Options

RENT SCHEDULE	RENT TERM	ANNUAL RENT	RENT PSF	RENT INCREASES
Current Term	3/17/2016-3/31/2031	$115,000.00	$16.69	-
Option 1	4/1/2031-3/31/2036	$120,750.00	$17.53	+5%
Option 2	4/1/2036-3/31/2041	$126,788.00	$18.40	+5%
Option 3	4/1/2041-3/31/2046	$133,127.00	$19.32	+5%

INVESTMENT AT A GLANCE

LISTING PRICE
$1,650,000

NOI
$115,000

YEAR BUILT
2016

BUILDING SIZE
±6,889 SF

LOT SIZE
±0.95 AC

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INVESTMENT HIGHLIGHTS

#1 STRONG NATIONAL TENANT

- Advance Auto Parts, Inc. (NYSE: AAP) is one of the largest automotive aftermarket parts providers in the United States, operating more than 4,200 company locations across the country
- Advance Auto Parts has been a Fortune 500 company for over 20 years, generating over $8.6 billion in revenue in 2025
- Advance Auto Parts' national presence, essential product offering, and recurring demand tied to routine vehicle maintenance and repair, drives consistent customer traffic and long term cash flow for the landlord

#2 STABLE CASH FLOW

- Advance Auto Parts has 4.75 years remaining on their current lease with three 5-year options remaining. The option periods include +5% rental increases in each period
- Tenant is on a NN lease, reducing the financial responsibilities of the landlord and stabilizing cash flow

#3 STRATEGIC LOCATION

- The asset is located on the northeast corner of the intersection of Knoxville Ave and W Altorfer Ln in Peoria, with an AADT of 20,400
- The property is in Peoria County, which is regarded as the economic and healthcare hub of Central Illinois with major employers such as Caterpillar (12,000 employees) and OSF Healthcare (13,500 employees)

#4 STRONG DEMOGRAPHICS

- 32,421 population within a 3-mile radius
- $127,452 average household income within a 3-mile radius

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SECTION 2

PROPERTY INFORMATION

REGIONAL MAP

PROPERTY DETAILS

RETAIL AERIAL

SITE PLAN

REGIONAL MAP

Google Maps Click Here



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PROPERTY DETAILS

PROPERTY SUMMARY	
Address	8412 Knoxville Avenue, Peoria, IL 61615
County	Peoria
Parcel ID	14-04-301-024
Frontage	±240' on Knoxville Avenue ±198' on W Altorfer Lane
Land Area	0.95 AC
Total parking	30 Parking Spaces, 2 Handicap Stalls

BUILDING SUMMARY	
Year Built	2016
Number of Buildings	1
Stories	1
Building Size	±6,889 SF

ZONING INFORMATION	
Zoning	C1 - General Commercial (City of Peoria)
Flood Zone	X - Area of minimal flood hazard

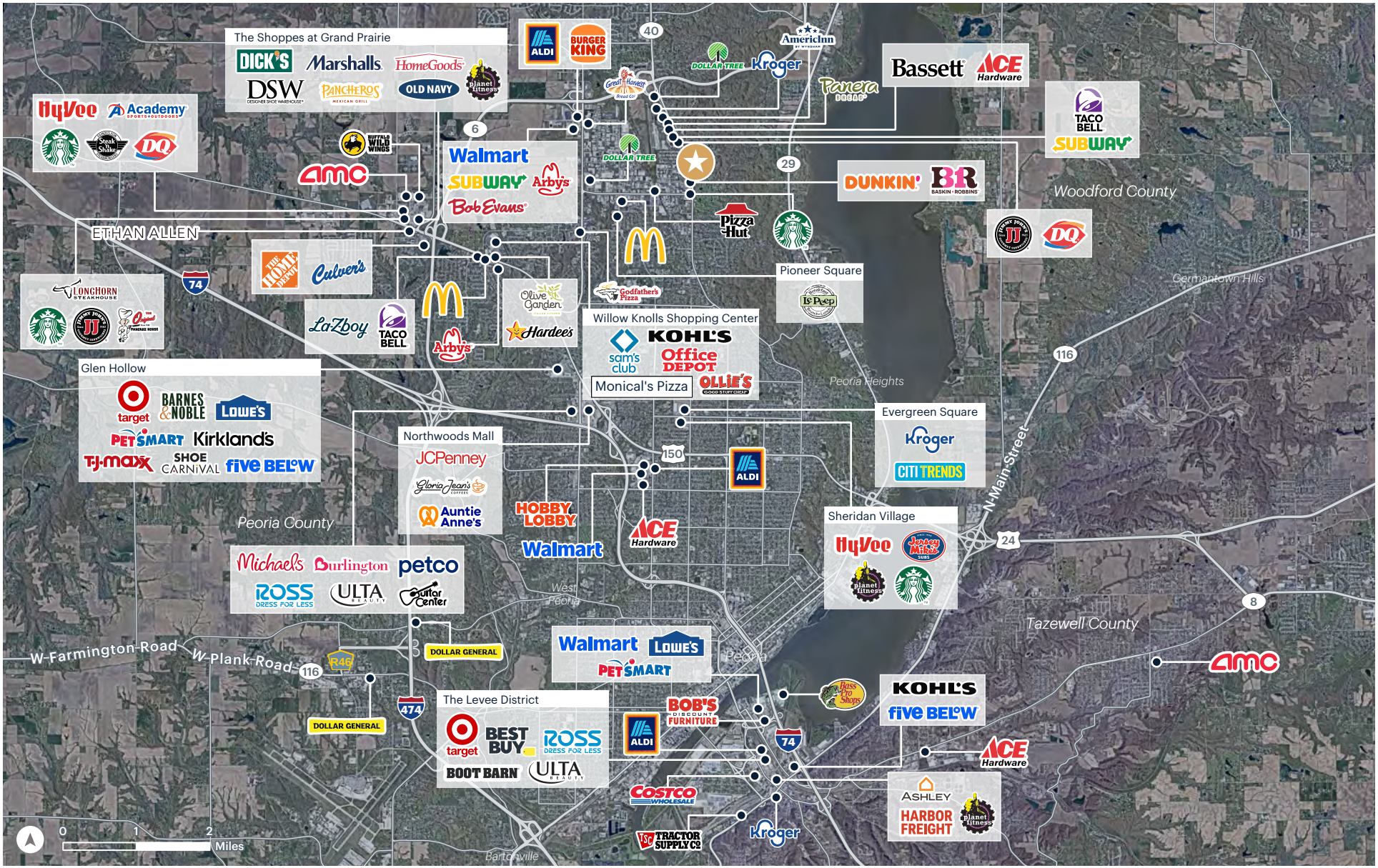




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RETAIL AERIAL



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SITE PLAN



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SECTION 3

MARKET OVERVIEW

DRONE RETAIL AERIALS

MARKET OVERVIEW

DEMOGRAPHICS


MOUNT HAWLEY AUXILIARY AIRPORT
Kroger
DOLLAR TREE
FORTRESS BANK
ACE Hardware
TACO BELL
Panera BREAD
Commerce Bank Member FDIC
DQ
JIMMY JOHN'S GOURMET SANDWICHES
Home of the Original Avanti's Ristorante
W ALTORFER LANE
KNOXVILLE AVENUE | 20,400 AADT
N
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MARKET OVERVIEW
PEORIA, ILLINOIS

Peoria is one of the largest cities in Central Illinois and serves as a major economic and transportation hub along the Illinois River. Home to approximately 110,000 residents and centrally positioned between Chicago and St. Louis, the city benefits from a diverse economy anchored by manufacturing, healthcare, logistics, and professional services. As the principal city within the Peoria metropolitan area, it supports a regional population of more than 400,000 residents and functions as a key commercial center for the surrounding communities. Peoria's strategic location, skilled workforce, and established infrastructure have made it a longstanding center for industry and commerce throughout the Midwest, attracting both national corporations and growing local businesses. Supported by extensive highway, rail, air, and river transportation networks, the city continues to experience investment across a variety of sectors, reinforcing its role as one of Illinois' most important economic engines outside of the Chicago metropolitan area.

STRONG ECONOMIC FOUNDATION

Peoria is home to a broad employment base led by advanced manufacturing, healthcare, education, and distribution industries. Major employers, including Caterpillar, OSF HealthCare, and UnityPoint Health, contribute to the region's economic stability while supporting continued investment and job growth across Central Illinois.

STRATEGIC LOCATION

Situated along Interstate 74 and U.S. Routes 24, 150, and Illinois Route 6, Peoria offers exceptional regional connectivity to major Midwestern markets. The city also benefits from access to rail infrastructure, barge transportation along the Illinois River, and passenger service through General Wayne A. Downing Peoria International Airport.

DIVERSE ECONOMY

Peoria's economy is driven by a mix of manufacturing, healthcare, logistics, agriculture, and business services. The region has long been recognized as a center for heavy equipment production and continues to attract investment from companies seeking a cost-effective location with access to skilled labor and transportation networks.

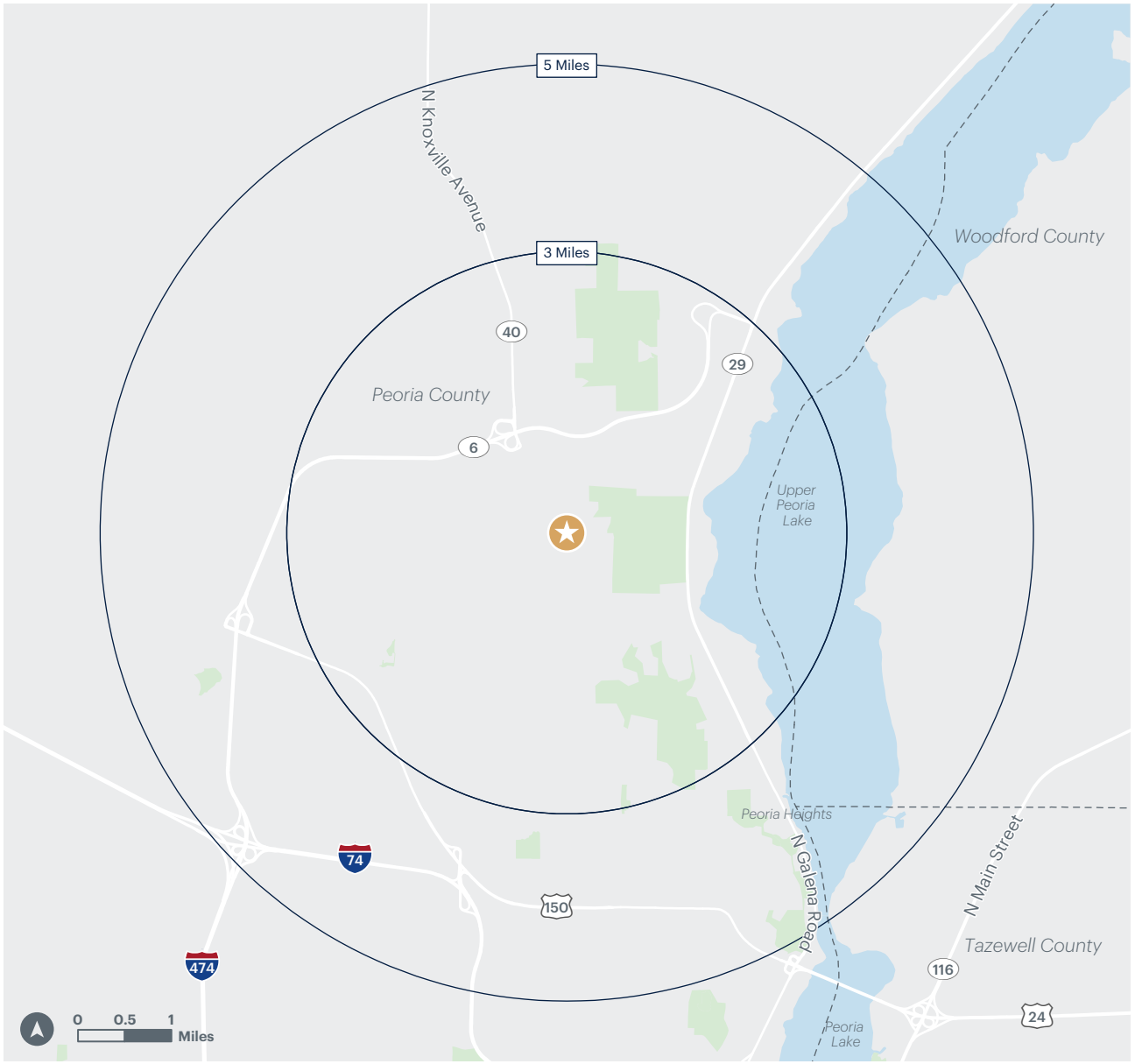




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DEMOGRAPHICS 2026



POPULATION

3 mile	32,421
5 mile	82,428

POPULATION DENSITY
(POPULATION PER SQ. MILE)

3 mile	1,312
5 mile	1,211

HOUSEHOLDS

3 mile	14,656
5 mile	37,435

AVERAGE HOUSEHOLD INCOME

3 mile	$127,452
5 mile	$116,443

AVERAGE HOME VALUE

3 mile	$281,448
5 mile	$249,542

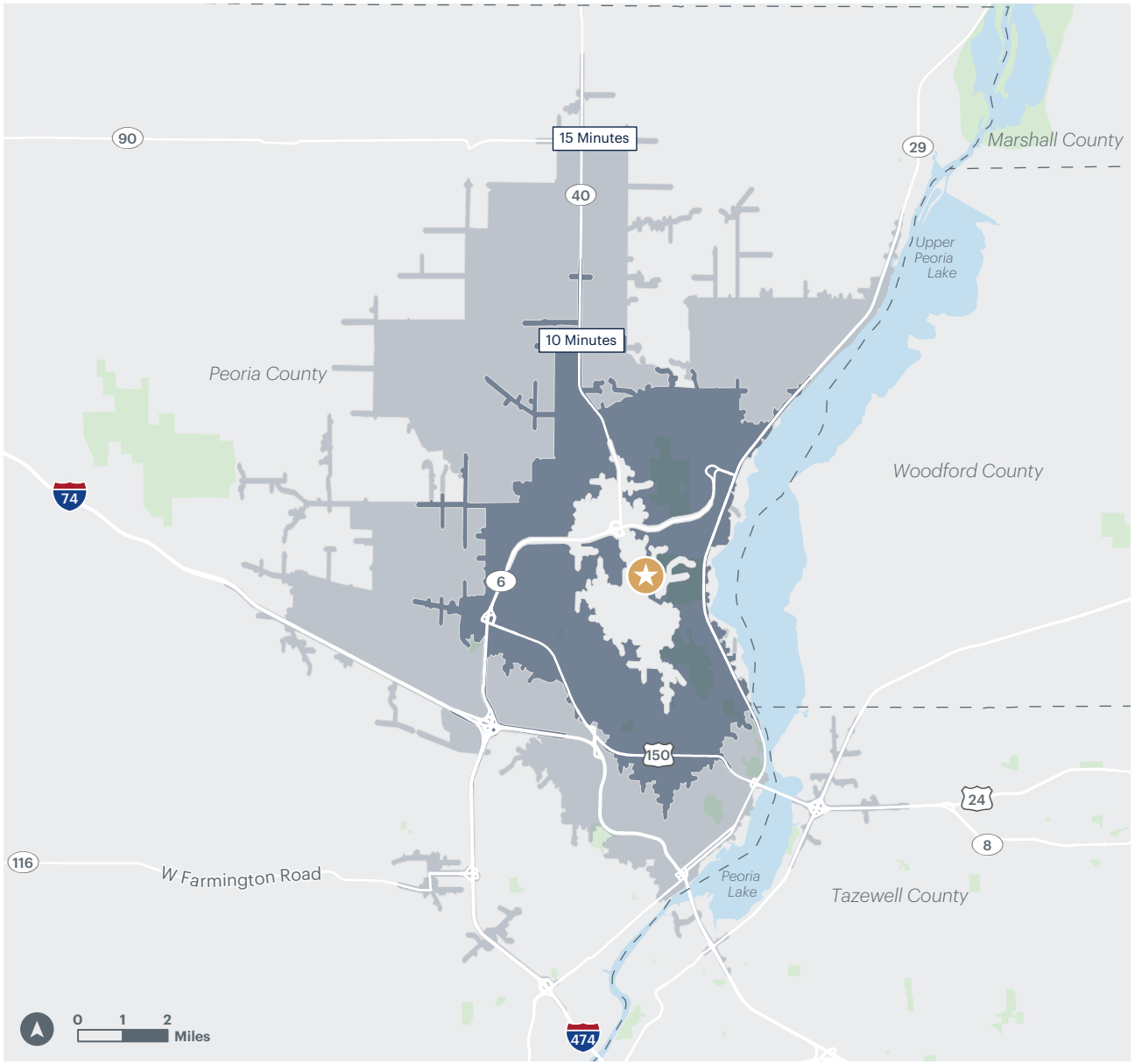
TOTAL BUSINESSES

3 mile	1,753
5 mile	3,506

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DRIVETIME DEMOGRAPHICS 2026



POPULATION

10 minute	59,069
15 minute	109,703

POPULATION DENSITY
(POPULATION PER SQ. MILE)

10 minute	1,446
15 minute	998

HOUSEHOLDS

10 minute	26,910
15 minute	48,274

AVERAGE HOUSEHOLD INCOME

10 minute	$119,785
15 minute	$109,002

AVERAGE HOME VALUE

10 minute	$257,921
15 minute	$237,266

TOTAL BUSINESSES

10 minute	2,900
15 minute	5,003

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SECTION 4

OCCUPANCY

TENANT DESCRIPTION

TENANT DESCRIPTION

ADVANCE AUTO PARTS		advanceautoparts.com
Leased SF / % of GLA		±6,889 SF / 100%
Lease Start		3/17/2016
Lease Expiration		3/31/2031
Lease Term Remaining		4.75 Years
Rental Income	Annually:	$115,000

Advance Auto Parts, Inc. is one of the largest automotive aftermarket parts providers in North America, supplying replacement parts, accessories, batteries, and maintenance products for both professional installers and do-it-yourself customers. Founded in 1932, the company operates thousands of retail locations across the United States, Canada, Puerto Rico, and the Caribbean, serving millions of motorists with products designed to keep vehicles operating safely and efficiently.

Advance Auto Parts offers an extensive selection of automotive components, including brake systems, engine parts, filters, motor oil, spark plugs, tools, wiper blades, and diagnostic equipment. The company also provides battery testing and installation, check-engine light diagnostics, and other in-store services intended to simplify vehicle maintenance and repair. Through a combination of retail stores, distribution centers, and digital platforms, Advance Auto Parts delivers convenient access to essential automotive products for a broad customer base.

Serving both individual consumers and commercial clients, Advance Auto Parts focuses on providing dependable products, knowledgeable customer support, and reliable service. Its strategically located stores are positioned in high-traffic urban, suburban, and neighborhood markets, allowing customers to quickly obtain the parts and equipment needed for routine maintenance and unexpected repairs. By emphasizing product availability, operational efficiency, and customer service, Advance Auto Parts has established itself as a recognized leader within the automotive aftermarket industry, helping drivers maintain and extend the life of their vehicles.





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CONTACT EXCLUSIVE AGENTS

RYAN LUNDGREN
rlundgren@ripcofl.com
847.287.0616

ARI RAVI
aravi@ripcofl.com
727.452.6864

NATHAN TIMMONS
Managing Director

JOE SIMPSON
Director

CHRIS LUKE
Analyst

RACHEL ECKERT
Marketing Coordinator

ALEC KRENISKY
Marketing Manager

BRIAN BROCKMAN – BROKER
License #:471020548
Bang Realty-Illinois, Inc
bor@bangrealty.com
513-898-1551

FOR FINANCING INQUIRIES

XANDER KORLIK
xkorlik@ripcony.com
727.546.2845

ADAM HAKIM
ahakim@ripcony.com
646.290.2011

JAMES MURAD
jmurad@ripcony.com
646.290.2012

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