



FranklinStreet

Proposal



ADVANCED AUTO PARTS

1040 N MAIN ST, Madisonville, KY 42431

1995 Year Built

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CONFIDENTIALITY AGREEMENT

This is a confidential Proposal intended solely for your limited use and benefit in determining whether you desire to express further interest into the acquisition of the Subject Property.

This Proposal contains selected information pertaining to the Property and does not purport to be a representation of state of affairs of the Owner or the Property, to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition, and other factors beyond the control of the Owner or Franklin Street Real Estate Services, LLC. Therefore, all projections, assumptions, and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to all interested and qualified prospective purchasers. Neither the Owner or Franklin Street Real Estate Services, LLC. , nor any of their respective directors, officers, affiliates or representatives are making any representation or warranty, expressed or implied, as to the accuracy or completeness of this Proposal or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Proposal or use of its contents; and you are to rely solely on your own investigations and inspections of the Property in evaluating a possible purchase of the real property.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Proposal. The Owner shall have no legal commitment or obligation to any entity reviewing this Proposal or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered, and approved by the Owner and any obligations therein have been satisfied or waived.

By receipt of the Proposal, you agree that this Proposal and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Proposal or any of its contents to any other entity without the prior written authorization of the Owner or the Franklin Street Real Estate Services, LLC.

Furthermore, you agree not to use this Proposal or any of its contents in a manner detrimental to the interest of the Owner or Franklin Street Real Estate Services, LLC. In this Proposal, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are so advised and expected to review all such summaries and other documents of whatever nature independently and not to rely on the contents of this Proposal in any manner.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR FRANKLIN STREET REAL ESTATE SERVICES, LLC AGENT FOR MORE DETAILS.

Disclaimer: The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Franklin Street has not verified, and will not verify, any of the information contained herein. All potential buyers must take appropriate measures to verify all of the information set through the due diligence period.

FOCUSED ON DEBT & EQUITY

At Franklin Street Capital Advisors, we take a proactive and knowledgeable approach to arranging debt and equity for income-producing real estate investments. The Franklin Street family of companies collaborates across multiple business sectors, using real-time information and accurate market statistics, which results in aggressive loan terms and surety of execution. Franklin Street Capital's development and investment banking experience gives us a depth of skill sets and competencies that allow us to negotiate superior solutions. We take all aspects of the real estate investment continuum into account when analyzing an asset, including the dynamics of the market, economic highlights of the project, and the current state of real estate capital markets.

PROPERTY TYPES

- Multifamily
- Retail
- Single Tenant
- Mixed Use
- Office
- Student Housing
- Industrial/Flex
- Hospitality
- Self-Storage
- Assisted Living
- Land
- Specialty Properties



\$2.4B+
Loan originations



1,500+
Debt and Equity Sources
Nationwide

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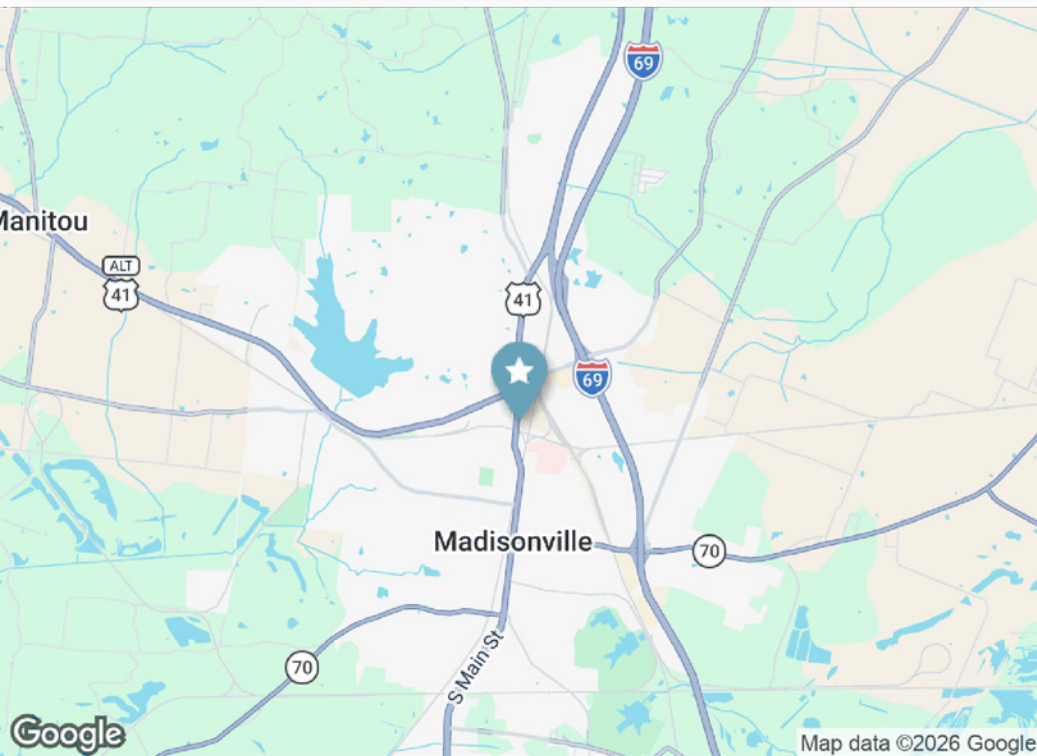
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ADVANCED AUTO PARTS

1040 N MAIN ST, Madisonville, KY 42431

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PROPERTY DESCRIPTION

INVESTMENT SUMMARY

Franklin Street is pleased to present the exclusive offering of a single-tenant, double-net (NN) Advance Auto Parts located at 1040 N Main Street in Madisonville, Kentucky. Positioned along North Main Street — the city's primary commercial spine and a direct extension of U.S. Route 41 — the property benefits from exceptional street frontage, convenient access, and over 20,000 vehicles per day in daily traffic, serving the daily-needs retail demand of Madisonville's established residential communities and a regional trade area drawing from across Hopkins County.

The lease features six years of remaining term with one five-year renewal option, generating \$62,700 in net operating income against a vehicle-dependent consumer base with a daytime population of over 30,000 within five miles. Advance Auto Parts operates this location as part of its strategically optimized national portfolio, having completed a deliberate restructuring of its store base in 2024–2025, the retained locations represent the brand's highest-conviction, longest-tenured assets in their respective markets, reinforcing the long-term significance of this site to Advance's regional presence.

Founded in 1929 and headquartered in Raleigh, North Carolina, Advance Auto Parts is one of the largest automotive aftermarket parts providers in North America, operating approximately 4,285 stores across the U.S., Canada, Puerto Rico, and the U.S. Virgin Islands with \$8.6 billion in net sales (FY2025). Madisonville's role as the dominant commercial and employment center of Hopkins County, its manufacturing-anchored economy supported by major employers including GE Aviation and Baptist Health Madisonville, and the consistent vehicle-dependent traffic patterns along the North Main Street corridor make this a compelling net lease investment in one of western Kentucky's most established regional trade markets.



ADVANCED AUTO PARTS

1040 N MAIN ST, Madisonville, KY 42431
1995 Year Built

Sale Price:	\$902,000
Cap Rate:	7.45%
NOI:	\$67,200

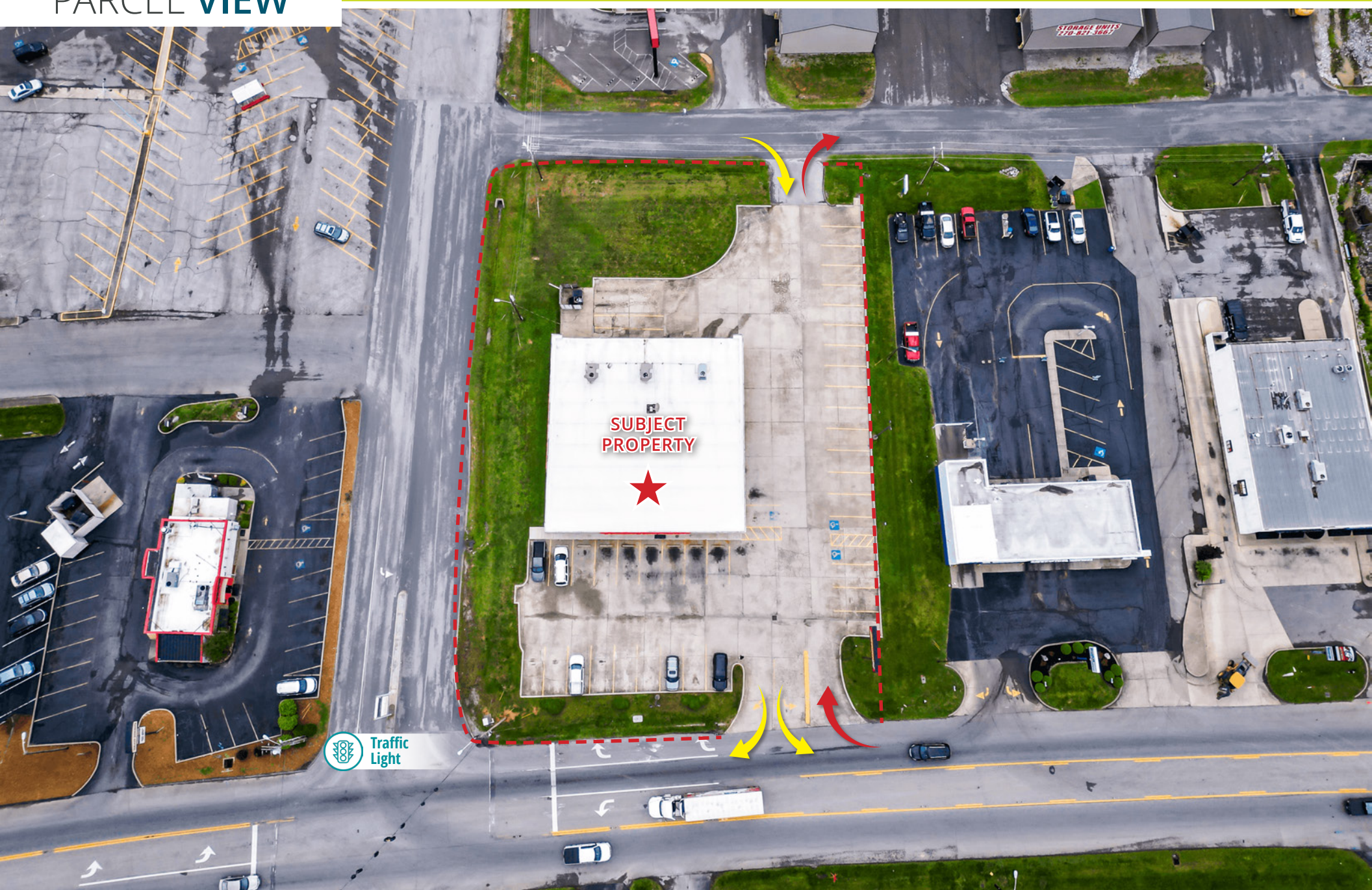


OFFER SUMMARY

INVESTMENT HIGHLIGHTS

- Single-tenant, double-net (NN) Advance Auto Parts.
- Prime location along North Main Street with traffic counts exceeding 20,000+ vehicles per day.
- Purpose-built retail store offering strong street frontage and direct access along U.S. Route 41, dominant retail artery.
- Direct access along Hopkins County's most traveled commercial corridors connecting I-69 to Madisonville's core retail and residential base.
- 30,000+ daytime population within a 5-mile radius, anchored by a manufacturing-driven workforce with consistent demand.
- Average household income of \$66,825 within five miles, closely aligned with Advance Auto Parts' core customer profile.
- Located within Madisonville's dominant retail center - a commercial hub drawing regional traffic from multiple counties.
- Needs-based, automotive parts and maintenance demand remaining non-deferrable regardless of market conditions.
- 6-year remaining lease term with one (1) five-year renewal option, delivering immediate, passive income.

PARCEL VIEW



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MARKET OVERVIEW

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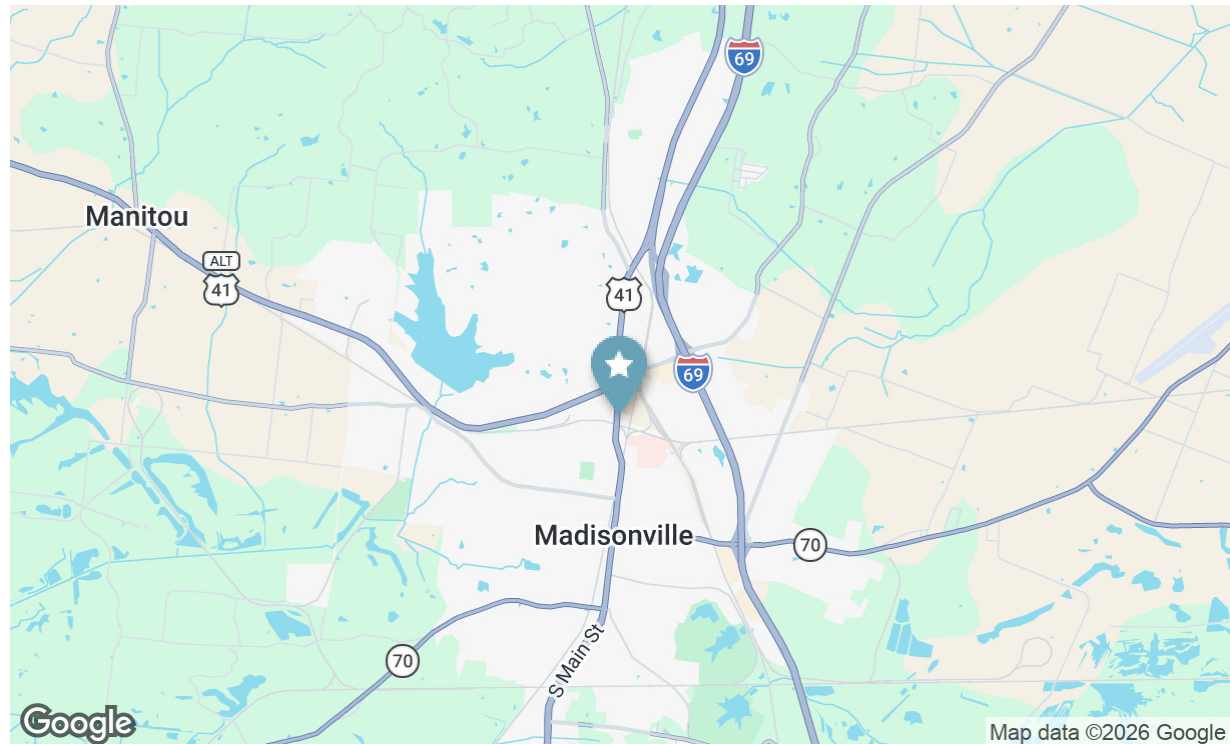
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LOCATION OVERVIEW

ABOUT MADISONVILLE

The Madisonville market serves the broader central Kentucky region, supported by a diverse employment base, a resilient economy, and its strategic position along I-69 and U.S. Route 41. Madisonville benefits from sustained industrial strength, anchored by major employers including Madisonville Railroad Company, GE Aviation, International Automotive Components Group, and Baptist Health Madisonville, a regional medical campus, drawing hundreds of patients and employees.

U.S. 41 represents Madisonville's most established and heavily traveled commercial arteries, functioning as the primary retail spine connecting I-69 to the city's core residential and employment base. Retail fundamentals remain active with major national tenants such as CVS, Kroger, Lowe's, Walgreens, McDonald's, Enterprise, Hobby Lobby, and Starbucks. Daily traffic counts exceeding 20,000 vehicles, combined with the dominant 45,000+ county population, there remains sustained demand for needs-driven commercial properties like Advanced Auto Parts.



SOUTH EAST AERIAL



NORTH AERIAL



NORTH EAST AERIAL

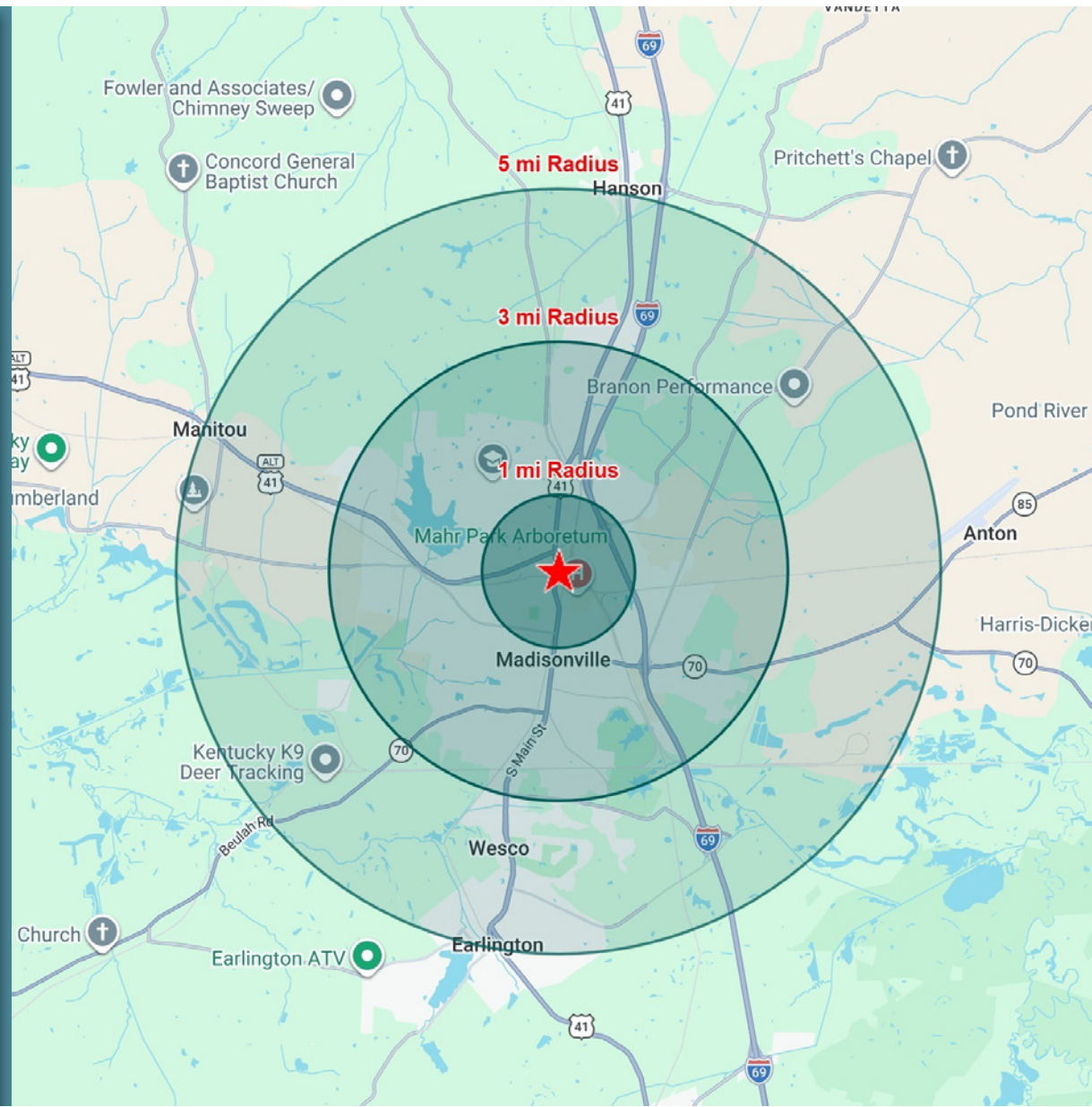


AREA OVERVIEW

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION			
Total population	10,650	24,556	30,324
Median age	43.8	43.2	37.5
Median age (Male)	45.5	43.9	35.3
Median age (Female)	39.2	40.3	37.6
HOUSEHOLDS & INCOME			
Total households	4,348	10,157	12,530
# of persons per HH	2.8	2.8	2.6
Average HH income	\$73,335	\$79,163	\$77,606
Median HH income	\$62,074	\$63,580	\$62,207

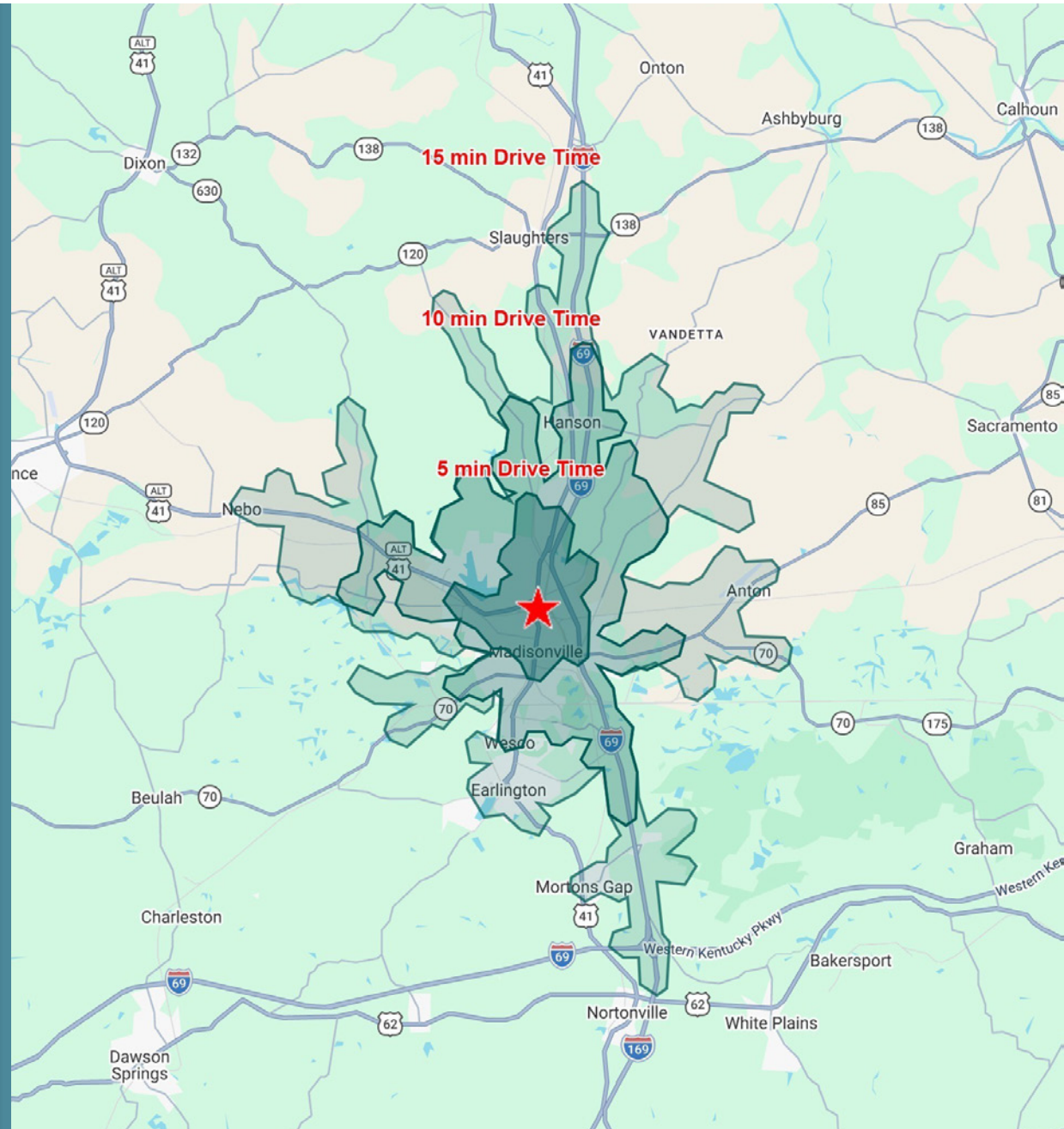
* Demographic data derived from 2020 ACS - US Census



DRIVE TIME DEMOGRAPHICS

DEMOGRAPHICS

	5 MIN	10 MIN	15 MIN
POPULATION			
Estimated Population (2025)	10,650	24,556	30,324
Projected Population (2030)	10,481	24,113	29,875
Census Population (2020)	10,732	24,739	30,435
HOUSEHOLDS			
Estimated Households (2025)	4,348	10,157	12,350
Projected Households (2030)	4,281	9,984	12,355
Census Households (2020)	4,345	10,244	12,564
HOUSEHOLD INCOMES			
Estimated Average Household Income (2025)	76,335	79,163	77,606
Estimated Median Household Income (2025)	62,074	63,580	62,207
Average Household Net Worth (2025)	171,206	170,393	166,072



RENT SCHEDULE

Sale Price:	\$902,000
Cap Rate:	7.45%

Year Built:	1995
Occupancy:	100%



Lease	Dates	Annual Rent	Monthly Rent	Cap Rate
Current Term	Jan 2026 – Dec 2030	\$67,200	\$5,600	7.45%
Renewal Period	Jan 2031 – Dec 2035	\$71,050	\$5,920.83	7.88%



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OFFERING SUMMARY

Sale Price: \$902,000

Cap Rate: 7.45%

NOI: \$67,200

Building Size: 7,836 SF

Price PSF: \$115.11

Year Built: 1995

Lot Size: 0.81 Acres

Parking Spaces: 40

Parking Ratio: 5.10/1000 SF

Zoning: GC

Lease Type: NN

Roof: New Roof (2018)

Ownership: Corporate

Lease Start: 4/10/1995

Lease End: 12/31/2030

Term Remaining: 4 Years

Parcel Number: M-31-4-12



18,903 VPD

along North Main Street



1,159 HOUSEHOLDS

within 5 miles of the property



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Presented By:

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