

19
89 | **OVER**
TWENTY
FIVE
YEARS



Black of Horvath & Tremblay brokers \$1.515 million sale of Advance Auto Parts in Niagara Falls

September 04, 2018 - Upstate New York

2701 Military Road - Niagara Falls, NY

Niagara Falls, NY Jeremy Black of Horvath & Tremblay has completed the sale of a free-standing Advance Auto Parts. Black represented the seller to close the transaction at a sale price of \$1.515 million.

Jeremy Black,
Horvath & Tremblay

Advance Auto Parts is located at 2701 Military Rd. The free-standing Property includes a 10,000 s/f building on a 0.82-acre, signalized, corner parcel. Advance Auto Parts has over five years remaining on their lease term plus three, five-year renewal options.

Located at the signalized intersection of Military Rd. and Packard Rd., the property offers visibility and access, just 0.2 miles from exit 23 on the Niagara Thruway (I-190). The property shares the intersection with a Tim Hortons, Mavis Discount Tire, Sunoco Gas & A-Plus Convenience Store and a locally owned restaurant. On average, 24,350 vehicles pass the property daily. The popular Fashion Outlets of Niagara Falls is 0.75 miles from the property on Military Road.

Additional prominent retailers and restaurants drawing consumers to the trade area include Kmart, Walmart, Sam's Club, Wegmans, Save-A-Lot, Big Lots, Hobby Lobby, Ulta Beauty, Bed Bath & Beyond, Petco, Burlington, Joann Fabrics, Longhorn Steakhouse, Chipotle, Qdoba, Chili's, Panera Bread, Olive Garden, Burger King and a Four Seasons Cinema 6 movie complex.

Horvath & Tremblay is one of the most active and successful Investment Real Estate Brokerage firms in the United States. Our advisors specialize in the sale of single tenant net-lease assets and retail shopping centers. They have experience successfully structuring sale lease-back programs, portfolio dispositions, and 1031 exchanges. Horvath & Tremblay is dedicated to being the best source of information and expertise in the marketplace for private investors, developers, institutions, and industry professionals.

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