

FOR SALE

New Construction

O'Reilly Auto Parts

DeMotte, Indiana

1206 S. Halleck Street (U.S. HWY 231), DeMotte, IN 46310



Quality and Integrity You Can Build On!

Price:	\$2,020,455.00
Current Term Expires:	May 31, 2037 plus four (4) five-year options with 6% rental escalations
NOI:	\$111,125.00
Cap Rate:	5.50%
Leasable Area:	7,453 s.f.
NN:	Roof (warranty through 2047), Structure Foundation, Parking Lot

Broker of Record



John P. Fulkerson
Broker
License No. RB 14030404
(219) 863-8023

The Hamstra Group Realty LLC.
219/956-3111 ext. 234



Opened Summer of 2022!

O'REILLY'S AUTO PARTS DEMOTTE, IN FOR SALE

- “BBB “ Standard & Poor’s Credit Rating Fortune 500 Company. Second largest auto parts chain in the US. The current market cap is over \$45B, 2021 annual revenue is over \$11.6B. Multi-year growth in both Sales and Net Worth.
- Great Location – Located on U.S. Highway 231 (South Halleck Street) in the heart of the retail shopping, restaurant, and banking district. Nearby retailers include Strack & Van Til, CVS, Walgreens McDonalds, Pizza Hut, Taco Bell and more .
- Minimal Landlord Responsibilities – This lease offers landlords a limited involvement because the tenant is responsible for taxes, insurance, HVAC, property maintenance and landscaping. The landlord’s responsibility is limited to the roof, slab, structure and parking lot.
- This is a recession resistant and mandated essential business in a secure market with great visibility and strong traffic counts.



Tenant:	O'Reilly Automotive Stores, Inc.
Price:	\$2,020,455.00
Cap Rate:	5.50%
Net Operating Income:	\$111,125.00
Lease Expiration Date:	May 31, 2037
Renewal Option:	Four 5-year
Year Built:	2022 (New Construction)
Building Size:	7,453 square feet
Lot Size:	.94 acres
Lease Type:	NN- Roof*, Structure, Foundation, Parking lot
Subject to Tenant First Right of Refusal	

* Includes original roof warranty through 2047

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