

O'REILLY AUTO PARTS

1611 Pennsylvania Ave
West Mifflin, PA

**representative photo*



Marcus & Millichap

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Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

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INVESTMENT CONTACTS

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Marcus & Millichap

INVESTMENT SUMMARY

THE OFFERING

Marcus & Millichap is pleased to offer for sale the fee simple interest in an O'Reilly Auto Parts property in West Mifflin, PA.

This O'Reilly Auto Parts building is located at 1611 Pennsylvania Ave, West Mifflin, PA. The property consists of a single-story 6,720 SF structure that was built in 1994 on a 1.00 AC lot with masonry construction and a double-net lease in which the landlord is responsible for the roof and structure.

The property is conveniently located off Pennsylvania Ave, a main thoroughfare of West Mifflin, with nearby retailers including: Popeyes, 7-Eleven, Dollar General, AutoZone, Rite Aid, McDonald's, Papa John's, and more.



OVERVIEW

WEST MIFFLIN, PA

PRICE:	\$975,000
NET OPERATING INCOME:	\$52,800
PRICE PER SF:	\$145.09
PRICE PER SF LAND:	\$22.38
RENEWAL OPTIONS:	Four 5-Year
RENT INCREASES:	5% Year 11; 4% 1st Option; 5% 2nd Option; 9% 3rd Options; 5% 4th Option
LEASE TYPES:	NN (Roof & Structure)
LEASE EXPIRATION:	September 24, 2032
TENANTS:	Single
GUARANTOR:	Corporate
RENTABLE AREA:	6,720 SF
LAND AREA:	1.00 AC
CONSTRUCTION:	Masonry
YEAR BUILT:	1994
ADDRESS:	1611 Pennsylvania Ave West Mifflin, PA 15122
APN:	0306-G-00309-0000-00

**representative photo*

INVESTMENT HIGHLIGHTS

**representative photo*

- Low Replaceable Rent | Low Price Point Opportunity | Only O'Reilly For Sale In PA
- 7 Years Remaining | Corporate Guarantee | Investment Grade Tenant
- Dense Population | ±153,973 People within a 5-Mile Radius | Positive Population Growth
- O'Reilly Auto Parts pays for all Property Taxes, Insurance, and Maintenance
- Pittsburgh MSA | ±11-Mile Drive from Downtown Pittsburgh | \$204.9Billion Annual GDP
- Close Proximity To Allegheny County Airport (AGC) | 5 Miles
- Close Proximity To Kennywood Amusement Park | Less Than 3 Miles
- Close Proximity To The Waterfront, a Large Outdoor Mall On The River Offering Dozens Of
- Stores, A Cinema, Restaurants & Nightlife Venues.
- The High-Quality Tenant is a Publicly Traded Fortune 500 Company
- S&P Investment Grade Credit Rating of BBB+ Providing For a Secure Investment.



AERIAL - RETAILERS



FAMILY DOLLAR
H&R BLOCK
SHOP 'n SAVE
Enjoy Life.
GOODS UNLIMITED
THE VILLAGE SHOPPING CENTER

JUSTFIX AUTOMOTIVE
Specializing in
Auto Repairs

ARTEL LOGISTICS INC

MIFFLIN HIGH SCHOOL

SCHINK'S HARDWARE, INC.

Harvey Wilner's Village Tavern

DOLLAR GENERAL

SUBJECT PROPERTY

Sooty's BAR & GRILL

24/7 Storage

The Pizza Bistro

Famous Sauce

DUQUESNE RD

MONONGAHELA RIVER

DURA-BOND INDUSTRIES

ROUNDHOUSE HISTORICAL LANDMARK

DOLLAR GENERAL

PONS Auto Sales

UPMC McKeesport

YOUGHIOGHENY RIVER

LOCATION OVERVIEW

WEST MIFFLIN, PA

West Mifflin, Pennsylvania, situated in Allegheny County, embodies a blend of industrial heritage and suburban charm. With its roots deeply embedded in the steel industry, the area has evolved into a vibrant community offering a diverse range of amenities and attractions. Residents benefit from convenient access to shopping centers, dining establishments, and entertainment venues, creating a dynamic urban-suburban environment.

Nature enthusiasts appreciate West Mifflin's proximity to outdoor recreational spaces, including parks and trails that provide opportunities for hiking, biking, and picnicking. The scenic beauty of the region, characterized by rolling hills and lush greenery, offers a tranquil backdrop for outdoor adventures and leisurely pursuits. Residents can enjoy the best of both worlds, with urban conveniences and natural retreats coexisting harmoniously in the West Mifflin area, making it a desirable place to call home.

Pittsburgh is a major hub for manufacturing, healthcare, energy, finance and business, and information technology. Global manufacturing firms and small precision tooling and machining companies in Pittsburgh continuously meet the increasing demand for a variety of goods, including materials, parts, and components for critical industries.

The University of Pittsburgh and Carnegie Mellon University have helped grow Pittsburgh's healthcare industry through the cultivation of healthcare technology and life-saving medicine and pharmaceuticals. Pittsburgh's energy industry is made up of 1,050 firms including Chevron, Eaton, PPG Industries Inc., and Shell Chemicals. Due to the presence of these major companies in Pittsburgh, it has become the #1 U.S. exporter of coal, metal ore, and other non-metallic minerals. The finance and business industry in Pittsburgh is made up of 11,467 firms including Bank of America, BNY Mellon, Highmark Inc., and many more. Thus, the region has been the center of asset management and banking for more than 150 years. The information technology industry in Pittsburgh is made up of many startups including ANSYS, Duolingo, and Schell Games. It is also the #2 region for IT degrees, producing over 2,600 IT degree graduates each year.

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2024 POPULATION	10,790	72,602	159,103
2029 POPULATION EST.	10,858	72,249	157,701
AVG. HH INCOME	\$58,426	\$61,026	\$66,547
MEDIAN HH INCOME	\$38,631	\$43,264	\$48,056
BACHELORS DEGREE +	14%	17%	23%
2024 HOUSEHOLDS	4,823	32,500	73,604
2029 HOUSEHOLDS EST.	4,851	32,305	72,876





TENANT OVERVIEW

O'REILLY Auto Parts

O'Reilly Automotive, Inc. (NASDAQ: ORLY) is one of the largest specialty retailers of automotive aftermarket parts, tools, supplies, equipment, and accessories in the United States, serving both professional service providers and do-it-yourself customers. O'Reilly Automotive, Inc. holds an investment-grade credit rating, specifically a BBB from S&P Global Ratings

Founded in 1957 by the O'Reilly family, the company operates over 6,200 stores in 48 U.S. states and Puerto Rico, 69 stores in Mexico, and 23 stores in Canada.



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