

## Offering Memorandum



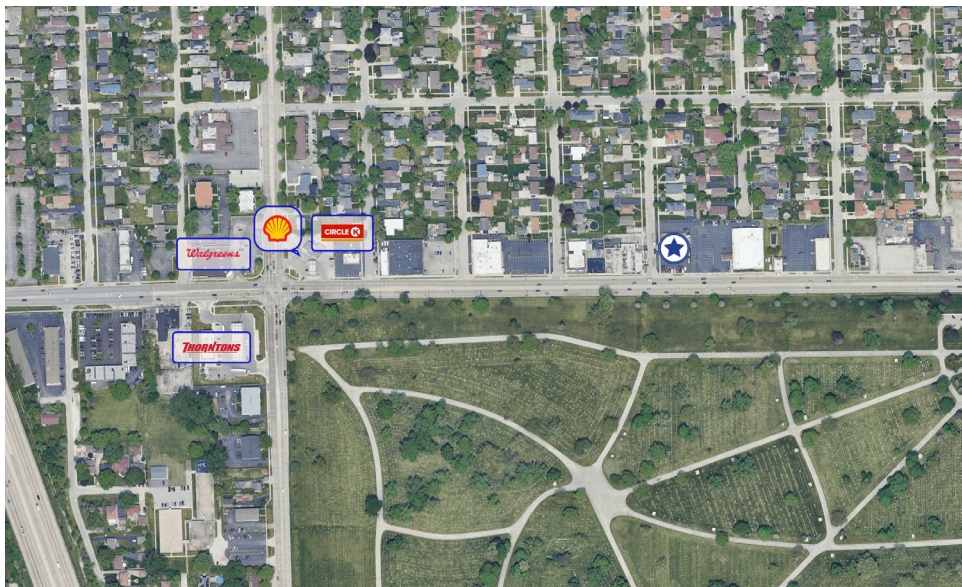
6154 W 111th St,  
Chicago Ridge, Illinois, 60415

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Colliers





## Executive Summary

Colliers Net Lease Investment Group is pleased to present to qualified investors the opportunity to acquire a 100% fee interest in a remodeled Meineke location in the Chicago MSA. This is a chance to acquire a recession proof single-tenant net lease with a good operating history and a growing franchisee. Meineke is one of the leading brands in auto-maintenance and repair and is now under the Driven Brands umbrella.

This 2,242-square-foot property is located on 111th Street just west of the I294 on off ramp in the south suburb of Chicago Ridge. The property sits on a commercial corridor surrounded by industrial parks and residential.

111th Street brings 33,800+ people by the property daily. There are over 15,000 people within 1 mile and 119,000+ people within 3 miles of the store.

The single-tenant building is leased for a 15 year term and is offered at \$1,376,623 corresponding to a 7.70% cap rate.



# Offering Highlights

<b>Offering Price</b>	\$1,376,623
<b>NOI</b>	\$106,000
<b>Cap Rate</b>	7.70%
<b>Land Size</b>	.53 acres
<b>Building Size</b>	2,242
<b>LEASE SUMMARY</b>	
<b>Lease Term Remaining</b>	15 years
<b>Lease Expiration</b>	12/31/2040 (est.)
<b>Renewal Options</b>	Three - 5 year options
<b>Escalations</b>	10% every 5 years
<b>Next Rent Increase</b>	1/1/2030
<b>Guarantor</b>	Beacon Auto Repair



## Property Address

6154 W 111th St,  
Chicago Ridge, IL, 60415

**Offering Price**  
\$1,442,177

**Year 1 NOI**  
\$106,000

**CAP Rate**  
7.35%

## Property Detail Profile

### Strategic Location

- Located in main retail corridor with numerous national brands.
- Populated residential area with 120,000 within 3 mile radius
- 111th St. has a high traffic count with about 34,000 vehicles per day.

### Strong Investment Fundamentals

- Well known tenant
- Urban site
- Absolute NNN lease



# Retail Map

Walgreens



CIRCLE K

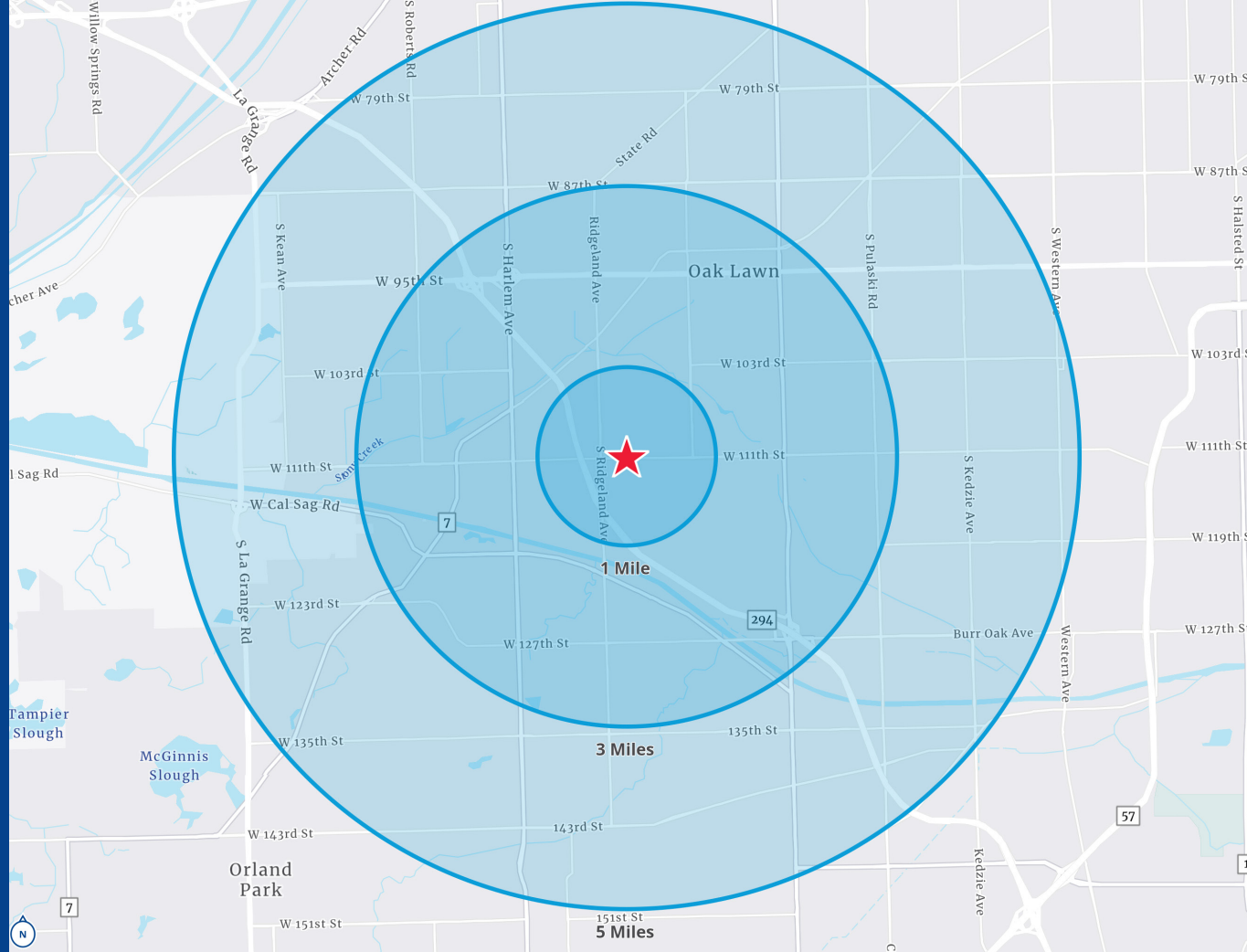


THORNTONS





# Demographics



		1 MILE	3 MILE	5 MILE
PEOPLE		15,704	119,607	308,561
HOUSEHOLDS		6,333	46,788	118,106
AVERAGE HH INCOME		\$83,638	\$105,513	\$106,076

# Tenant Overview

## Meineke

Company:	NYSE:DRVN
Founded:	1972
Locations:	750+
Parent Company:	Driven Brands
Website:	<a href="http://meineke.com">meineke.com</a>



### About Meineke

- Meineke Offers a Variety of Services and Repairs So That You Can Count on Meineke for All Your
- Vehicle's Needs | Exhaust and Mufflers, A/C, CV Joint and Driveshafts, Brakes, Batteries, Tires and
- Wheels, Steering and Suspension, and Oil Changes
- Over 750 locations Nationwide | Locations in Canada, Mexico, Caribbean, and China
- Wide Range of Preventative Maintenance to Car Repair Service
- Quality Service from Car Care Pros since 1972
- 

### About Driven Brands

- Meineke is Owned by Roark Capital Portfolio Company, Driven Brands
- More than \$3 Billion Generated in Systemwide Sales
- Driven Brands has 4,900 employees, 4,200 brand locations, and 200+ years of service
- Driven Brands is Publicly Traded Company ("DRVN") and is the Parent Company to several North America's Leading Automotive Brands like: Maaco, Take 5 Oil Change, and International Car Wash Group

# Confidentiality & Disclaimer Statement

This Offering Memorandum contains select information pertaining to the business and affairs of the property at 6154 W 111th St, Chicago Ridge, IL, 60415. It has been prepared by Colliers. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Colliers International. The material is based in part upon information supplied by the Seller and in part upon financial information obtained by Peter Block from sources it deems reliable. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum from Colliers, you agree: 1) The Offering Memorandum and its contents are confidential; 2) You will hold it and treat it in the strictest of confidence; and 3) You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Owner and Colliers expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered. If you wish not to pursue negotiations leading to the acquisition of the property at 6154 W 111th St, Chicago Ridge, IL, 60415 or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Colliers or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.



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