

For Sale



Jiffy Lube
809 Keyser Ave.
Natchitoches, LA 71457



Hunington

Hunington Properties, Inc.
7700 Windrose Ave. Suite 03-128
Plano, Texas 75024
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ABSOLUTE NNN INVESTMENT OPPORTUNITY

INVESTMENT HIGHLIGHTS

- Absolute NNN Lease With 9+ Years of Lease Term Remaining
- 2, 5-Year Renewal Options with 10% Rent Increase
- Second Largest Jiffy Lube Franchisee Team Car Care LLC with 490+ Locations Nationwide
- Located Within Major Retail Corridor with Tenants Such As Walmart, Hobby Lobby, Whataburger, Chili's, Burger King, Pizza Hut, and Sonic
- Great Visibility on The Busy Keyser Ave with over 21,100 Vehicles Per Day

MORE THAN JUST AN OIL CHANGE

Services At This Location Could Include: Oil Change, Battery Maintenance & Replacement, A/C Maintenance, Fuel System Cleaning, Radiator Coolant Fluid Exchange, Serpentine Belt Replacement, Light Bulb Inspection & Replacement, Windshield Treatment, Replacement of Cabin Air Filter, Engine Air Filter, Fuel Filter Replacement, Differential Fluid Exchange, Gearbox Services, Power Steering Fluid Exchange, Transfer Case Fluid Exchange, Transmission Fluid Exchange, Brake Fluid & Spark Plug Exchange, and even Tire Rotations



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Executive Summary

Sale Price	\$800,902.00
NOI	\$48,054.12
CAP Rate	6%
Lease Term Remaining	9+ Years
Price PSF	\$500.56 PSF
Building Size	1,600 SF
Lot Size	0.31 Acre
Year Built	1985
Tenant	Jiffy Lube
Guarantor	Team Car Care LLC



Demographics

Population (2023)	1 mi. - 5,897
	3 mi. - 18,557
	5 mi. - 22,191
Average HHI	1 mi. - \$80,226
	3 mi. - \$58,051
	5 mi. - \$64,197

Traffic Count

Keyser Ave: 21,105 vpd



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Tenant Overview



LEASE SUMMARY

Lease Type	Absolute NNN
Base Annual Rent	\$48,054.12
Rent Commencement	2/28/1997
Lease Expiration	9/30/2034
Lease Term Remaining	9+ Years
Options & Increases	2, 5-Year Renewal Options with 10% Increase
Right of First Refusal	No
Parking Lot Maintenance	Paid by Tenant
Property Taxes	Paid by Tenant
Roof and Structure	Paid by Tenant
HVAC	Paid by Tenant



FRANCHISEE
TEAM CAR CARE, LLC

HEADQUARTERS
IRVING, TX
490+ LOCATIONS





HOBBY LOBBY

chili's

WHATABURGER

SUBWAY
GameStop

at&t
MURPHY USA

Walmart

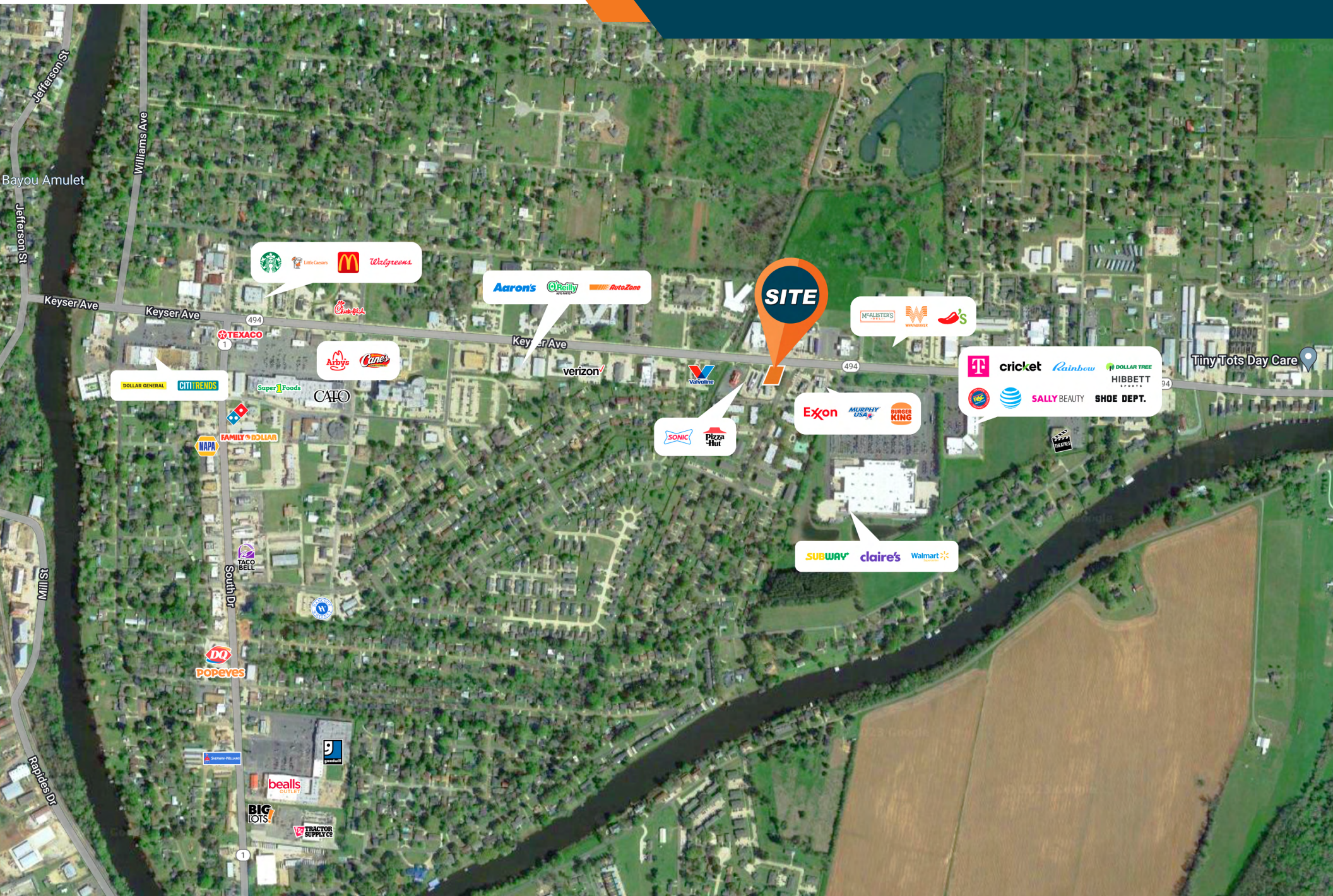
BURGER KING

KEYSER AVE 21,105 VPD

SONIC
America's Drive-In

Pizza Hut





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NATCHITOCHEES

WHERE HISTORY LIVES

The city has a rich history dating back to its founding in 1714 by French Canadian explorer Louis Juchereau de St. Denis.

Natchitoches is known for its well-preserved historic district, which features over 100 blocks of beautifully restored buildings, including Creole townhouses and Victorian-style homes.

The city is famous for its annual Natchitoches Christmas Festival, which is one of the oldest holiday celebrations in the United States. The festival features a spectacular display of Christmas lights, fireworks, parades, and live entertainment.

Natchitoches is home to Northwestern State University, a public university that offers a wide range of undergraduate and graduate programs.

The city is located on the banks of the Cane River Lake, which offers opportunities for fishing, boating, and other water activities for locals and visitors.

The 1989 Comedy/Drama film "Steel Magnolias," starring Julia Roberts, was filmed in Natchitoches and the town has become a popular tourist destination for fans of the movie.

Natchitoches hosts several annual events and festivals, including the Natchitoches Jazz/R&B Festival, the Natchitoches-NSU Folk Festival, and the Natchitoches Meat Pie Festival

