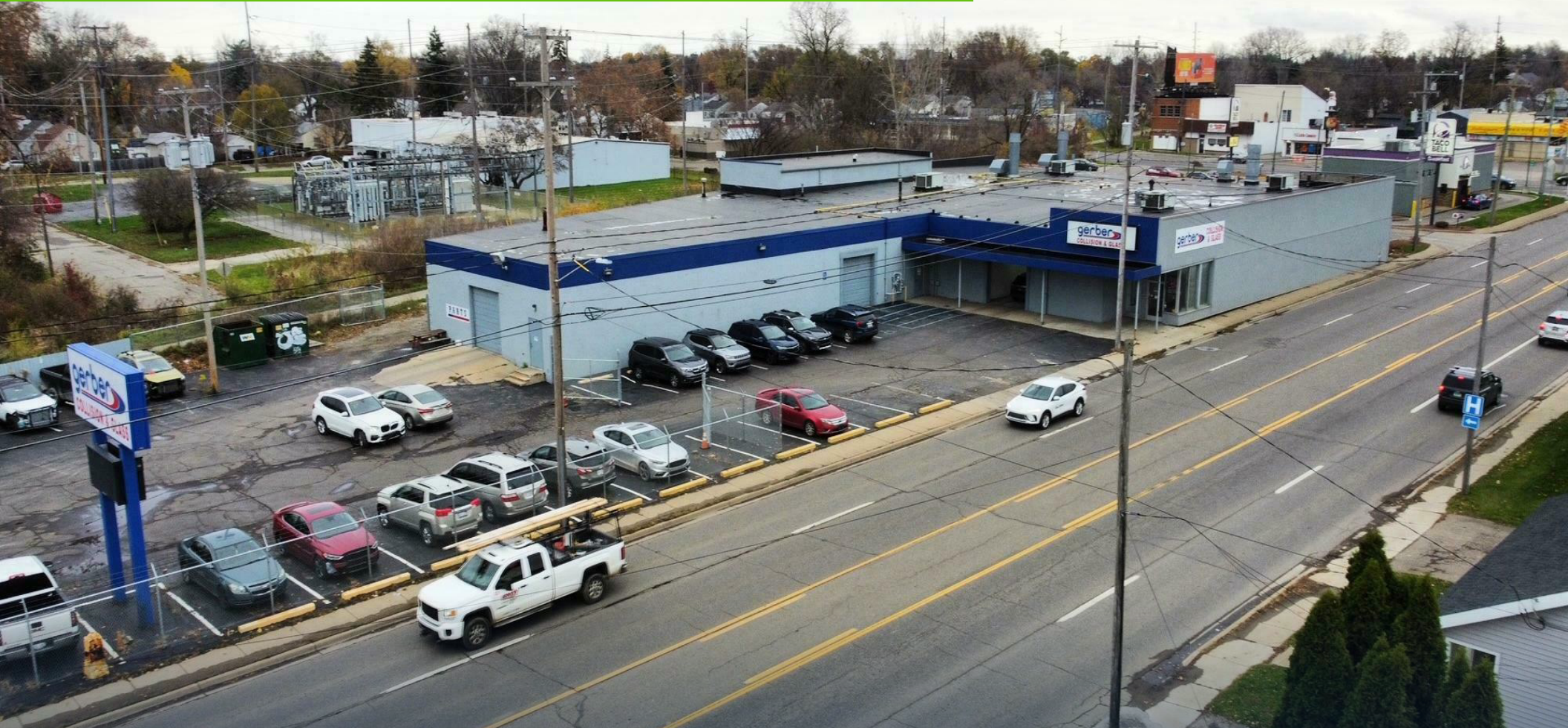


RETAIL AUTOMOTIVE PROPERTY | FOR SALE



# GERBER COLLISION & GLASS

3614 CORUNNA RD, FLINT, MI 48532



**LEGACY**  
Commercial Group

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Legacy Commercial Group, LLC in compliance with all applicable fair housing and equal opportunity laws.

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# EXECUTIVE SUMMARY

## INVESTMENT OVERVIEW

Sale Price:	\$694,000
NOI:	\$132,000
Building Size:	20,399 SF
Price / SF:	\$34.02
Lot Size:	0.98 Acres
Year Built:	1965

## LEASE SUMMARY

Lease Type:	NN
Taxes / Insurance / CAM:	Tenant Responsibility
Roof / Structure:	Landlord Responsibility
Term Remaining:	1+ Years Remaining
Original Lease Term:	5 Years
Commencement Date:	2020
Current Term Expiration:	March 6th, 2026
Options:	(9) 1-Year Options
Increases:	3% Increases Each Option
Guarantor:	Corporate   Hansen Collision Inc.

## INVESTMENT HIGHLIGHTS

- \$132,000 NOI | 19.02% Cap Rate Above Average Yield With Corporate Tenant
- High Yield Investment for Landlord or Future Automotive Owner/User
- Tenant Improvements Since 2020 Exceed \$100,000 on Items Including: Siding, Exterior Paint, Interior Office Buildout, and a New Exterior Fence That Encloses Parking Lot
- Complete Roof Replacement in 2020 | 20,000+ SF | Transferable Warranty
- Surrounded by Many National & Local Retailers Including: Hungry Howie's, Taco Bell, Burger King, Advance Auto Parts, Kroger, Little Caesars Pizza & Many More



**PRICE**

**\$694,000**



**CAP RATE**

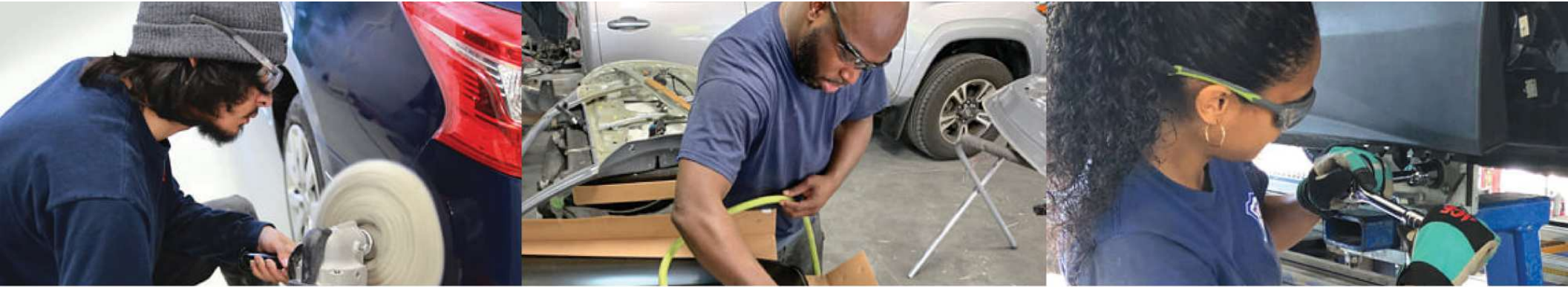
**19.02% CAP RATE**



**NOI**

**\$132,000**

# GERBER COLLISION & GLASS



Founded: 1937



[www.gerbercollision.com](http://www.gerbercollision.com)



500+ Locations | 31 States



Headquarters: Elmhurst, IL

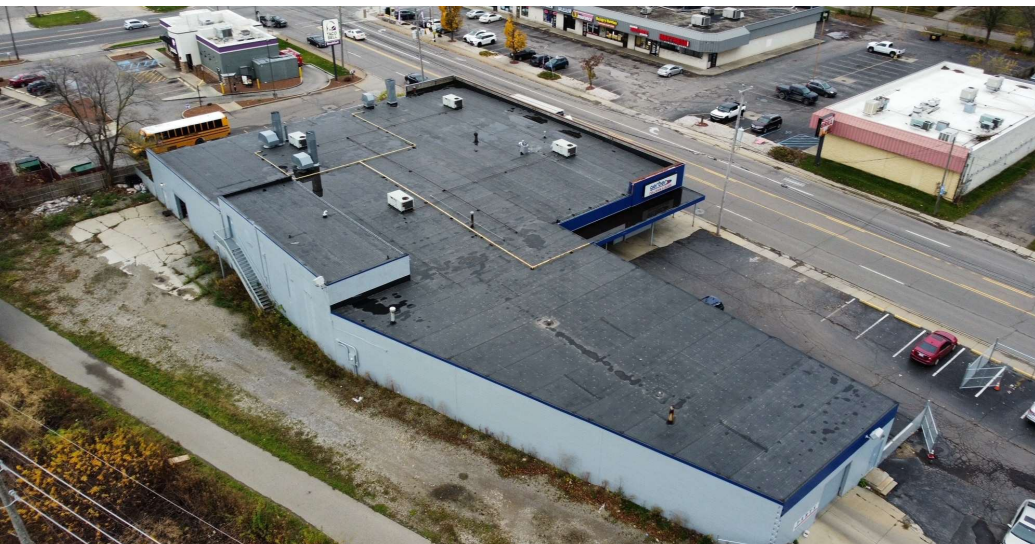
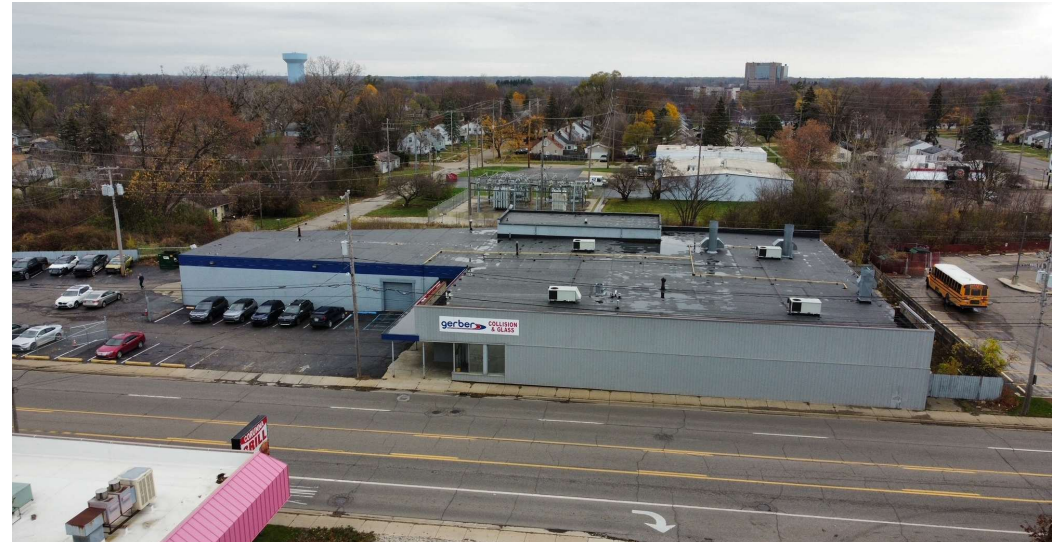


Gerber Collision & Glass is an auto collision and glass repair service company since 1937. With over 500 locations across 31 States, Gerber is one of the largest collision and repair companies in North America. The company started as a single auto glass and trim shop in Chicago, IL. Gerber is owned by Boyd Group Services Inc., a Canadian Corporation.

The company has relationships with nearly every U.S. insurance carrier. All Gerber locations have achieved the highest training level recognized in the industry, the I-CAR Gold Class Professionals® designation. They use advanced equipment like resistance welders, which produce factory-quality welds, and they repair each vehicle safely and quickly, using computerized vehicle measuring systems and the latest technical data services.

# ADDITIONAL PHOTOS

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# WESTBOUND AERIAL

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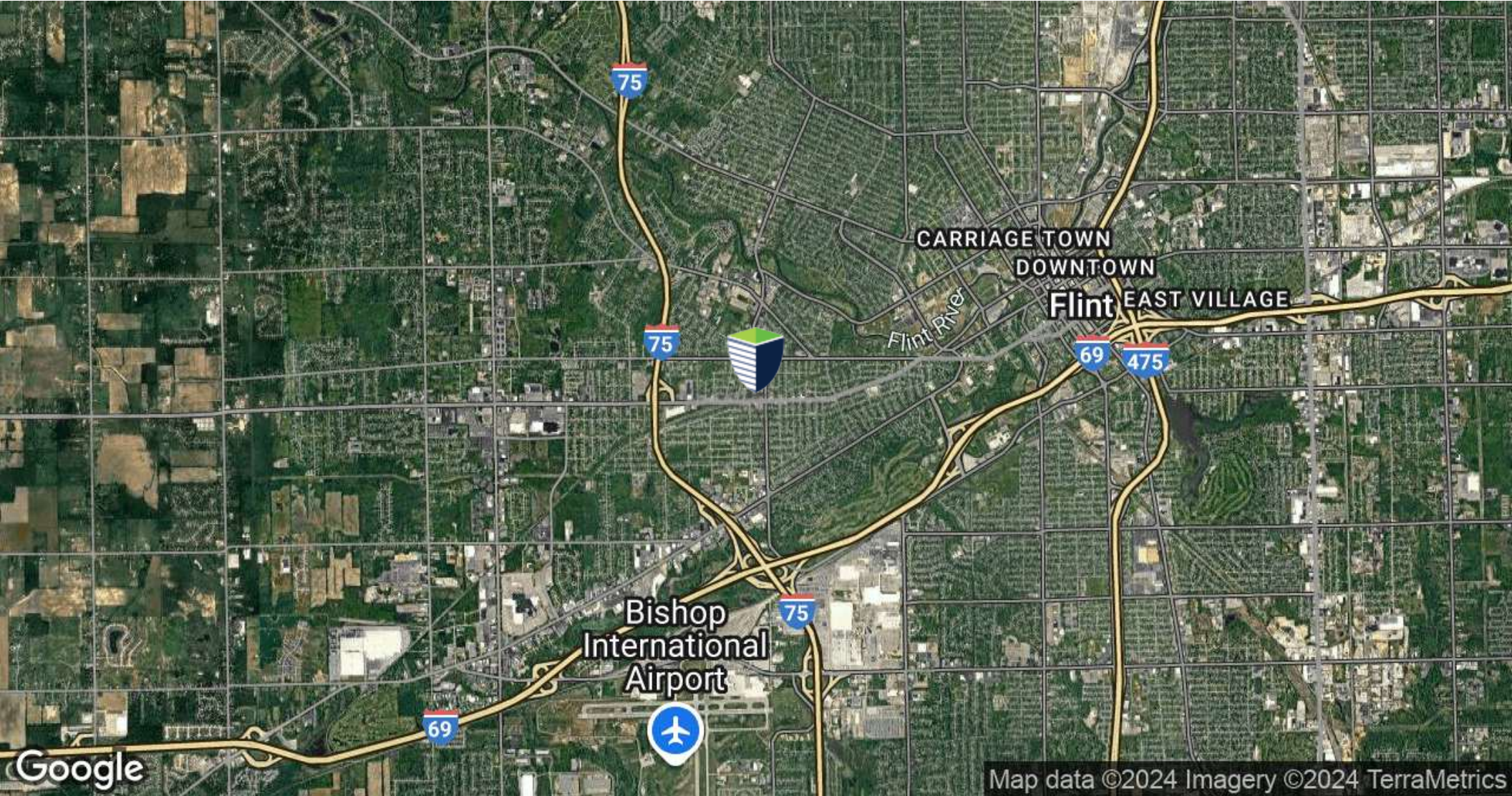


# EASTBOUND AERIAL

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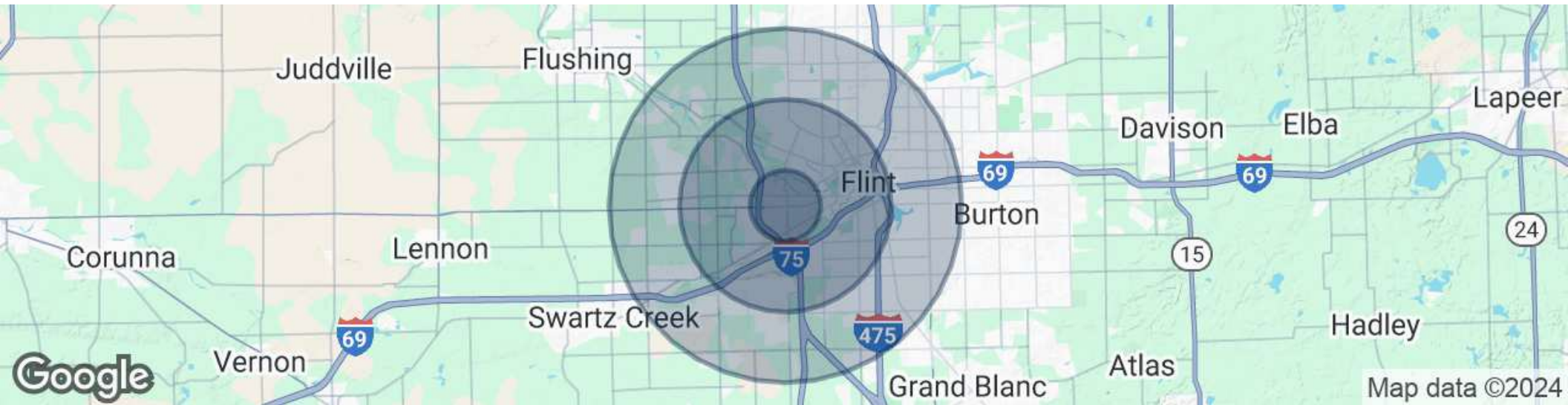


# REGIONAL MAP





# DEMOGRAPHICS MAP & REPORT



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	10,504	52,648	119,027
Average Age	38	39	40
Average Age (Male)	37	38	39
Average Age (Female)	39	41	41
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	4,488	22,139	50,454
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$49,444	\$51,278	\$56,069
Average House Value	\$94,220	\$106,224	\$120,957

Demographics data derived from AlphaMap

# LEGACY COMMERCIAL GROUP

## RECENT TRANSACTIONS



**\$9,500,000**  
HomeGoods & Sierra



**\$10,000,000**  
Total Wine | Bed Bath & Beyond



**\$9,000,000**  
Rivertown Center



**\$4,825,000**  
United Rentals (2 Locations)



**\$2,725,000**  
Houghton Lake Shopping Center



**\$6,102,000**  
Best Buy

Legacy Commercial Group is a commercial real estate brokerage specializing in the acquisition and disposition of investment real estate. At Legacy, your needs are front and center. We use a tailored, results-driven approach to unlock the potential of every deal. With teamwork and collaboration at the forefront, we provide the expertise, experience, and versatility necessary to reach your investment goals.

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