

GERBER COLLISION & GLASS

2824-2828 Jordan Ln NW, Huntsville, AL 35816

LARGE 1.28 ACRE LOT | CORPORATE GUARANTEE | HIGH TRAFFIC AREA | NEAR MAJOR RETAILERS



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PRICE	CAP	NOI
\$1,000,000	7.20%	\$72,000

PROPERTY INFORMATION

Guarantor	Corporate
Term Remaining	2.5 Years
Lease Type	Double Net
Rental Increases	5% at Option Periods
Renewal Options	Four, 5-Year Options
Year Built	1979
Net Rentable Area	7,057 SF
Lot Size	1.28 Acres
Property Taxes & Insurance	Tenant Responsible
Roof & Structure	Landlord Responsible
Repairs & Maintenance	Tenant Responsible
Landlord Responsibilities	Roof + Foundation, HVAC & Parking Lot
Ownership	Fee Simple
Right of First Refusal	Yes - 30 Days

INVESTMENT HIGHLIGHTS

PROPERTY HIGHLIGHTS

- **RENTAL INCREASES** – The lease features 5% rental escalations throughout all four 5-year option periods, providing investors with consistent income growth and a reliable hedge against inflation.
- **MARKET DOMINANT AUTO REPAIR** – Gerber Collision & Glass has been in business for more than 85 years, operates 800+ locations, and has aggressive expansion plans for the next several years.
- **CORPORATE GUARANTEE** – This location is operated by the Boyd Group and backed by a corporate guarantee, providing added financial stability and assurance with the lease guaranteed by the established corporate operator.
- **HIGH TRAFFIC AREA** – The property benefits from excellent visibility along the Ardmore Hwy, a major thoroughfare in the area which sees high vehicle traffic on a daily basis.
- **LARGE LOT** – Situated on two adjacent parcels totaling 1.28-acres, the site offers exceptional visibility, easy accessibility, and ample space to support long-term operational flexibility or future redevelopment opportunities.
- **STRONG RETAIL SYNERGY** – The property is surrounded by nationally recognized retailers, including O'Reilly Auto Parts, AutoZone, Chick-fil-A, Aldi, Trader Joe's, and Sam's Club further enhancing consumer traffic and long-term value.



FINANCIALS

TENANT	SQUARE FOOTAGE	TERM REMAINING	TERM		RENTAL INCREASE	MONTHLY RENT	MONTHLY RENT PER SF	ANNUAL RENT	ANNUAL RENT PER SF
Gerber Collision & Glass	7,057	2.5 Years	Current	04/20/2028		\$6,000	\$0.85	\$72,000	\$10.20
		Option 1	04/21/2028	04/20/2033	5% Increase	\$6,300	\$0.89	\$75,600	\$10.71
		Option 2	04/21/2033	04/20/2038	5% Increase	\$6,615	\$0.94	\$79,380	\$11.25
		Option 3	04/21/2038	04/20/2043	5% Increase	\$6,945	\$0.98	\$83,349	\$11.81
		Option 4	04/21/2043	04/20/2048	5% Increase	\$7,293	\$1.03	\$87,516	\$12.40

TERM COMMENCEMENT	TERM EXPIRATION	RENEWAL OPTIONS	RENTAL INCREASES	LANDLORD RESPONSIBILITIES	GUARANTEE	RIGHT OF FIRST REFUSAL
04/21/2023	04/20/2028	Four, 5-Year Options	5% at Option Periods	Roof + Foundation, HVAC & Parking Lot	Corporate	Yes - 30 Days



TENANT SUMMARY

Sales: \$2.73 Billion in 2023
Net Earnings: 73.1 Million in 2023

Gerber Collision and Glass is a prominent company operating in the automotive collision repair and glass repair industry in North America. With a rich history spanning over eight decades, Gerber Collision and Glass has established itself as a trusted name known for its quality service, customer satisfaction, and extensive network of repair facilities.

Founded in 1937 by the Gerber family in Chicago, the company initially started as a single-location auto glass and trim shop. Over the years, Gerber Collision and Glass steadily expanded its operations through a combination of organic growth and strategic acquisitions. Today, it operates 800+ collision repair centers and glass repair facilities across the United States and Canada.

The company specializes in providing a wide range of automotive repair services, including collision repair, auto bodywork, paint services, windshield repair and replacement, and other related services. Gerber Collision and Glass caters to both individual vehicle owners and insurance companies, offering high-quality repairs and efficient claims processing.

Gerber Collision and Glass prides itself on its commitment to customer satisfaction, employing highly skilled technicians trained to handle various types of repairs using state-of-the-art equipment and techniques. The company places a strong emphasis on quality control and adheres to strict industry standards to ensure that repairs are performed to the highest level of craftsmanship and safety.

In addition to its focus on repair services, Gerber Collision and Glass also prioritizes environmental responsibility by implementing sustainable practices and utilizing eco-friendly materials wherever possible. This commitment to sustainability aligns with the company's broader corporate values and demonstrates its dedication to making a positive impact on the communities it serves.

Overall, Gerber Collision and Glass stands out in the automotive repair industry for its extensive experience, commitment to quality, customer-centric approach, and dedication to innovation and sustainability. With a widespread presence and a reputation for excellence, the company continues to be a trusted partner for drivers seeking reliable collision and glass repair services across North America.

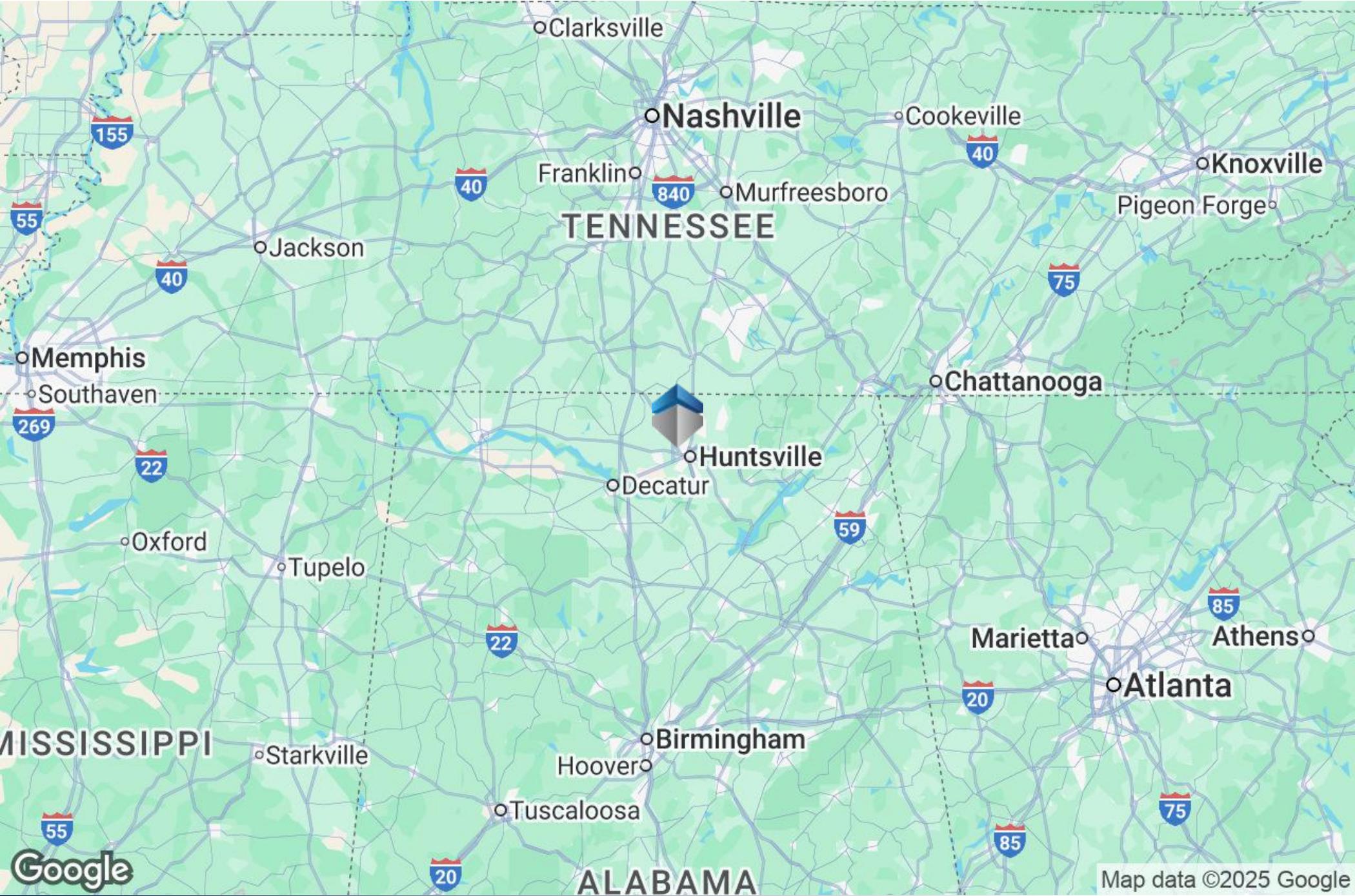


WEBSITE	www.gerbercollision.com
FOUNDED	1937
HEADQUARTERS	Elmhurst, IL
NUMBER OF LOCATIONS	800 ±
NUMBER OF EMPLOYEES	10,000 ±

ADDITIONAL PHOTOS



REGIONAL MAP



RETAILER MAP



MARKET OVERVIEW

Huntsville is one of the fastest-growing and most economically dynamic cities in the Southeast. Consistently ranked among the nation's top places to live and work, Huntsville benefits from a highly educated workforce, strong population growth, and a diverse economic base anchored by aerospace, defense, biotechnology, and advanced manufacturing. Major employers such as Redstone Arsenal, NASA's Marshall Space Flight Center, Blue Origin, and numerous engineering firms continue to expand their presence, drawing high-skill talent from across the country.

The real estate market in Huntsville remains exceptionally stable, supported by steady demand from new residents and sustained hiring across high-wage industries. Median home values fall in the low-to-mid \$300,000s, and property values throughout the region have shown consistent strength due to ongoing corporate investment, infrastructure improvements, and an expanding employment base. New development activity across both residential and commercial sectors highlights the confidence investors and businesses have in Huntsville's long-term growth trajectory.

ZIP code 35816, where the subject property is located, exemplifies the area's accessibility and value. The submarket offers attractive price points, strong rental demand, and proximity to major commercial corridors, making it an appealing location for both small businesses and investors. Its central location and connectivity to the broader Huntsville metropolitan area support continued commercial activity and long-term neighborhood growth.

Looking forward, Huntsville is well positioned for continued expansion. Population growth, large-scale public and private investment, and the city's reputation as a technology and innovation hub reinforce its status as one of Alabama's most resilient and promising markets. The subject property at 2824–2828 Jordan Ln NW benefits directly from these regional strengths, offering buyers an opportunity to invest in a thriving and upward-moving area with strong long-term fundamentals.



DEMOGRAPHICS

5-MILE KEY FACTS



117,334
POPULATION



35.3
AVERAGE AGE



\$278,615
MEDIAN HOUSEHOLD VALUE

BUSINESSES



8,443
BUSINESSES



87,821
EMPLOYEES

INCOME



\$53,561
MEDIAN HH INCOME



\$76,786
AVERAGE HH INCOME

	3 MILES	5 MILES	10 MILES
Current Population	49,952	117,334	310,248
2029 Population	55,676	130,304	345,176
Employees	26,721	87,821	213,124
Total Businesses	2,477	8,443	16,663
Average Household Income	\$66,484	\$76,786	\$101,184
Median Household Income	\$47,946	\$53,561	\$78,186
Average Age	34.4	35.3	38.4
Households	21,770	49,566	127,120
Average Housing Unit Value	\$203,199	\$278,615	\$335,478



CONFIDENTIALITY AGREEMENT & DISCLAIMER

The Offering Memorandum contains select information pertaining to the business and affairs of Gerber Collision & Glass (“property”). It has been prepared by Prime Net Lease. 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 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 Prime Net Lease. The material is based in part upon information supplied by the Seller and in part upon financial information obtained from sources it deems reliable. Owner, nor their offices, 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.

Owner and Prime Net Lease 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 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 or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offer Memorandum.

A prospective purchaser’s sole and exclusive rights with respect to the 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 executive Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Prime Net Lease or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or cause 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.

BY ACCEPTING THIS CONFIDENTIAL OFFERING MEMORANDUM, YOU AGREE TO RELEASE PRIME NET LEASE AND HOLD IT HARMLESS FROM ANY KIND OF CLAIM, COST, EXPENSE, OR LIABILITY ARISING OUT OF YOUR INVESTIGATION AND/OR PURCHASE OF THIS NET LEASED PROPERTY.

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HUNTSVILLE, AL 35816

EXCLUSIVELY PRESENTED BY



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