

**Representative Photo*

OFFERING MEMORANDUM



CALIBER COLLISION

EVANSVILLE, INDIANA
4311 UNIVERSITY DRIVE

oldacre
mcdonald

OFFERING MEMORANDUM

CALIBER COLLISION

Investment Highlights
Lease Abstract & Company Profile
Site Aerials
Site Plans
Demographics
Site Photos
Contact Us

INVESTMENT HIGHLIGHTS

CALIBER COLLISION

- Newly Constructed 12,150 SF building on 1.72 Acres in Evansville, Indiana (largest city in southern Indiana)
- Brand New 15-Year Absolute NNN Lease with Zero Landlord Responsibilities, and Transferrable Roof Warranty
- Corporate Guarantee from Caliber Collision, which is the largest collision repair chain in the U.S., with 1,750 stores in 41 states
- Site is located on University Drive, just off W Lloyd Expressway / US HWY 62 with an average of 39,000+ cars per day
- Major retail and restaurants located within a one-mile radius of site include the following: Kohl's, Walmart, Lowe's, AMC, Home Depot, Schnuck's, Aldi, Chick-Fil-A, Buffalo Wild Wings, Panera and Starbucks
- Evansville is home to University of Southern Indiana (public - 10,000+ students) and University of Evansville (private - 2,000+ students)

CALIBER COLLISION

COMPANY PROFILE

Headquarters: Lewisville, Texas

Locations: 1700+ Locations in 41 States

Number of Employees: 27,000+

Revenue: \$5 Billion

Founded: 1997

Effective February 2019, Caliber Collision merged with Abra Auto Body & Glass to form the largest Collision Repair chain in the United States. Since that merger, Caliber Collision has grown to over 1,700 stores in 41 states.

LEASE ABSTRACT / PRICING

Price: \$4,890,709

CAP Rate: 6.35%

Average Cap Rate: 7.00%

SALE SUMMARY

Rentable SF: 12,150 SF

Occupancy: 100%

Lease Structure: Absolute NNN

Landlord Obligations: None

RENT SCHEDULE

15 Year Primary Term with Two, 5 Year Options

<i>(Primary Term)</i>	Years 1-5	\$310,560/yr	
	Years 6-10	\$341,616/yr	10% Bump
	Years 11-15	\$375,778/yr	10% Bump
<i>(Options)</i>	Years 16-20	\$413,355/yr	10% Bump
	Years 21-25	\$454,691/yr	10% Bump

**Rent Commencement:
10/14/2024*

RETAIL AERIAL



SITE

EVV
Evansville Regional Airport

Walmart
Neighborhood Market

Schnucks
MENARDS
meijer

LOWE'S
COSTCO
WHOLESALE

sam's club
THE HOME DEPOT

Walmart
Super
target

LOWE'S
KOHL'S
Schnucks

THE HOME DEPOT
Walmart
Supercenter

UNIVERSITY OF
SOUTHERN
INDIANA

EVANSVILLE

RETAIL AERIAL



SITE

S RED BANK RD

Hogue Rd

10,111 ADT '21

SHOE CARNIVAL
KOHLS

Hogue Rd

N Elm Ave

N Tekoppel Ave

W Franklin St

Tekoppel Elementary

62

38,849 ADT '21

Forest Ave

Marion Ave

ROSENBERGER AVE

STEKOPPE AVE

DOLLAR GENERAL

CLAREMONT AVE

S BOSSE AVE

S Werner Ave

S Craig Ave

Hargett Automotive & Performance

Hoosier Stamping & Manufacturing

Reitz High School's Barker Avenue Sports Complex

LOWE'S

DOLLAR TREE

Auto Zone

DQ

LONG JOHN SILVER'S

Arby's

DISCOUNT TIRE

McDonald's

St. Vincent's URGENT CARE

Fairfield FAZOLI'S

Denny's

CVS pharmacy

39,711 ADT '22

W Lloyd Expy

Starbucks

TACO BELL

Chick-fil-A

O'Reilly

Office DEPOT

ALDI

W LLOYD EXPY

SONIC

Culver's

goodwill

Schnucks

Hallmark

BUFFALO WILD WINGS

McALISTER'S DELI

Panera BREAD

O'Charley's RESTAURANT BAR

ANYTIME FITNESS

maunices

PENN STATION EAST COAST SUBS

HACIENDA

THE HOME DEPOT

Walmart Supercenter

RETAIL AERIAL



SITE

ROSENBERGER AVE

UNIVERSITY DR

10,111 ADT '21

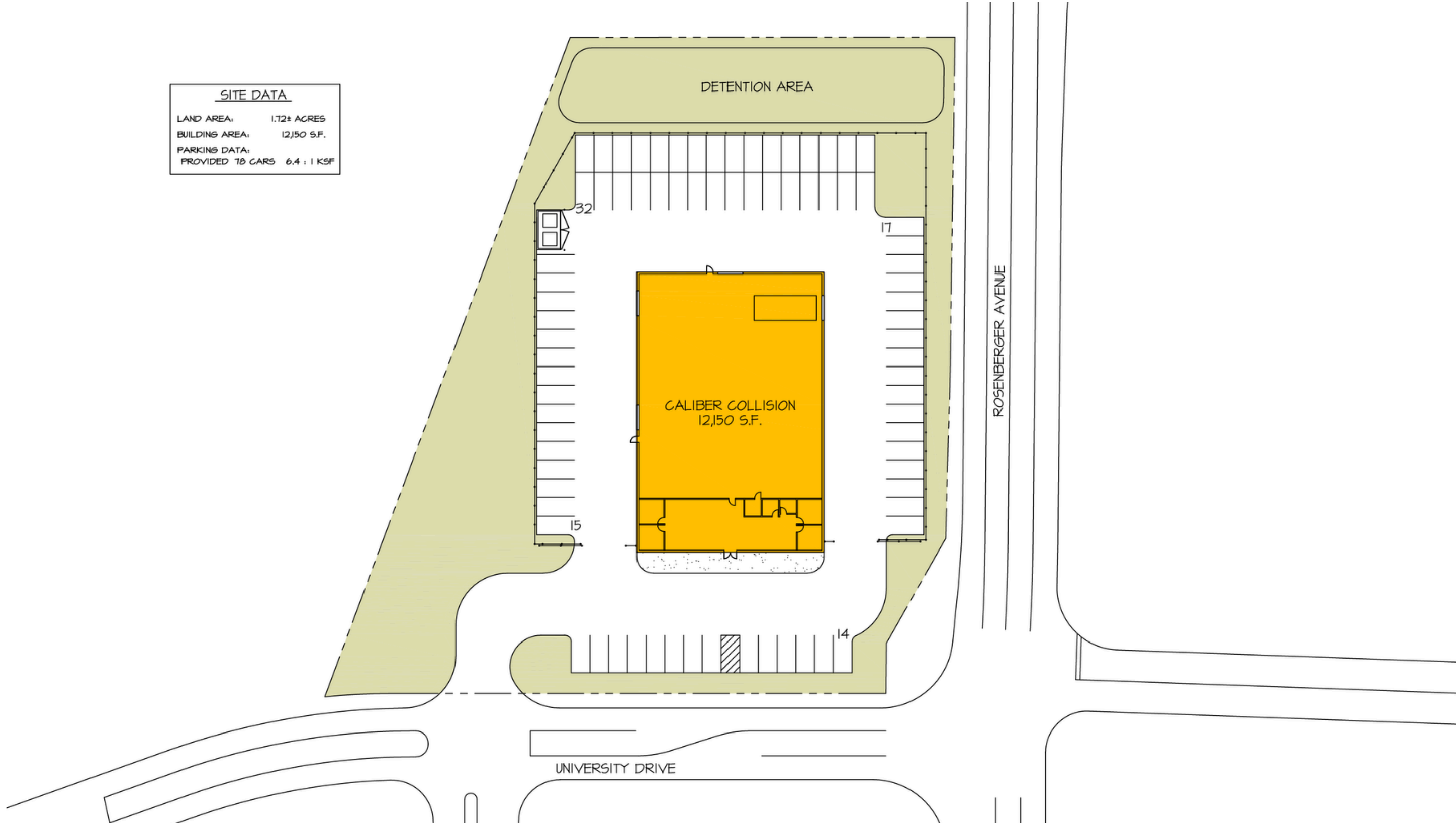
62

OHIO RIVER SCENIC BYWAY 38,849 ADT '21

39,711 ADT '22

SITE PLAN

SITE DATA	
LAND AREA:	1.72± ACRES
BUILDING AREA:	12,150 S.F.
PARKING DATA:	
PROVIDED 78 CARS	6.4 : 1 KSF



DEMOGRAPHIC OVERVIEW 2024

Market Profile: 4311 University Dr, Evansville, Indiana, 47712

Rings: 10, 15, 5 mile radii

	5 MILES	10 MILES	15 MILES
Population Summary			
2024 Total Population	73,526	194,037	274,838
2024 Group Quarters	4,141	6,989	8,410
2029 Total Population	72,915	191,748	272,982
2024-2029 Annual Rate	-0.17%	-0.24%	-0.14%
2024 Total Daytime Population	94,053	212,647	283,946
Workers	54,138	111,533	141,474
Residents	39,915	101,114	142,472
Household Summary			
2024 Households	31,088	83,194	115,035
2024 Average Household Size	2.23	2.25	2.32
Housing Unit Summary			
2024 Housing Units	35,541	91,784	125,875
Owner Occupied Housing Units	52.3%	58.6%	61.8%
Renter Occupied Housing Units	35.2%	32.1%	29.5%
Vacant Housing Units	12.5%	9.4%	8.6%
2024 Households by Income			
Household Income Base	31,088	83,187	115,028
<\$15,000	16.7%	13.1%	11.3%
\$15,000 - \$24,999	7.9%	7.0%	6.9%
\$25,000 - \$34,999	10.1%	8.8%	7.9%
\$35,000 - \$49,999	14.7%	13.3%	12.3%
\$50,000 - \$74,999	19.4%	19.2%	18.9%
\$75,000 - \$99,999	10.6%	11.6%	12.1%
\$100,000 - \$149,999	13.6%	15.3%	16.7%
\$150,000 - \$199,999	4.5%	7.3%	8.3%
\$200,000+	2.7%	4.3%	5.6%
Average Household Income	\$67,485	\$79,098	\$86,272
Median Age			
2024	38.1	39.4	39.8
2029	39.4	40.6	40.9

ESRI Business Analyst

SITE PHOTOS

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