



meineke®



In Association with Scott Reid & ParaSell, Inc.
A Licensed Indiana Broker #RC51900187

Meineke 15 Year NNN Lease

4905 S Emerson Ave, Indianapolis, IN 46203

[View Map](#)

Offering Memorandum

- Brand New 15 Year Absolute NNN Lease
- High Performing location adjacent to Kroger
- Guaranteed by the Largest Meineke Franchisee (56 Units)
- Affluent Demographic: \$90,450 Average Household Income

Advisory Team

Marc Merchant

Managing Director

MMerchant@centurypartnersre.com

(916) 995-3298 | CA DRE LIC #02117365

Matt Kramer

Managing Partner

MKramer@centurypartnersre.com

(818) 601-4595 | CA DRE LIC #01995909

Alex Shaban

Associate

Ashaban@centurypartnersre.com

(949) 562-9859 | CA DRE LIC #02159735

Scott Reid

Broker – ParaSell, Inc.

broker@parasellinc.com

(949) 942-6578 | IN - RB19001284



Century Partners Real Estate, Inc.

Los Angeles, California

(310) 362-4303 | CA DRE LIC #02235147

In Association with Scott Reid & ParaSell, Inc.

A Licensed Indiana Broker #RC51900187

Shadow anchored by Kroger and surrounded by national retailers





Established Meineke Car Care Center - Leased to a Top Operator

Price	Cap Rate	NOI
\$1,499,000	6.40%	\$96,000

Investment Highlights

- Brand New 15 Year Absolute NNN with zero landlord responsibilities
- Centrally located in the heart of the retail corridor with dominant anchor tenants: Kroger, Walmart Supercenter, and Lowes
- High Performing location with a top Meineke operator, positioned for long-term occupancy
- Guaranteed by Solvix Auto LLC — the largest Meineke franchisee in the United States

Location Highlights

- Located along S Emerson Avenue, a primary commercial artery in south Indianapolis with a daily traffic volume of 35,000 vehicles per day
- Surrounded by national tenants: Chik Fil A, Chipotle, Panda Express, Verizon, and many others
- Positioned in the Beech Grove/SE County submarket, one of Indianapolis's established southside residential and retail corridors
- Affluent trade area: \$90,450 average household income within 3 miles and over 204,000 residents within 5 miles

Tenant Highlights

- Experienced Operator: Solvix Auto LLC operates 56 Meineke locations nationwide, the largest Meineke franchisee in the United States, with plans to expand to 100+ units
- Meineke: Established national auto care brand with 900+ locations, a subsidiary of Driven Brands, Inc.



Lease Summary

Tenant	Meineke Car Care Center (Solvix Auto LLC)
Guaranty	Solvix Auto LLC
Lease Type	Absolute NNN (Sale-Leaseback)
Increases	10% every 5 years
Options	(4), 5-year
Landlord Responsibilities	None
Lease Start	Close of escrow
Lease End	15 years from close of escrow
Lease Term	15 Years

Physical Description

Address	4905 S Emerson Ave Indianapolis, IN 46203
Building Size	3,920 SF
Land Size	0.51 AC
APN	49-10-34-133-009.000-300
Year Built / Renovated:	2009 / 2021

Price

Cap Rate

NOI

\$1,499,000

6.40%

\$96,000

Period	Rent/Year	Rent/Month	Cap Rate
Years 1 - 5	\$96,000	\$8,000	6.40%
Years 6 - 10	\$105,600	\$8,800	7.04%
Years 11 - 15	\$116,160	\$9,680	7.75%
Option 1	\$127,776	\$10,648	8.52%
Option 2	\$140,554	\$11,713	9.38%
Option 3	\$154,609	\$12,884	10.31%
Option 4	\$170,070	\$14,172	11.35%

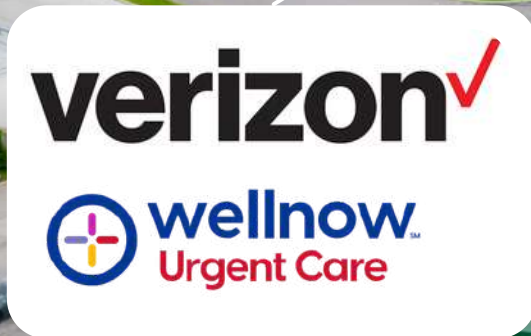


Aerial

Proximate to Walmart Supercenter, Kroger, and other national retail

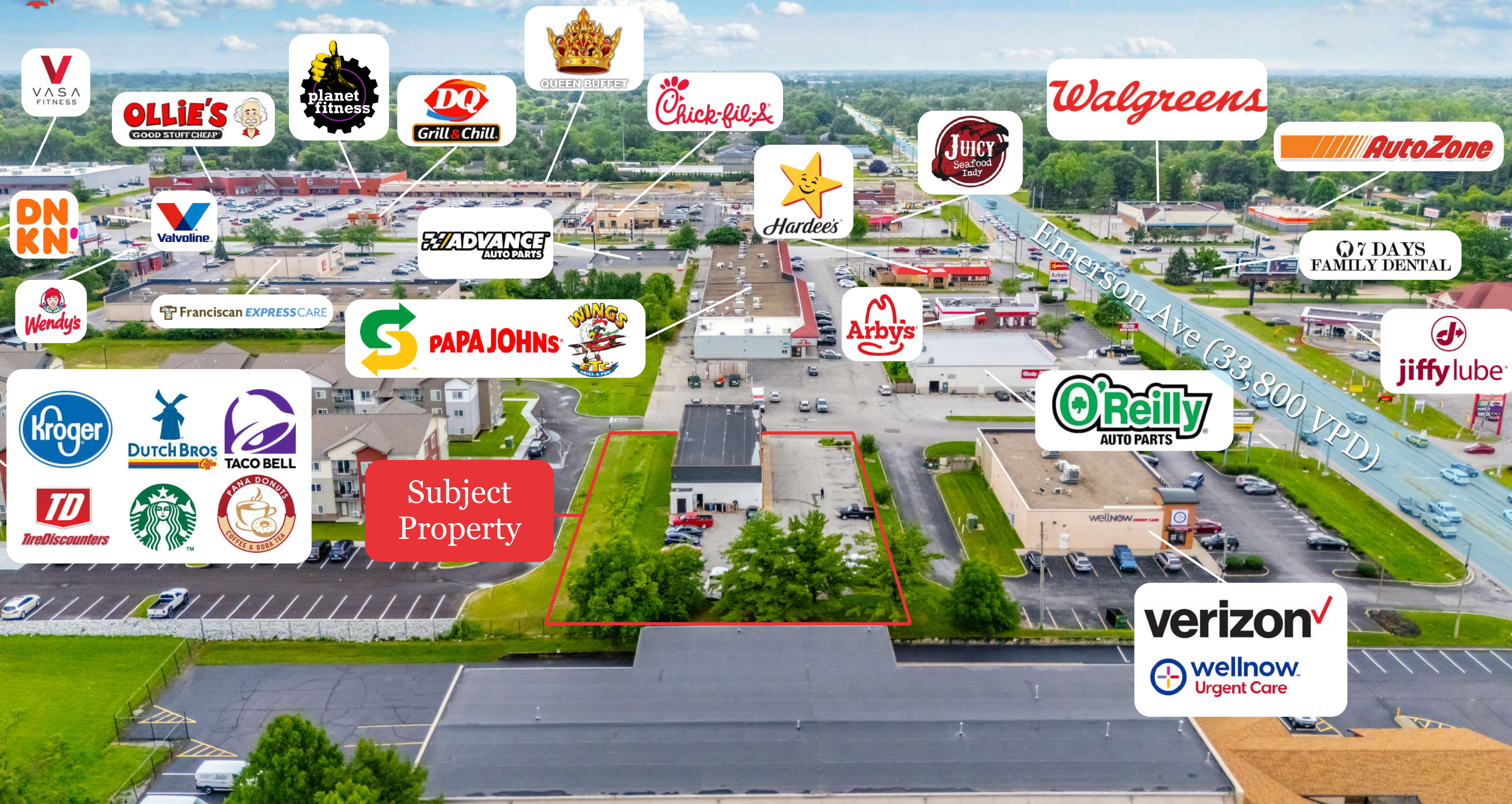


Emerson Ave (33,800 VPD)



Subject Property





Subject Property



Emerson Ave (33,800 VPD)



About the Operator

The Indianapolis locations are operated by Solvix Auto LLC, the largest Meineke franchisee in the United States by unit count, with a portfolio of 56 operating locations. Led by CEO Scott Martin, Solvix has demonstrated a track record of acquiring, operating, and growing Meineke centers in established Indianapolis-area markets, with stated plans to expand to more than 100 units.

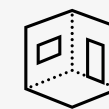


About Meineke

Meineke Car Care Centers, founded in 1972 in Houston, Texas, is one of the most recognized automotive service brands in the United States. Originally built around exhaust and muffler repair, Meineke has steadily broadened its service offering to include oil changes, brakes, tires, batteries, alignment, air conditioning, and comprehensive maintenance services. Today, Meineke operates more than 900 locations across the United States and internationally, functioning exclusively through a franchised model.

Meineke is a wholly owned subsidiary of Driven Brands, Inc. (DRVN), the largest automotive aftermarket services company in North America by number of locations. Driven Brands carries a credit rating of BBB- from S&P, reported 2024 revenue of \$2.34 billion, and held \$5.26 billion in total assets. Its portfolio of brands also includes Maaco, Take 5 Oil Change, and Take 5 Car Wash, giving it a vertically integrated presence across vehicle maintenance and appearance services.

For more information, visit [meineke.com](https://www.meineke.com).



**702 FRANCHISE
LOCATIONS IN
THE US**



**CHARLOTTE,
NC**



**FOUNDED
1972**

About Indianapolis, Indiana:

Indianapolis is the capital and most populous city of Indiana, anchoring a metropolitan area of approximately 2.1 million residents and ranking among the 16th-largest metro economies in the United States. Positioned at the convergence of Interstates 65, 70, and 74 and encircled by I-465, Indianapolis serves as the transportation, logistics, and economic hub of the Midwest.

The local economy rests on several strong pillars. Healthcare is the region's largest employer, led by IU Health (Indiana's largest hospital system), Ascension St. Vincent, and Community Health Network. Eli Lilly and Company, one of the world's largest pharmaceutical companies, maintains its global headquarters in Indianapolis, anchoring a significant life-sciences employment base. Advanced manufacturing is represented by Allison Transmission, Cummins Inc., and Rolls-Royce. Indianapolis is also a premier Midwest logistics hub, with major FedEx, Amazon, and UPS distribution operations. Simon Property Group, the world's largest real estate investment trust by market capitalization, is headquartered in Indianapolis, and the city hosts Indiana University Purdue University Indianapolis (IUPUI) with approximately 28,000 students.



Demographic Highlights

73,259+
3-Mile Population

\$90,450
Average Household Income (3-Mile)

Demographics (2025)	1-Mile	3-Mile	5-Mile
Population	10,671	73,259	204,750
Average Household Income	\$74,276	\$90,450	\$87,288
Households	4,446	28,275	79,166

Major Employers



Advisory Team

Marc Merchant

Managing Director

MMerchant@centurypartnersre.com

(916) 995-3298 | CA DRE LIC #02117365

Matt Kramer

Managing Partner

MKramer@centurypartnersre.com

(818) 601-4595 | CA DRE LIC #01995909

Alex Shaban

Associate

Ashaban@centurypartnersre.com

(949) 562-9859 | CA DRE LIC #02159735

Scott Reid

Broker – ParaSell, Inc.

broker@parasellinc.com

(949) 942-6578 | IN - RB19001284



Century Partners Real Estate, Inc.

Los Angeles, California

(310) 362-4303 | CA DRE LIC #02235147

In Association with Scott Reid & ParaSell, Inc.

A Licensed Indiana Broker #RC51900187

Confidentiality & Disclaimer Statement

This document has been prepared by Century Partners Real Estate, Inc. and ParaSell, Inc. and has received approval for distribution from all necessary parties. While every effort has been made to provide accurate information, neither Century Partners, ParaSell, Inc. nor the entities represented by Century Partners make any guarantees, warranties, or representations regarding the completeness of the materials presented in this document or in any other written or oral communications that have been transmitted or made available.

Certain documents may have been summarized, and these summaries do not claim to represent or constitute a legal analysis of the contents of those documents. Neither Century Partners, ParaSell, Inc. nor the entities represented by Century Partners assert that this document contains all-inclusive information or encompasses all the data you may require.

Any financial projections and/or conclusions presented in this document are provided solely for reference purposes and have been developed based on assumptions and conditions that were in effect at the time the evaluations were conducted. These projections and conclusions do not claim to reflect changes in economic performance, local market conditions, economic and demographic statistics, or other business activities subsequent to the date of this document's preparation. Recipients of this document are strongly encouraged to conduct their independent evaluation of the subject matter and/or asset(s) discussed in this document.