

meineke



Indianapolis/Fort Wayne MSA

THE PARTNERS

MARC MERCHANT

VICE PRESIDENT

MMerchant@centurypartnersre.com
(916) 995-3298 | CA DRE LIC #02117365

KYLE GULOCK

MANAGING PARTNER

KGulock@centurypartnersre.com
(818) 493-0493 | CA DRE LIC #01861385

MATT KRAMER

MANAGING PARTNER

MKramer@centurypartnersre.com
(818) 601-4595 | CA DRE LIC #01995909

JOSHUA BERGER

MANAGING PARTNER

JBerger@centurypartnersre.com
(310) 270-3308 | CA DRE LIC #01984719

SCOTT REID

PARASELL, INC. BROKER OF RECORD

Scott@parasellinc.com
(949) 942-6578 | IN License #RB19001284



Century Partners Real Estate, Inc.
(310) 362-4303 | CA DRE LIC #02235147
Los Angeles, CA



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THE PARTNERS](#)





**Also Available as part of 2-Unit Meineke Portfolio
Consult with Broker for Details**

PRICE: \$700,000 CAP RATE: 6.86% NOI: \$48,000

THE INVESTMENT

- 14 year absolute triple net lease secured by seasoned Meineke franchisee operator.
- Newly Renovated building with \$150k in capex contributed by tenant in 2023.
- Hands-on operator with all stores within 90 minutes of each other.
- Established 17 Multi-Unit Franchisee in Indianapolis MSA.
- Strong unit level performance since grand opening in April 2023 (inquire with broker for details).

MARKET SUMMARY

- Centrally Located along Hart Ford City's primary North-South thoroughfare
- Off Corner from city's main and main intersection: Washington St & S Walnut St
- Direct Residential Customer Base immediately surrounding property.
- High-density retail hub: Over 20 national tenants including McDonald's, CVS, Taco Bell, and Save A Lot.
- Central to Hartford City: Less than a mile from Hartford City Hall.
- Hartford City is a strategic midway point between Indianapolis and Fort Wayne.

TENANT DETAILS

- Founded in 1972, Meineke Car Care Centers started as a single shop offering muffler repair and expanded into comprehensive auto care services.
- Headquartered in Charlotte, North Carolina, Meineke has grown into a leading franchise with 900+ locations worldwide.

PROPERTY INFORMATION

Property Address: 219 N Walnut Street
Hartford City, IN 47348

APN: 05-03-10-404-038-000-006

Year Built: 1960/2023 Renovated

Building Size: 6,000 SF

Lot Size: 0.58 AC

Parking: Surface, ± 12

LEASE SUMMARY

Tenant: Meineke

Gurantor: Franchisee

Lease Type: Absolute NNN

Landlord Responsibilities: None

Monthly Rent: \$4,000

Annual Rent: \$48,000

Rent Increases: 10% every 5 years

Lease Term: 14 years

Option Periods: Two 5-year options

Lease Commencement: Close of Escrow

Lease Expiration Date: 14 Years from COE

THE OFFERING

PRICE: \$700,000 **CAP RATE: 6.86%** **NOI: \$48,000**

RENT SCHEDULE

	Annual Rent	Monthly Rent	Rent/SF	Cap Rate
Years 1 - 5	\$48,000	\$4,000.00	\$0.67	6.86%
Years 6 - 10	\$52,800	\$4,400.00	\$0.73	7.54%
Years 11 - 14	\$58,080	\$4,840.00	\$0.81	8.30%
Option 1	\$63,888	\$5,324.00	\$0.89	9.13%
Option 2	\$70,277	\$5,856.40	\$0.98	10.04%



Hartford Square Apartments (39 units)



Blackford County Courthouse

W Washington St - 8,095 VPD



Sunshine Palace



First Presbyterian Church

Law Firms



Hartford City Fire Department

W Main St - 9,431 VPD

Grace M.E Church



N Walnut St - 10,730 VPD

Trinity Methodist Church



meineke
SUBJECT PROPERTY



CrownPointe of Hartford City
(20 luxury condos, 32 housing units)

Park Place Apartments
(52 units)

Blackford Intermediate School
(427 students)

Hartford City
Water Department

Residential Area

Trinity Methodist Church

N Walnut St - 10,730 VPD

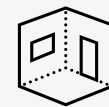


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SUBJECT PROPERTY



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Meineke's market relevance stems from its strong reputation in the auto care industry, established since 1972. With over 900 locations globally, Meineke meets the growing demand for affordable, reliable, and comprehensive car maintenance services, from oil changes to brake repairs. Its nationwide reach and consistency make it a trusted choice for vehicle owners. As the automotive industry evolves with increased vehicle longevity and maintenance needs, Meineke remains a key player in addressing these demands, offering high brand recognition and consumer trust.



**702 FRANCHISE
LOCATIONS IN
THE US**



**CHARLOTTE,
NC**



**FOUNDED
1972**

Hartford City, Indiana, is a small yet vibrant community. The city has a diverse economic base, featuring sectors such as manufacturing, retail, and healthcare, which contribute to its stability and growth potential. The presence of educational institutions, including Blackford High School, enhances the local workforce's skill set. Additionally, Hartford City benefits from its strategic location along U.S. Route 35, facilitating transportation and access to larger markets. With ongoing community development initiatives and a supportive local government, Hartford City presents promising opportunities for businesses seeking to invest in a friendly and growing environment.

SUBJECT PROPERTY DEMOGRAPHICS

8,378
RESIDENTS
WITHIN 5-MILE RADIUS

3,595
HOUSEHOLDS
WITHIN 5-MILE RADIUS

\$56,147
HOUSEHOLD
INCOME (AVG)



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