

**FOR SALE**

**MEINEKE**

**4706 N KEYSTONE AVE**

**INDIANAPOLIS, IN 46205**



**NEW 20 YEAR ABSOLUTE NNN LEASE**

**REPRESENTATIVE PHOTO**



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LICENSE #: RB16001181



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**SALE PRICE**  
\$1,432,000



**CURRENT NOI**  
\$93,094



**CAP RATE**  
6.50%



**LEASE TYPE**  
Absolute NNN



**YEAR BUILT/RENOVATED**  
1963/2026

## INVESTMENT HIGHLIGHTS

- New 20-year Absolute NNN lease executed in 2025
- Personal & Franchisee Guarantee (39 Units): Lease is secured by a personal guarantee in addition to a guarantee from one of the largest Meineke franchisees, currently operating 39 award-winning locations with plans for continued expansion.
- Property is strategically positioned near the corner of N Keystone Ave and E 46<sup>th</sup> St, boasting a combined count of 51,000 vehicles per day
- Strong population demographics of 10,000 in the 1-mile area and 103,100 in the 3-mile area
- Lease is guaranteed through November 2045, offering almost 20 years of secure income and long-term stability
- 10% rental increases every five years, driving strong long-term income growth
- Tenant is responsible for roof, parking lot, HVAC, utilities, taxes, and insurance (Zero Landlord Responsibilities)
- Bonus Depreciation: The subject property may qualify for bonus depreciation. Prospective buyers should consult with their CPA or tax advisor for further guidance.

## INVESTMENT OFFERING

Friedman Real Estate this free-standing Meineke in Indianapolis, IN. The tenant has signed a 20-year Absolute NNN lease that runs through November 2045, demonstrating a long-term commitment to the site. The lease features 10% rental increases every five years. The Absolute NNN structure results in zero landlord responsibilities. The subject property benefits from traffic counts exceeding 38,000 vehicles per day. The five-mile population exceeds 251,401, and the average household income within one mile is \$77,475. This Meineke property is well-positioned for long-term success due to extremely high traffic counts and strong in-line retail. This offering presents an ideal opportunity for a real estate investor to acquire a free-standing Meineke with absolutely no management responsibilities.



### LEASE SUMMARY

<b>Tenant:</b>	Meineke
<b>Lease Type:</b>	Absolute NNN
<b>Primary Lease Term:</b>	20 Years
<b>Annual Rent:</b>	\$93,094
<b>Landlord Responsibilities:</b>	None
<b>Tenant Responsibilities:</b>	Everything
<b>Lease Start Date:</b>	11/10/2025
<b>Lease Expiration Date:</b>	11/30/2045
<b>Lease Term Remaining:</b>	±20 Years
<b>Rent Bumps:</b>	10% Every 5 Years
<b>Tenant Website:</b>	<a href="http://www.meineke.com">www.meineke.com</a>

### PROPERTY SUMMARY

<b>Year Built/Renovated:</b>	1963/2026
<b>Lot Size:</b>	0.27 Acres
<b>Building Size:</b>	4,831 SF
<b>Signage Available:</b>	Yes



# meineke®

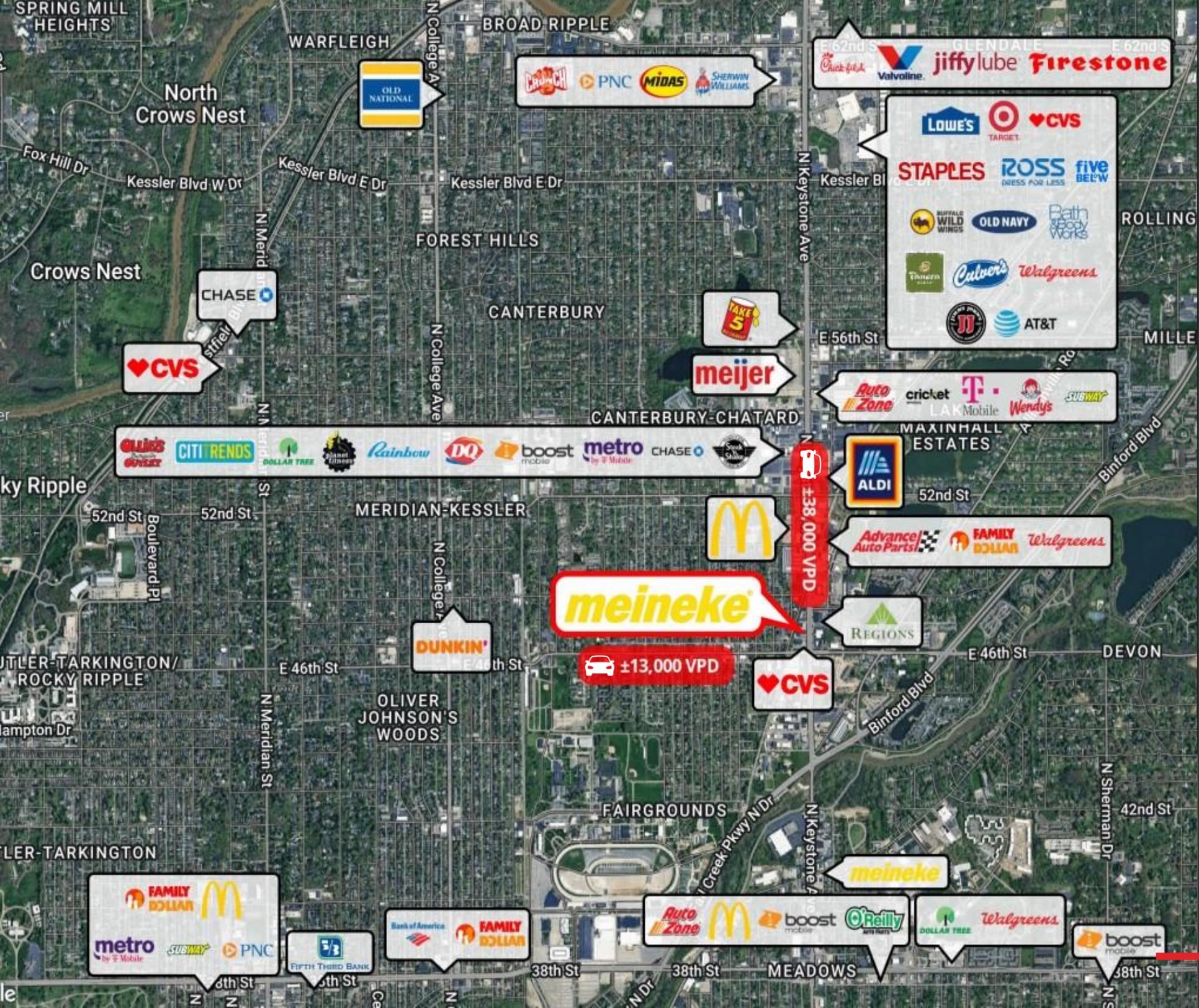
Founded in 1972, Meineke is a nationally recognized automotive repair and maintenance brand with a well-established presence across the United States. The company provides a comprehensive range of essential vehicle services, including preventative maintenance, brakes, exhaust, oil changes, tires, and general automotive repair, supporting consistent customer demand. Meineke's extensive franchise network benefits from centralized marketing, operational support, and brand standards, allowing individual locations to operate within a proven and scalable framework. The brand's emphasis on routine and necessity-based automotive services positions it to remain relevant across varying economic conditions and evolving vehicle ownership trends.

## TENANT SUMMARY

<b>Founded:</b>	1972
<b>Parent Company:</b>	Driven Brands, Inc.
<b>Franchisee</b>	Marcor Holdings (2 <sup>nd</sup> largest Meineke Operator)
<b>Locations:</b>	39 locations and counting
<b>Website:</b>	<a href="http://www.meineke.com">www.meineke.com</a>

## RENT SCHEDULE

LEASE YEARS	ANNUAL RENT	MONTHLY RENT	BUMP
1-20	\$93,094	\$7,758	10% every 5 years

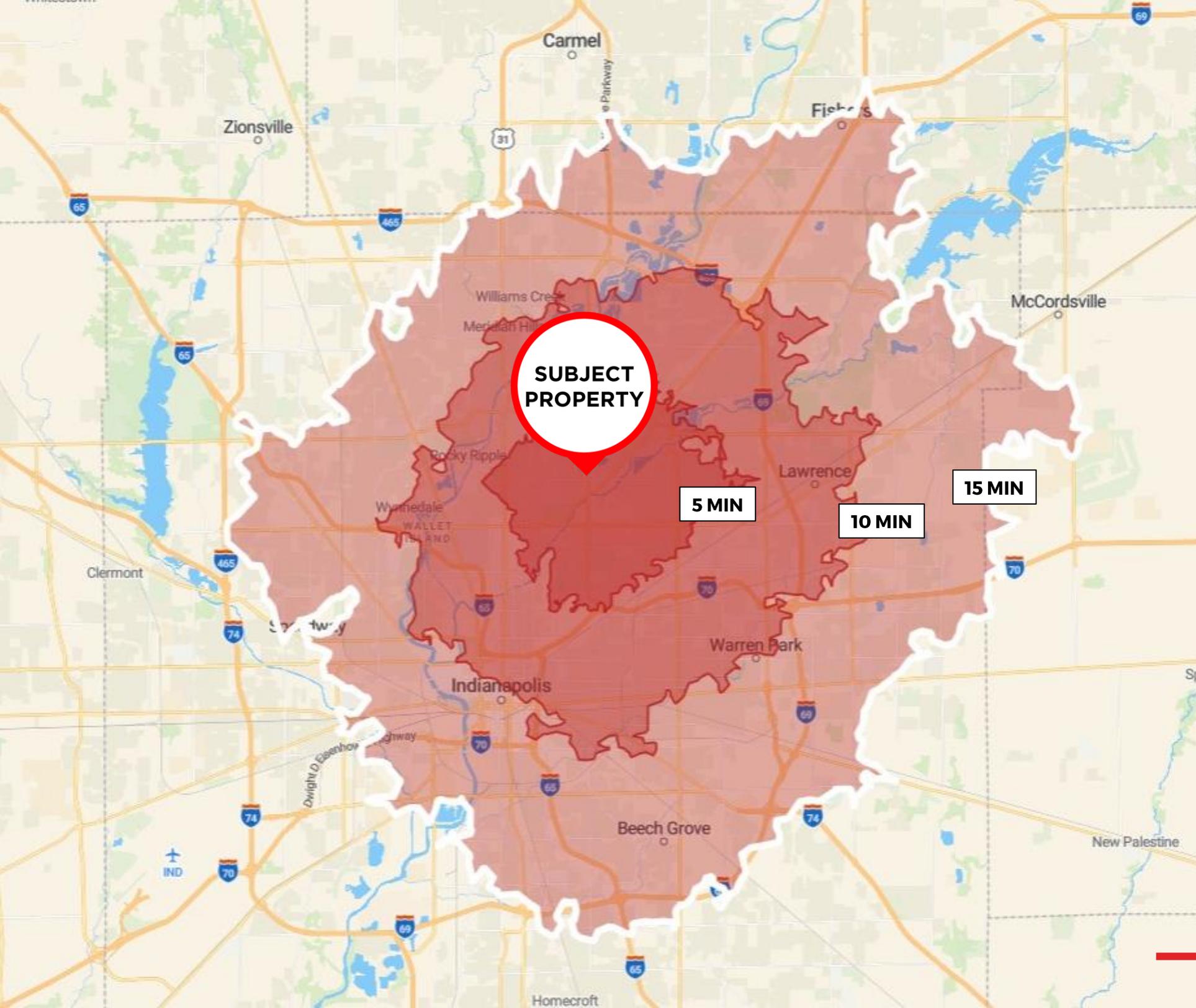


# NEARBY AMENITIES



N KEYSTONE AVE

# PARCEL OUTLINE



# DRIVE TIME MAP



Indianapolis is a major Midwestern hub with a diverse and resilient economy supported by healthcare, advanced manufacturing, logistics, and sports tourism. The city is home to several Fortune 500 companies, including Eli Lilly, Anthem, and Cummins, which contribute to steady employment and long-term economic stability. With a metropolitan population exceeding 2 million, Indianapolis offers a broad consumer base and a strong workforce, reinforced by nationally recognized universities and training institutions. Its business-friendly climate, comparatively low cost of living, and consistent population growth continue to attract both employers and residents to the region.

Strategically located at the crossroads of several major interstate highways, Indianapolis serves as a critical distribution and transportation center for the Midwest. This connectivity supports high traffic volumes and strong accessibility across the metro area, benefiting service-oriented and automotive-related businesses. Ongoing infrastructure investments, coupled with steady residential and commercial development, continue to enhance the city's accessibility and long-term viability. These fundamentals position Indianapolis as a market with durable demand drivers and sustained activity across multiple economic cycles.

EST POPULATION (2025)	±897,368
HOUSEHOLDS (2025)	±367,718
AVG HH INCOME (2025)	±\$94,308

# BROKER REPRESENTATION



**600**

CURRENT  
BROKER LISTINGS

**12,500**

MULTI-FAMILY  
APARTMENTS MANAGED

**20,000,000**

COMMERCIAL  
SF MANAGED

**\$22,000,000,000**

IN CLOSED TRANSACTIONS



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Marc began his career as an accountant for Grant Millman & Johnson PC, working with real estate manufacturing companies, and gained additional experience in commercial real estate while working for a Los Angeles-based developer.

Marc is an accomplished Investment Sales Associate at Friedman Real Estate, bringing nearly a decade of specialized experience in commercial real estate. Recognized as a leading U.S. broker in the automotive commercial real estate sector, he represents a diverse client base that includes corporate entities, family offices, and private investors across the country.

Through his extensive industry experience and strategic networking, Marc has assembled a dedicated team at Friedman that leverages advanced technology, strong relationships, and comprehensive market insight to deliver tailored advisory services. His commitment to excellence and results-driven approach make him a trusted partner in navigating complex real estate transactions nationwide.



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Eric is a dedicated commercial real estate professional specializing in automotive investment sales. Joining Marc Hildenbrand's team, Eric focuses on net lease collision properties, convenience stores, and car washes across the United States.

With a Bachelor of Arts in Biology from Kalamazoo College, Eric brings a strong analytical foundation to his work. He has a proven track record of success, honed through his experience as a teaching assistant and a member of the college's football team.

# SERVICE LINES

Friedman's Brokerage Services group partners with clients on setting the right strategy to maximize real estate investment assets. We offer a full array of service lines that assist our clients in the entire real estate life cycle from acquisition through ownership and ultimately disposition.

## SINGLE TENANT SALES (RETAIL, MEDICAL, OFFICE, INDUSTRIAL)

Facilitating single tenant dispositions for owners of net leased investments requires a skilled team with deep institutional and private capital relationships as well as the determination to maximize value. Our group's complete focus on the single tenant, net leased investment sector ensures your commercial real estate assets are carefully placed with precise detail in the ultra-competitive marketplace.

## MULTI-FAMILY SALES

Our advisors combine local market expertise with a national perspective, providing owners and investors a balanced view of both the macro and micro multi-family investment market. Our Multi-Family team is part of a national sales and investment platform that is dedicated solely to the multi-family industry, with deep-rooted relationships with owners, buyers, and debt & equity partnerships nationwide.

## SHOPPING CENTER SALES

Shopping center dispositions require the ability to access both institutional and private investors nationwide, while also managing the complexity of active marketing campaigns. Our team can quickly interpret owners' goals to formulate, manage and successfully close transactions. We sell shopping centers both individually as well as portfolios, utilizing our custom tailored multi-faceted marketing process.

## INDUSTRIAL SALES

Our advisors leverage their vast experience handling industrial property repositioning, valuation, and disposition of industrial assets nationwide. In addition to traditional sales and auction sales, Friedman handles industrial disposition work resulting from bankruptcy and M&A activity.

## ONLINE AUCTION SALES

Friedman specializes in the disposition of value-add, opportunistic, and stabilized properties for clients through our auction partnership channels. Through auction, clients can sell assets on a digital marketplace that precision-targets buyers, including previously unknown investors from around the world. Our auction partners accelerate the transaction process from listing & marketing through due diligence and close. Deals close 2x faster with 60% of buyers coming from outside/local markets.

## ADDITIONAL SERVICE LINES

- 1031 exchanges
- Debt placement / capital markets
- Sale leasebacks & portfolio sales
- Valuation, research & consultation
- Commercial management
- Multi-Family Management
- Construction & design services
- Financing



CREATING  
**VALUE**  
BEYOND  
**REAL**  
**ESTATE**



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