

MEINEKE

1845 N WAYNE RD, WESTLAND, MI 48185



ACTUAL PHOTO OF SUBJECT PROPERTY

ABSOLUTE NNN MEINEKE SINGLE TENANT FOR SALE



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TABLE OF CONTENTS:

3. Offering Summary
4. Additional Photos
5. Aerial Map
6. Aerial Map
7. Tenant Profile
8. Regional Map
9. Demographics Map & Report
10. Meet The Team



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OFFERING SUMMARY

Sale Price	\$2,355,000
Cap Rate	7%
NOI	\$164,868
Price/PSQF	\$199.07
Tenant	Meineke
Guarantor	Marcor Holdings LLC (39 Unit Operator)
Building Size	11,830 SQF
Total Lot Size	1.17 Acres
Lease Commencement	November 10, 2025
Lease Expiration	November 30, 2045
Original Lease Term	20 Years
Rental Increases	10% Every 5 Years
Renewal Options	4, 5 Year
Lease Type	Absolute NNN
Landlord Obligations	None
Roof	Tenant
Parking Lot	Tenant
HVAC	Tenant
CAM	Tenant
Taxes	Tenant
Insurance	Tenant

RENT SCHEDULE

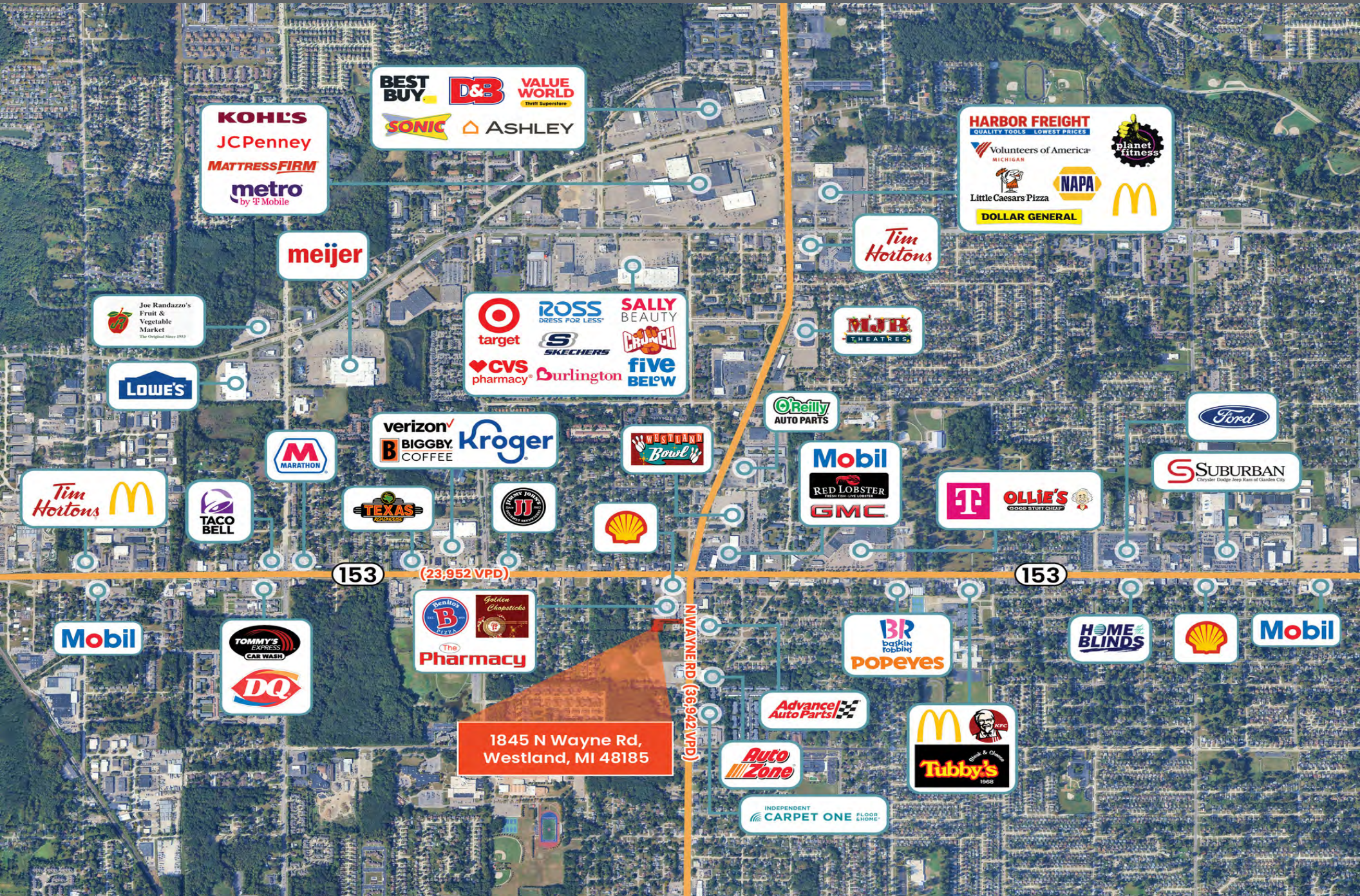
Year 1-5	\$164,868.00
Year 6-10	\$181,354.80
Year 11-15	\$199,490.28
Year 16-20	\$219,439.31
Four, Five Year Option	10% in Each Options



PROPERTY HIGHLIGHTS

- Long-term lease structure provides durable, predictable cash flow with zero landlord responsibilities.
- Tenant is responsible for roof, parking lot, HVAC, CAM, taxes, and insurance, eliminating capital expenditure and operating risk.
- 10% rental increases every 5 years, delivering consistent NOI growth and inflation protection throughout the primary term.
- Lease is guaranteed by Marcor – a 39-unit Meineke operator, providing additional credit strength beyond the brand. (Marcor is the Second Largest Meineke Operator)
- Meineke provides non-discretionary automotive services, supporting stable performance across economic cycles.
- Lease runs through November 2045, offering nearly two decades of secure income with renewal options thereafter.
- The property is positioned within a dense, high-traffic retail corridor anchored by numerous national tenants including Target, Meijer, Kroger, Lowe's, Home Depot, CVS, Walgreens, McDonald's, Taco Bell, Starbucks, and others







N WAYNERD (36,942 VPD)

meineke®

DOING CAR CARE RIGHT

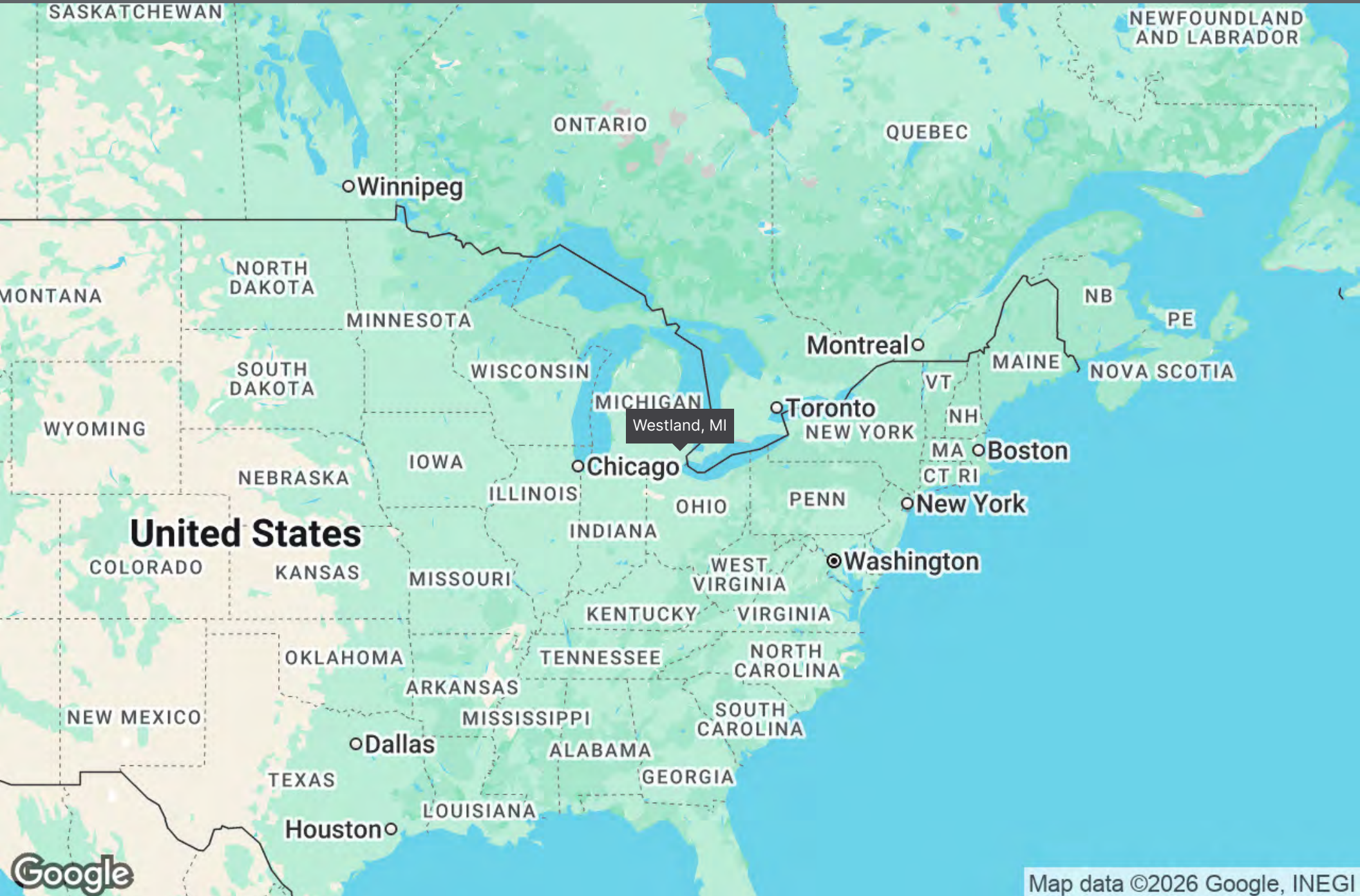


CUSTOM TEXT

Meineke is a national car care brand with strong market presence and steady customer demand. The company operates about 1,478 locations across the United States, which gives investors a broad and stable footprint. Its model focuses on essential automotive services that customers need regardless of market cycles, which supports consistent traffic and repeat visits. The brand runs under Driven Brands Holdings, one of the largest automotive service groups in the country. This structure gives Meineke access to strong operational systems, marketing support, and supply chains. Shops generate revenue from services that include maintenance, brakes, oil changes, and repair work. These services tend to produce predictable sales because vehicles require ongoing care. The company benefits from a mix of franchise operators, which reduces corporate risk and helps maintain steady expansion. Many locations sit in high traffic retail corridors that attract a wide audience. Meineke continues to hold a solid position in the automotive service sector. Its long history, network size, and consistent service demand offer investors a tenant with stable performance and strong brand recognition.

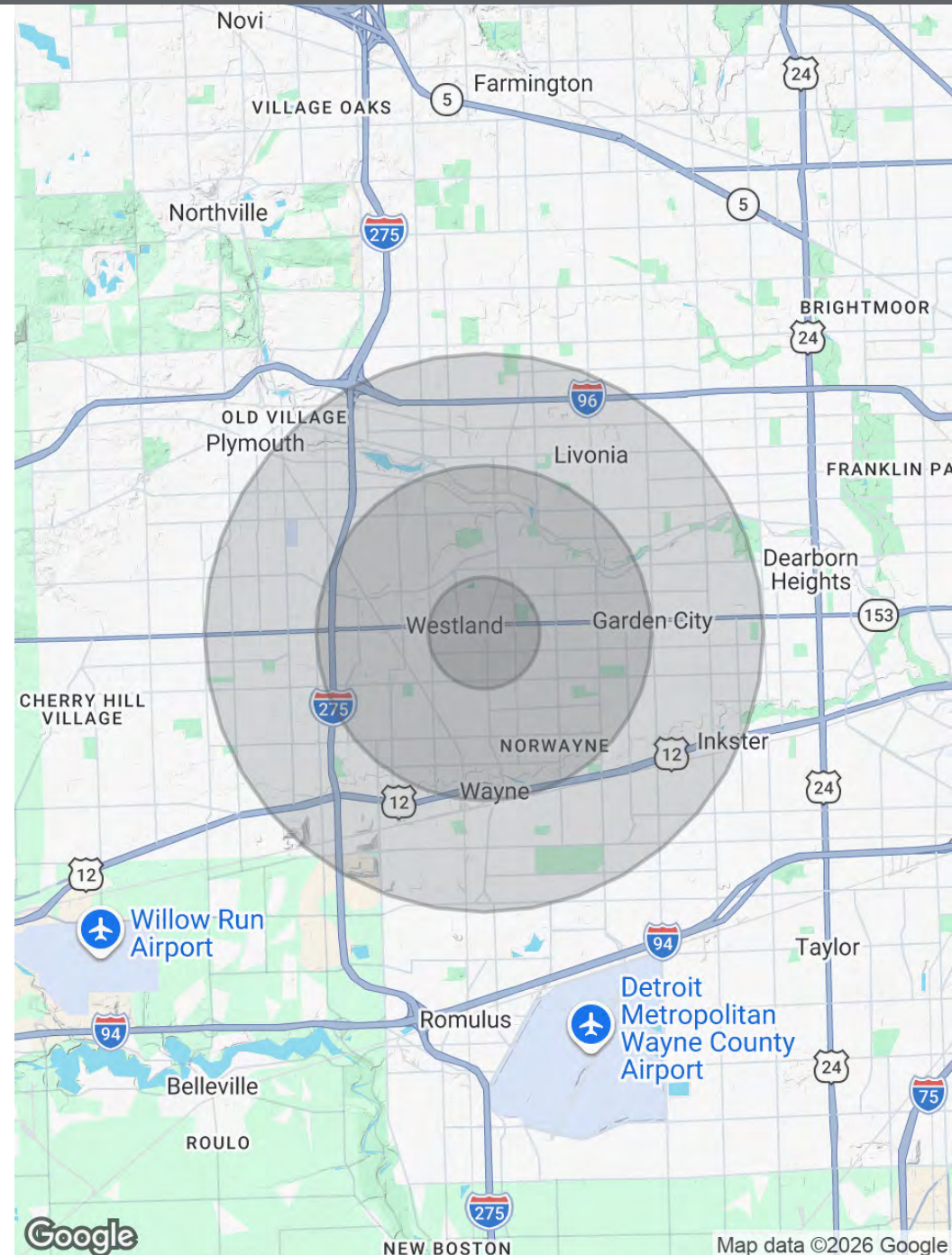
TENANT OVERVIEW

Company:	Meineke
Founded:	1972
Locations:	1,478
Total Revenue:	\$2.3 Billion
Headquarters:	Charlotte, NC
Website:	www.meineke.com



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,570	107,339	262,823
Average Age	44	42	41
Average Age (Male)	41	41	40
Average Age (Female)	45	43	42
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,431	47,220	109,445
# of Persons per HH	2	2.3	2.4
Average HH Income	\$63,639	\$82,915	\$91,503
Average House Value	\$194,524	\$205,714	\$230,459
RACE	1 MILE	3 MILES	5 MILES
Total Population - White	7,593	72,021	175,207
Total Population - Black	3,194	19,600	48,628
Total Population - Asian	583	5,427	15,239
Total Population - Hawaiian	2	19	43
Total Population - American Indian	73	502	1,014
Total Population - Other	230	1,515	3,547

Demographics data derived from AlphaMap





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