



Single Tenant Net Lease Investment  
4605 W Congress St | Lafayette, LA 70506

**\$995,000**



**KYLE DUFFY**  
Advisor  
Echo West Capital Advisors  
(480) 338 - 2439  
KDuffy@EchoWest.com

**RYAN MORONEY**  
Partner  
Echo West Capital Advisors  
(602) 421 - 9100  
RMoroney@EchoWest.com

**TIM WESTFALL**  
Partner  
Echo West Capital Advisors  
(602) 628 - 6298  
RMoroney@EchoWest.com

**BRIAN BROCKMAN**  
License #BROK.0995684990-ASA  
Bang Realty, Inc.  
(513) 898 - 1551  
BOR@BangRealty.com



# DEAL SUMMARY



## Address

4605 W Congress St  
Lafayette, LA 70506

## Asking Price

\$995,000

## Cap Rate

8.45%

## Annual Rent

\$84,000

## Lease Structure

NN+

## Rent Increases

10% At Option Periods



# LEASE SUMMARY



Lease Guarantor	Monro, Inc. (Corporate)
Address	4605 W Congress St Lafayette, LA 70506
Lease Start Date	8/25/2019
Lease End Date	8/31/2029
Lease Type	Double Net
Landlord Responsibilities	Roof, Structure, Parking Lot (Replacement Only)
Tenant Responsibilities	Utilities, Taxes, Insurance, Maintain non-structural parts of the Premises
Annual Rent	\$84,000
Building Size	7,007 SF
Lot Size	0.71 AC
Rent Increases	10% At Option Periods
Option Periods	Three, 5-Year Options





# INVESTMENT HIGHLIGHTS



## ▶ Corporate Guarantee

*The lease is backed by Monro Inc. (NASDAQ: MNRO) — the #2 largest tire and auto service retailer in North America, with a network of 1,250+ locations. Monro's corporate guarantee provides investors with strong financial backing, national brand recognition, and long-term income stability.*

## ▶ Proximity to Downtown & University

*The property is ideally located within 15 minutes of both Downtown Lafayette and the University of Louisiana at Lafayette, which enrolls over 15,000 students. This location benefits from consistent traffic and strong regional demand drivers.*

## ▶ Established Operating History

*This property has operated as a Tire Shop at this location for over 20 years, serving as a well-established and trusted resource within the community. Its long-term presence reflects durable performance and customer loyalty.*

## ▶ Recession-Resistant Income Stream

*Tire and auto service centers provide stable, needs-based cash flow, making them an attractive option for net lease investors. Regardless of economic cycles, drivers continue to require routine maintenance, tire replacements, and repairs ensuring consistent customer demand. This reliability helps protect rental income, even during market downturns, making it a strong hedge against volatility.*

## ▶ Strong Demographics & MSA Positioning

*Lafayette is a major economic and cultural hub in southern Louisiana, anchored by strong employment in the energy, healthcare, education, and retail sectors. With a metro population of over 121,000 and deep roots in Cajun heritage, the city blends economic resilience with cultural vitality. The subject property benefits from 50,000+ residents within a five-mile radius and average household incomes exceeding \$80,000, providing a solid consumer base and long-term market fundamentals.*



# TENANT PROFILE



Tire Choice Auto Service Centers is a trusted national leader in the auto service & repair industry with over 60 years of experience. Monroe, Inc. (NYSE: MNRO) bought the Florida-based Tire Choice chain in 2014 followed by a series of acquisitions in Florida, Louisiana, and California, all of which now operate under the Tire Choice banner. With more than 300 stores in the Northeast, Southeast, and California,

Tire Choice offers complete under-car care services, including oil changes, brakes, shocks and struts, exhaust, air conditioning, and of course, tires. Featured tire brands include BF Goodrich, Continental, Goodyear, Pirelli, Ironman, Michelin, Yokohama, and more. Tire Choice has one mission: to help you maintain your vehicle as if it were their own.

## Core Product & Service Offerings:

- Oil Changes
- Tires
- Suspension Systems
- Batteries, Alternators & Starters
- Brake Systems
- Heating & Cooling Systems
- Wheel Alignments
- Belt & Hose Installations
- Exhaust Systems
- Transmission Flush & Fills
- Belts & Hoses
- Scheduled Maintenance



WEBSITE	<a href="http://thetirechoice.com">thetirechoice.com</a>
PARENT COMPANY	Monro, Inc (NYSE: MNRO)
FOUNDED IN	2004



**HEADQUARTERS**  
*Rochester, NY*



**NO. OF LOCATIONS**  
*348 Stores*



**CREDIT RATING**  
*S&P: AA*



**# OF EMPLOYEES**  
*8,600 Employees*



# GUARANTOR PROFILE



Monro's family of brands is one of the leading automotive service and tire dealers in the United States. We work on approximately five million vehicles a year, but with us, it is personal. Every guest is important, and every teammate is valued. That is our people-first approach.

Headquartered in our hometown of Rochester, New York, where our founder, Chuck August, opened his first store in 1957, we have grown to more than 1,300 auto repair shops and tire dealers in 32 states from coast to coast. Monro powers 16 highly respected tire and auto service brands, supporting each company's regional strength and community connections. From big cities to small towns to rural crossroads, you will find us in neighborhoods of every shape, size, and color.

A public company since 1991, Monro's stock trades on NASDAQ under the symbol MNRO. We have a growing market share with a focus on sustainable growth. We continue to expand our national presence through strategic acquisitions, store sales, and new store openings.

WEBSITE	<a href="https://monro.com">monro.com</a>
HEADQUARTERS	Rochester, NY
FOUNDED IN	1957



**LOCATED IN**  
**32 States**



**NO. OF STORES**  
**1,300+ Stores**



**STOCK TICKER**  
**NASDAQ: "MNRO"**



**TEAM MEMBERS**  
**7,700+**

## MONRO BRANDS

- Monro Auto Service and Tire Centers
- Ken Towery's Tire & Auto Care
- Car-X Tire and Auto
- Free Service Tire Company, Inc.
- Lloyd's Tire
- Ayers Repairs
- Tire Warehouse
- Monro Commercial Solutions
- Bud's Tire
- Tire Barn Warehouse
- Allen Tire Company
- Mr. Tire Auto Service Centers
- Mountain View Tire & Auto Service
- Calabasas Car Care
- Tire Warehouse
- Monro Commercial Solutions
- Tire Auto Service Centers
- Skip's Tire





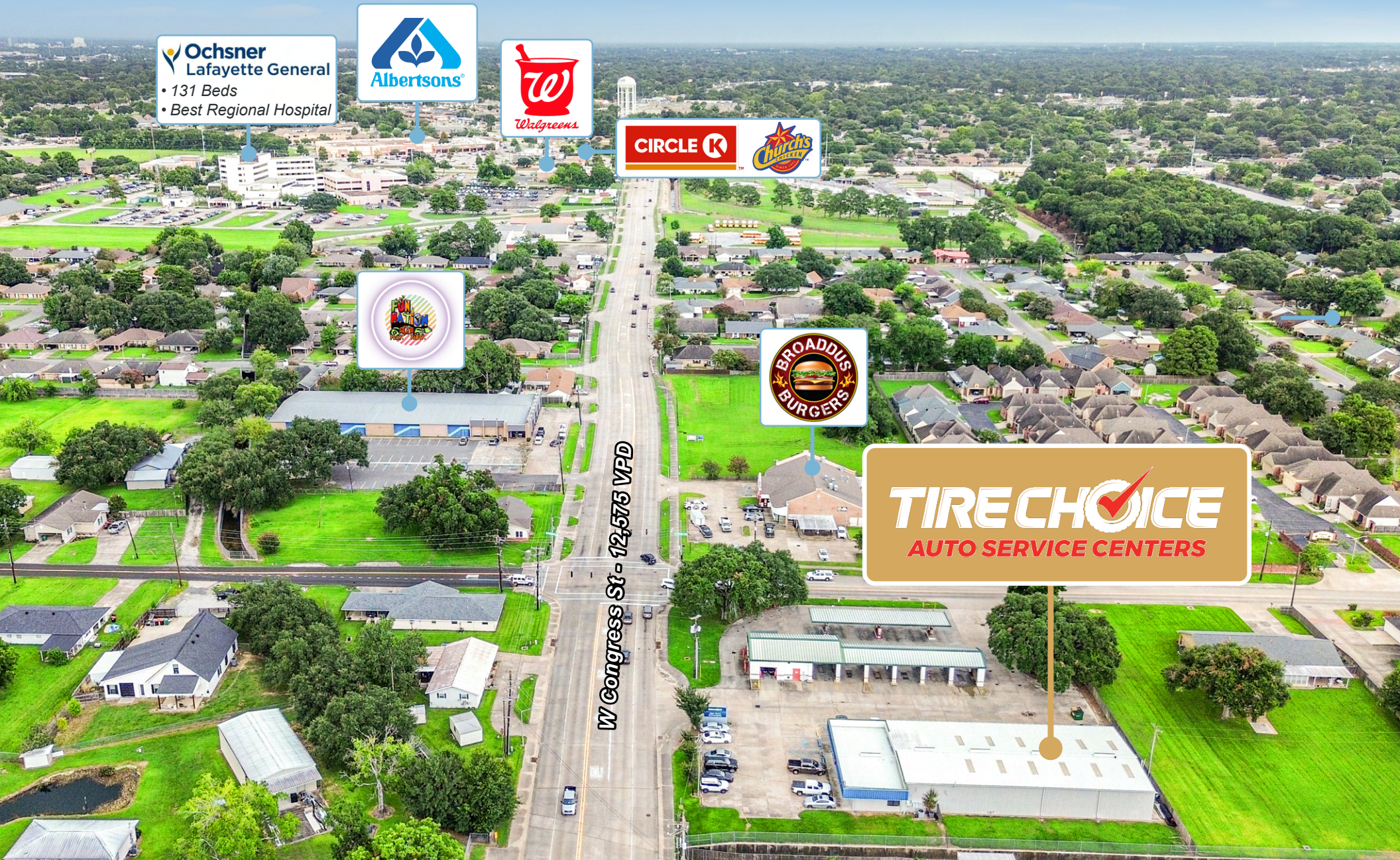
# PROPERTY AERIAL



**TIRE CHOICE**  
AUTO SERVICE CENTERS



# PROPERTY AERIAL



**Ochsner**  
Lafayette General  
• 131 Beds  
• Best Regional Hospital



**TIRE CHOICE**  
AUTO SERVICE CENTERS

W Congress St - 12,575 VPD



# LOCATION OVERVIEW - Lafayette, LA

Lafayette, Louisiana, is a culturally vibrant city located in the heart of Acadiana, known for its deep Cajun and Creole roots, lively music scene, and celebrated cuisine that draws chefs, foodies, and culture seekers from across the country. With over 120,000 residents, Lafayette blends small-city charm with big-city energy, offering a high quality of life in a community that values tradition, creativity, and connection. The city features a walkable historic downtown filled with local restaurants, art galleries, and music venues, creating a lively atmosphere where people gather for entertainment and community events. It is home to the University of Louisiana at Lafayette, a major research institution that adds a youthful and innovative spirit to the community and contributes significantly to the local economy and workforce development.

Strategically positioned along I-10 with access to Baton Rouge, New Orleans, and Houston, Lafayette serves as a regional hub for commerce, healthcare, and education. Affordable housing, a strong job market, and a warm, welcoming culture make it an increasingly attractive place to live, work, and visit. Whether you're drawn to its food, festivals, or family-friendly lifestyle, Lafayette offers a unique blend of Southern hospitality and cultural richness.

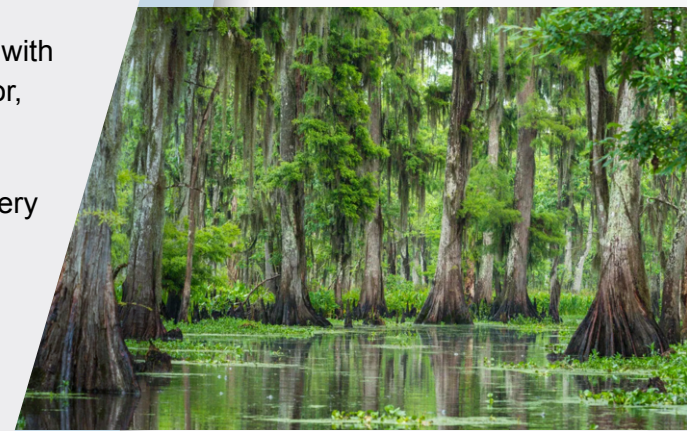
## ECONOMY & INDUSTRY

**Energy & Manufacturing:** Lafayette serves as a key hub for the oil and gas industry in southern Louisiana, with strong support services and infrastructure. The city is also home to a growing advanced manufacturing sector, contributing to a diverse and resilient local economy.

**Retail & Real Estate Development:** Lafayette's retail corridors—like Johnston Street and Ambassador Caffery Parkway—offer a wide mix of national brands, local businesses, and dining options that draw shoppers from across the region. The city's real estate market remains strong, supported by a mix of affordable new developments, established neighborhoods, and continued population growth.

**Tourism & Culture:** Rich in Cajun and Creole heritage, the city offers a vibrant mix of food, music, and festivals that attract visitors throughout the year. Events like Festival International de Louisiane, bayou adventures, and live Zydeco performances contribute to a thriving tourism economy and a strong cultural identity.

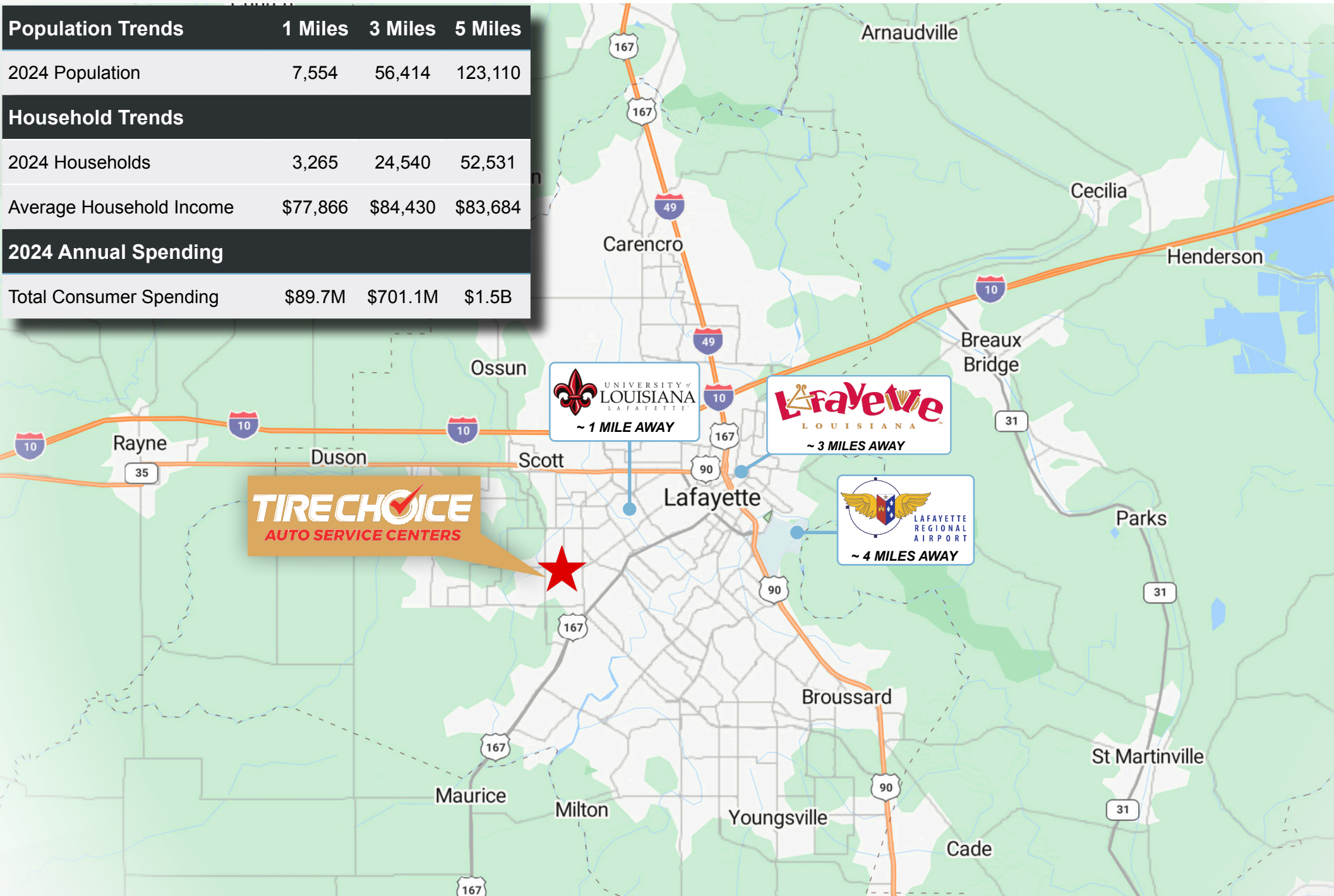
**Small Business & Local Economy:** Lafayette's downtown and neighborhoods are filled with locally owned shops, cafes, and service providers. Ongoing development efforts and community support continue to fuel small business growth and revitalization.





# DEMOGRAPHICS - Lafayette, LA

Population Trends	1 Miles	3 Miles	5 Miles
2024 Population	7,554	56,414	123,110
Household Trends			
2024 Households	3,265	24,540	52,531
Average Household Income	\$77,866	\$84,430	\$83,684
2024 Annual Spending			
Total Consumer Spending	\$89.7M	\$701.1M	\$1.5B







**ECHO WEST**

CAPITAL ADVISORS

EXCLUSIVELY PRESENTED BY:

**KYLE DUFFY**

Advisor

**Echo West Capital Advisors**

(480) 338 - 2439

KDuffy@EchoWest.com



**TIM WESTFALL**

Partner

**Echo West Capital Advisors**

(602) 628 - 6298

TWestfall@EchoWest.com



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