

MEINEKE

1416 N LEROY ST, FENTON, MI 48430



Representative Photo

ABSOLUTE NNN SINGLE TENANT MEINEKE FOR SALE



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OFFERING SUMMARY

Sale Price	\$1,530,000
Cap Rate	6.5%
NOI	\$99,509
Price/PSQF	\$276.22
Tenant	Meineke
Guarantor	Marcor Holdings LLC (39 Unit Operator)
Building Size	5,539 SQF
Total Lot Size	0.64 Acres
Lease Commencement	November 10, 2025
Lease Expiration	November 30, 2045
Primary Lease Term	20 Years
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	\$99,509.00
Year 6-10	\$109,459.90
Year 11-15	\$120,405.89
Year 16-20	\$132,446.48
Four, Five Year Options	10% in Each Option



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





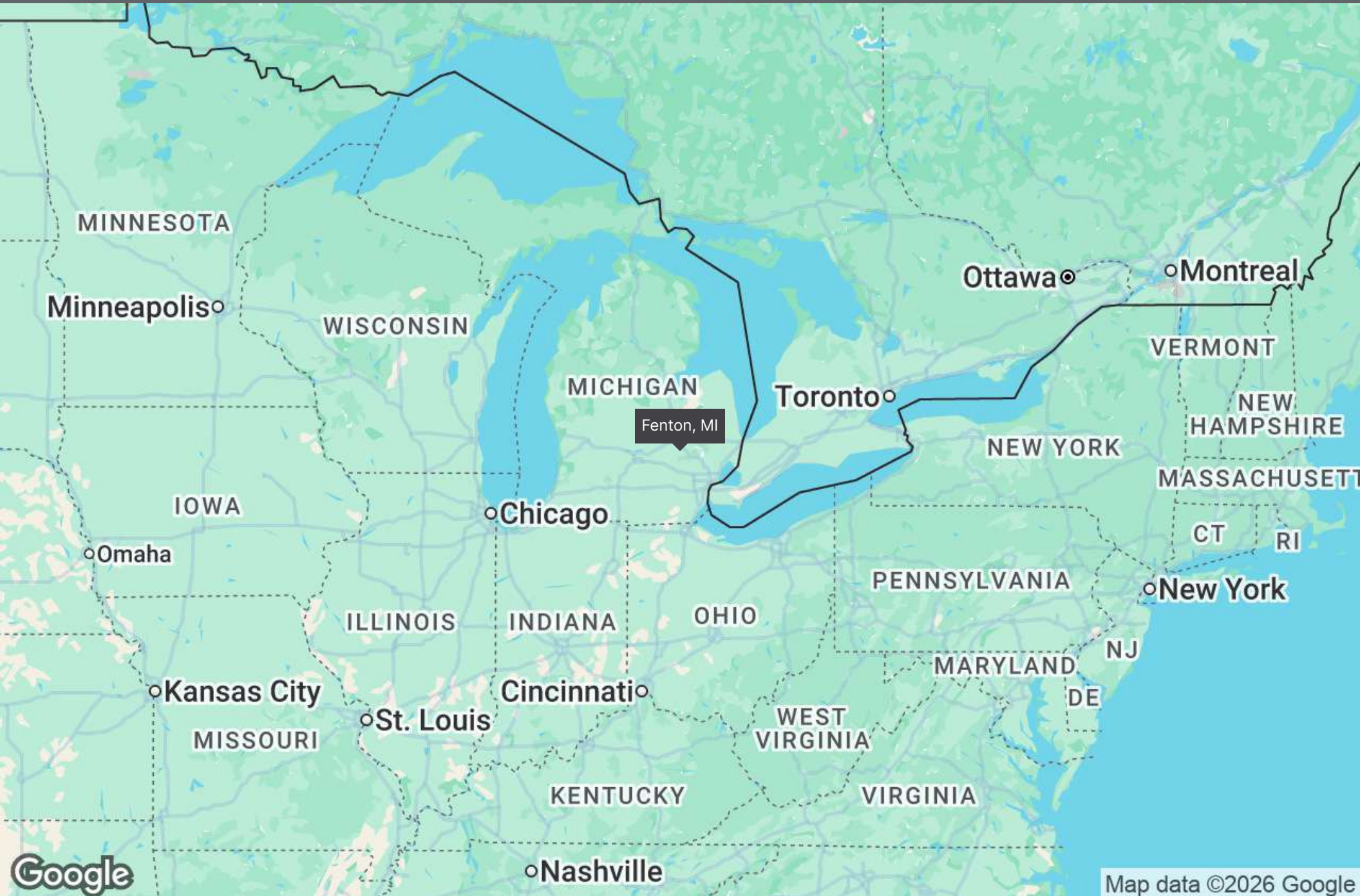


OVERVIEW

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

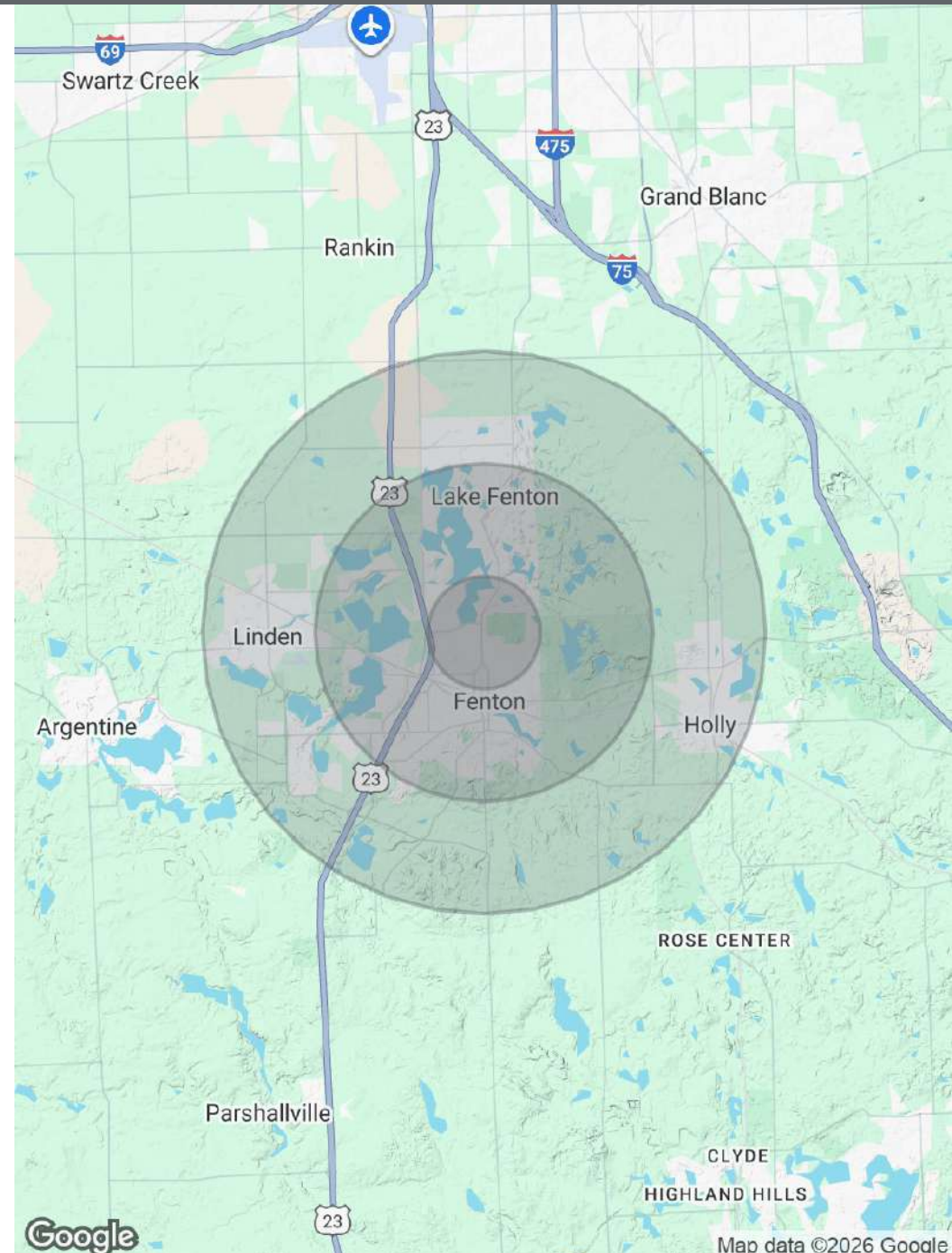


DEMOGRAPHICS MAP & REPORT

MEINEKE

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,814	23,936	49,517
Average Age	41	43	42
Average Age (Male)	39	41	41
Average Age (Female)	43	44	44
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,213	10,174	20,117
# of Persons per HH	2.2	2.4	2.5
Average HH Income	\$98,813	\$111,262	\$112,081
Average House Value	\$335,893	\$378,993	\$350,767
RACE	1 MILE	3 MILES	5 MILES
Total Population - White	4,318	21,704	44,816
Total Population - Black	84	286	636
Total Population - Asian	39	235	431
Total Population - Hawaiian	1	4	6
Total Population - American Indian	7	53	135
Total Population - Other	40	177	368

Demographics data derived from AlphaMap





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