

(40,146 VPD)



# CALIBER COLLISION & ENTERPRISE

10106 Harrison Ave., Harrison, OH 45030

*OFFERING MEMORANDUM*

**Marcus & Millichap**  
PATEL YOZWIAK GROUP

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## INVESTMENT HIGHLIGHTS

### **INVESTMENT HIGHLIGHTS:**

- Minimal Landlord Responsibilities: Landlord Only Responsible for Structure, Exterior, Roof, Foundation and Slabs | Caliber Has Assumed Tenant Responsibilities for Enterprise
- Two Tenant Caliber Collision and Enterprise Car Rental Location | 13,482-SF Building on a +/-1.13 Acre Parcel
- Caliber Has 4+ Years Remaining on a NN Lease With 5% Rental Increases in Each of Two, 5-Year Renewal Options
- Enterprise Rent-a-Car Has 2+ Years Remaining With One 3-Year Renewal Option and a 10% Rental Increase in that Option
- Caliber Collision and Enterprise Leases are Corporately Guaranteed

### **LOCATION HIGHLIGHTS:**

- Located Just Off of Interstate 74, 0.4 Miles From Exit 3 Ramp, Seeing Over 40,000 Vehicles Per Day | Property Visible From Interstate With Signage on Rear of Building
- High Visibility Along Harrison Avenue, With 9,500+ Vehicles Per Day With Lighted Pylon Signage for Both Tenants
- Proximity to Nationally Recognized Tenants, Including: Kroger Marketplace, Shell, CVS, Big Lots, McDonald's, Home Depot, Planet Fitness, Tractor Supply and Many More
- Harrison is 20 Miles From Downtown Cincinnati and 4 Miles From the Indiana-Ohio Border
- Adjacent to Harrison Commerce Center, a 70 Acre Land Development With a New Construction 500,000-SF, Distribution Center Built in 2023
- Strong Demographics: Population Exceeds 32,000 Within 5-Miles of the Property | Average Household Incomes Exceed \$90k Within 5-Miles
- The Cincinnati MSA Has a Population of Over 2.2 Million | Half of the U.S. Population Lives Within a 12 Hour Drive of Cincinnati

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STORING THE RHYTHM OF YOUR LIFE®

at fair prices.

Founded in 1997, Caliber Collision has rapidly evolved into the largest collision repair company in the United States, boasting over 1,700 centers across 41 states. Headquartered in Lewisville, TX, Caliber has revolutionized customer service standards in the industry. Their unwavering commitment to delivering high-quality service, accurate estimates, and punctual delivery has garnered them the status of the most trusted name in the sector. Caliber offers a comprehensive range of repair services, including dent removal, collision repair, glass replacement, and auto body rust repair. Their growth is driven by both exceptional customer service and an aggressive acquisition strategy, focusing on providing fast, reliable maintenance

Caliber's recognition as one of "America's Best Large Employers in 2021" by Forbes shows its industry excellence. This acclaim is supported by its status as an O.E. Certified Repair Center equipped with state-of-the-art technology, a team of 100% Automotive Service Excellence Certified and iCar Gold Class Technicians, and partnerships for on-site car rentals with Enterprise Rent-a-Car. Caliber's commitment to quality is further demonstrated by their written lifetime warranties and advanced, data-driven diagnostic scanning solutions, making them the preferred choice of more insurance agents than any other company in the country.

**1,700+**  
LOCATIONS

**41**  
STATES

**27,000+**  
EMPLOYEES



Enterprise Rent-A-Car is an American car rental agency headquartered in Greater St. Louis. Enterprise is the flagship brand of Enterprise Holdings, which also owns other agencies including Alamo Rent a Car and National Car Rental. The company has historically concentrated on what it calls "home city" rentals, often people renting a car while their own was being repaired, but has expanded to airport-based rentals, especially after its parent company's acquisition of Alamo and National in 2007. Enterprise Rent-A-Car is the largest rental car company in the United States, with more than 8,000 "home city" locations, and over 230 airport locations.

Enterprise Rent-A-Car's primary focus is the local rental car market, specializing in car rentals to consumers who need a replacement car as the result of an accident, mechanical repair, theft, or who require a vehicle for a special occasion such as a short business or leisure trip. Enterprise rents a wide variety of vehicles that range from economy cars to exotic vehicles. It also rents commercial cargo vans, pickup trucks and box trucks under the Enterprise Truck Rental brand.

**8,000+**  
LOCATIONS

**50**  
STATES

**90,000+**  
EMPLOYEES

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## RENT ROLL

SUITE	TENANT	GLA	% OF NRSF	MONTHLY RENT	ANNUAL RENT	R/SF	LEASE	LEASE COMMENCE	LEASE EXPIRATION	TERM (YRS.)	OPTIONS/INCREASES
1	Caliber Collision	12,747	94.55%	\$5,513	\$66,150	\$5.19	NN	9/15/2014	9/30/2029	4.83	2, 5-Year options with 5% increases at the start of each option
2	Enterprise	735	5.45%	\$1,903	\$22,836	\$31.07	NN	12/1/2012	11/30/2027	3.00	1, 3-Year Option With 10% Increase at the start of ption
<b>TOTALS</b>		<b>13,482 SF</b>	<b>100%</b>	<b>\$7,416</b>	<b>\$88,986</b>	<b>\$6.60</b>					



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## INVESTMENT SUMMARY

### LIST PRICE

**\$1,271,000**

### CAP RATE

**7.00%**

### PRICE/SF

**\$94.27**

PROPERTY DESCRIPTION	
YEAR BUILT:	1999
GLA:	13,482-SF
OCCUPANCY:	100%
LOT SIZE:	+/-1.13-AC



LEASE ABSTRACT: CALIBER COLLISION	
LEASE TYPE:	Double Net
LEASE TERM REMAINING:	4.5 Years
EXPIRATION DATE:	9/30/2029
OPTION TERMS:	Two, 5-Year
RENTAL INCREASES:	5% at Start of Each Option
TENANT RESPONSIBILITY:	CAM, Insurance, Taxes, HVAC, Parking Lot
LANDLORD RESPONSIBILITY:	Structure, Exterior, Roof, Foundation, Slabs
GUARANTOR:	Corporate

LEASE ABSTRACT: ENTERPRISE	
LEASE TYPE:	Double Net (Executed as Gross Lease; Caliber Assumed Landlord Responsibilities)
LEASE TERM REMAINING:	2.75 Years
EXPIRATION DATE:	11/30/2027
OPTION TERMS:	One, 3-Year
RENTAL INCREASES:	10% at Start of Option
TENANT RESPONSIBILITY:	Caliber Assumed Responsibilities
LANDLORD RESPONSIBILITY:	Structure, Exterior, Roof, Foundation, Slabs
GUARANTOR:	Corporate
TERMINATION OPTION:	Within 90 Day Notice, Tenant shall pay 3 months of rent as consideration.*

\*The Seller agrees to place the full base rent amount for Enterprise from the closing date through the lease end in escrow. This amount will be available to the buyer if the termination option is exercised.

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## SUBJECT PHOTOS



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AERIAL OVERVIEW: EAST VIEW



**HARRISON  
COMMERCE CENTER**

533,000 SF DISTRIBUTION CENTER  
\$35 MILLION FACILITY COMPLETED IN 2023

**AMECO**



**HarrisonStorage**



(40,146 VPD)

EXIT 3 (6,500 VPD)

HARRISON AVE (9,524 VPD)

MEDICAL OFFICE

MOTEL

**SUBJECT PROPERTY**

**Suburban Propane**



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## AERIAL OVERVIEW



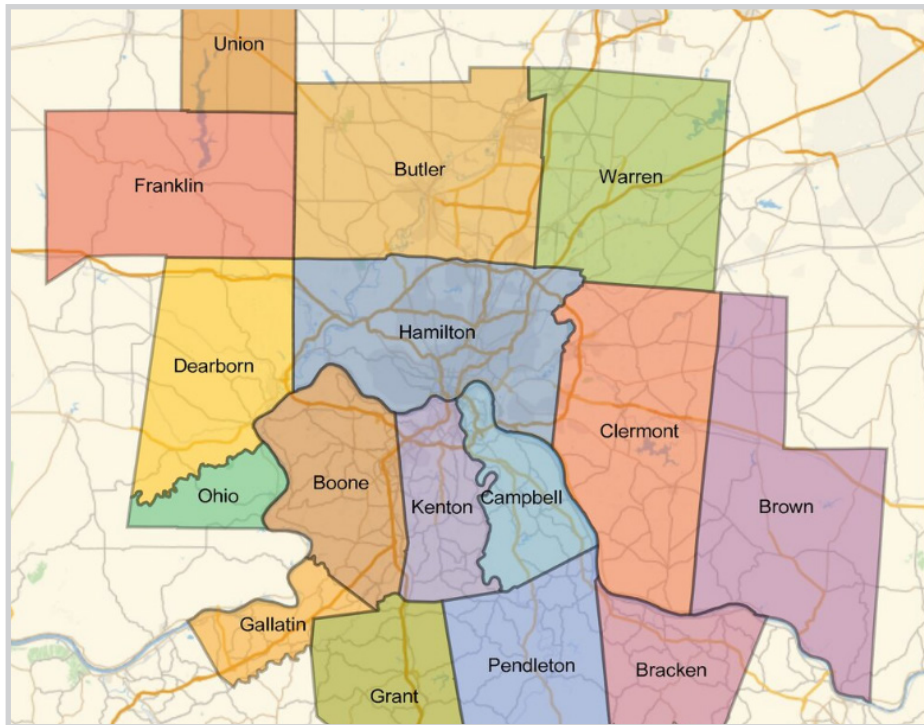
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## MARKET OVERVIEW

### CINCINNATI METRO OVERVIEW

The Cincinnati metro is a 15-county region located within portions of Ohio, Kentucky and Indiana that maintains a population of nearly 2.2 million. The Ohio counties are Hamilton, Brown, Warren, Butler and Clermont. The counties in Indiana are Dearborn, Ohio and Franklin, and the Kentucky counties are Campbell, Grant, Boone, Gallatin, Pendleton, Bracken and Kenton. Seven Fortune 500 companies are located in the metro and provide thousands of jobs: Kroger, Cintas, Procter & Gamble, Fifth Third Bancorp, American Financial Group, Cincinnati Financial, and Western & Southern Financial Group. Revitalization, particularly around Findlay Market and Over-the-Rhine, through the addition of bars, restaurants and river-side parks downtown have drawn residents into the urban core.



### METRO HIGHLIGHTS



#### DIVERSIFYING ECONOMY

Growth in service-oriented industries has lessened the metro's dependence on the manufacturing and transportation sectors.



#### ATTRACTIVE BUSINESS ENVIRONMENT

Companies are drawn to the region's low cost of doing business, while employees enjoy a relatively affordable place to live.



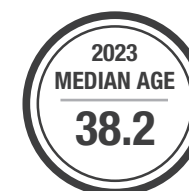
#### CENTRAL DISTRIBUTION POINT

Half of the U.S. population and around 30 major markets are within a one-day drive of Cincinnati. The metro also has access to shipping along the Ohio River.

### ECONOMY HIGHLIGHTS

- State tax credit initiatives, along with lower property, corporate and state taxes, are major incentives that draw companies.
- The area's traditional employment bases in aerospace, automotive, chemistry and financial services will keep contributing to the metro's economic landscape.
- The Cincinnati/Northern Kentucky International Airport ranks as one of the nation's largest cargo airports, positioning the metro as a regional distribution hub.

### DEMOGRAPHIC HIGHLIGHTS



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## DEMOGRAPHICS

<b>POPULATION</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
2028 Projection	2,749	17,957	32,287
2023 Estimate	2,776	17,952	32,275
2020 Census	2,611	17,741	32,164
2000 Census	2,766	15,771	28,468
Daytime Population	3,136	19,339	29,250
<b>HOUSEHOLD INCOME</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Average	\$79,932	\$85,487	\$90,457
Median	\$67,086	\$67,570	\$70,099
Per Capita	\$29,676	\$33,312	\$35,269
<b>HOUSEHOLDS</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
2028 Projection	1,009	6,999	12,608
2022 Estimate	1,016	6,977	12,567
2020 Census	1,021	6,985	12,578
2000 Census	1,054	6,072	10,938
<b>HOUSING</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Median Home Value	\$170,380	\$197,747	\$212,732
<b>EMPLOYMENT</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
2023 Unemployment	3.40%	4.24%	4.64%
Avg. Time Traveled	27	27	28
<b>POPULATION PROFILE</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
High School Graduate (12)	32.74%	36.11%	37.66%
Some College (13-15)	23.46%	20.02%	18.73%
Associate Degree Only	10.08%	10.64%	10.24%
Bachelor's Degree Only	16.77%	16.91%	17.12%
Graduate Degree	8.96%	7.50%	7.36%

<b>MAJOR EMPLOYERS</b>	<b>EMPLOYEES</b>
1 Remke Markets Incorporated	645
2 Jtm Provisions Company Inc-Jtm Food Group	350
3 Hubert Company LLC-Hubert	306
4 Larosas Inc-Harrison La Rosas	272
5 Wayne/Scott Fetzer Company-Wayne Water Systems	200
6 Harrison Archways Inc-McDonalds	200
7 Triumph Energy Corporation	199
8 Takkt Foodservices LLC	187
9 F & M Maico Inc	186
10 Ken Neyer Plumbing Inc	150
11 Home Depot USA Inc-Home Depot The	120
12 Cracker Barrel Old Cntry Str In-Cracker Barrel	115
13 Whitewater Processing LLC	100
14 CVS Revco DS Inc-CVS	85
15 Bright Elementary School	81
16 Wm Kramer and Son Inc-W K S	75
17 Gateway Con Forming Svcs Inc	75
18 Southwest Local School Dst-Harrison Junior School	73
19 Powerex-Iwata Air Tech Inc-Powerex	70
20 Cincinnati Early Learning Ctr	70
21 Kaplan Industries Inc-Midwest Cylinder	70
22 Merchandise Inc-MI	70
23 Frischs Restaurants Inc-Big Boy Restaurant	66
24 Greer & Whitehead Cnstr Inc	63
25 Bruewer Woodwork Mfg Co	55

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PATEL YOZWIAK GROUP

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enterprise  
rent-a-car