

234 Fairview Rd | Ellenwood, GA
Grease Monkey

Offered Exclusively red By



BRENT FISHER

Realtor®

Office: (770) 876-4901

Direct: (678) 948-5881

brentmfisher@gmail.com

GA License # 160548

Member: Atlanta Commercial
Board of Realtors



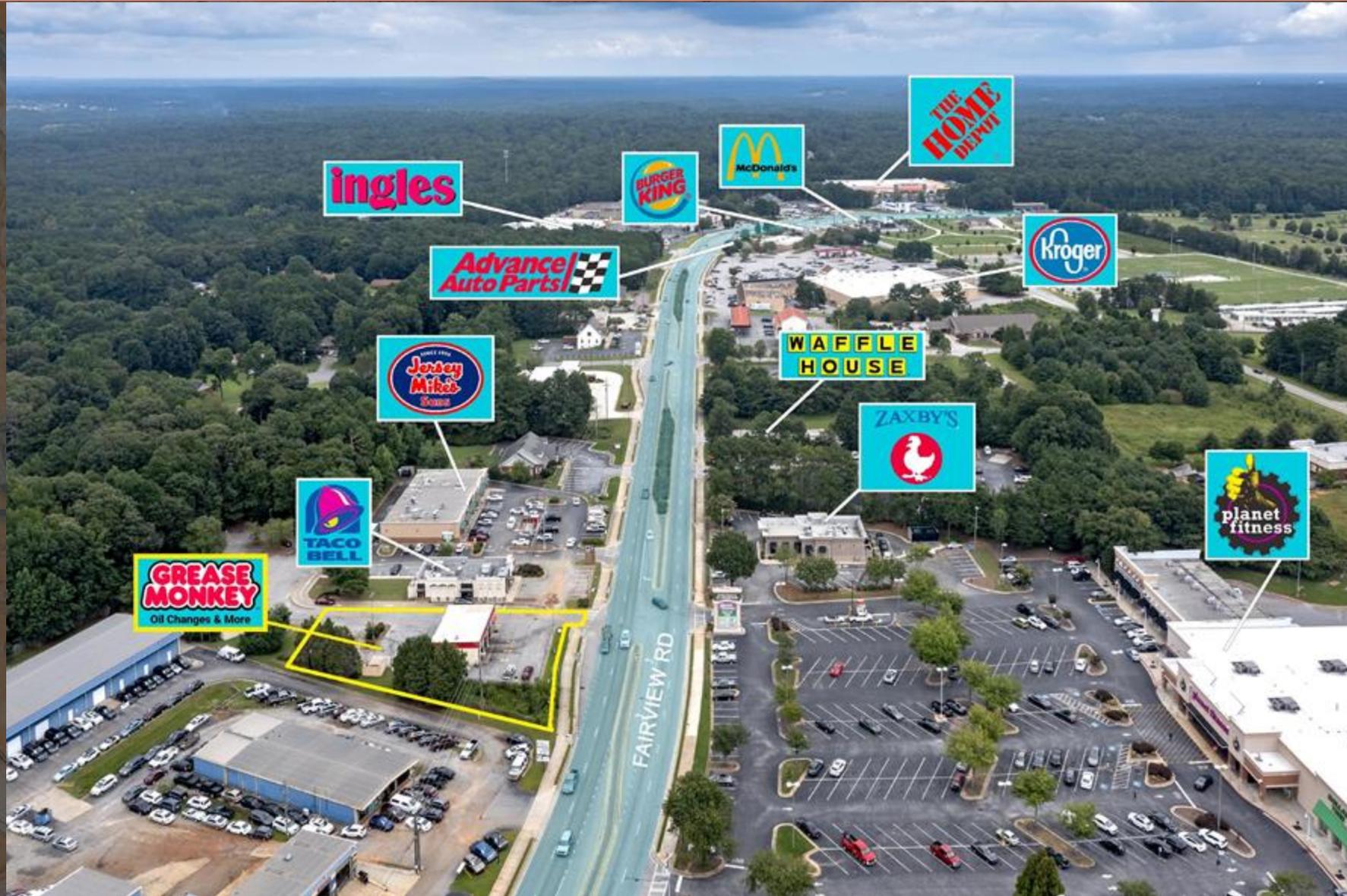
\$1,000,000 | 6.17 CAP Rate
1,799 sf Fully Operational 3 Bay Auto Shop on .61 Acre

Location



234 Fairview Rd | Ellenwood, GA
Grease Monkey









Grease Monkey is a franchisor specializing in automotive preventive maintenance, particularly oil changes and related services. Founded in 1978, it has grown to over 500 locations across the US, Mexico, China, Colombia, and Saudi Arabia. Grease Monkey emphasizes customer service, innovation, and strong franchisee ROI. They offer a comprehensive support system for franchisees, including training, site selection, and marketing.

Focus on Preventive Maintenance:

Grease Monkey provides essential automotive services like oil changes, fluid checks, filter replacements, and more, all designed to meet manufacturer recommendations and maintain vehicle warranties.

Franchise Model:

Grease Monkey is a leading independent franchisor in the automotive oil change industry, offering franchise opportunities with a well-established system and support network.

Additional Services:

Beyond oil changes, Grease Monkey offers services like tire rotations, air conditioning services, and even car washes branded as Monkey Shine.

Fleet Services:

Grease Monkey also caters to businesses with fleet maintenance needs, helping companies manage their vehicle assets.

Strong Franchisee Support:

Grease Monkey provides comprehensive support to franchisees, including site selection, training, marketing, and access to national account purchasing.

Part of FullSpeed Automotive:

Grease Monkey is a part of FullSpeed Automotive, a larger organization that owns multiple quick lube brands, giving them advantages in economies of scale and negotiation power.

500+
Locations

2 Million
Customers Served

\$350M
Annual
Revenue

#1
Largest Independent Franchisor of Auto
Oil Change Centers

Lease Overview & Rent Schedule



234 Fairview Rd | Ellenwood, GA
Grease Monkey

LEASE OVERVIEW	
Initial Lease Term	20 Years
Rent Commencement Date	July 1, 2012
Expiration Date	June 30, 2032
Lease Type	Absolute NNN
Roof & Structure	Tenant
Options	4 x 5-Year
Lease Guarantor	Corporate
Rent Increases	10% Every 5 Years

RENT SCHEDULE			
TERM	MONTHLY RENT	ANNUALIZED RENT	RENT INCREASES
07/01/2022 - 06/30/2027	\$5,143	\$61,716	-
07/01/2027 - 06/30/2032	\$5,657	\$67,884	10%
07/01/2032 - 06/30/2037	\$6,222	\$74,664	10%
07/01/2042	\$6,845	\$82,140	10%



POPULATION	1 Mile	3 Miles	5 Miles
Total Population	3,363	57,987	157,423
Average Age	38	37	37
Average Age (Male)	37	36	36
Average Age (Female)	40	39	38

HOUSEHOLDS & INCOME	1 Mile	3 Miles	5 Miles
Total Households	1,121	19,330	55,256
# of Persons per Household	3	3	2.8
Average HH Income	\$77,877	\$76,804	\$73,848
Average House Value	\$191,342	\$226,037	\$213,616

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