

**MATTHEWS**<sup>TM</sup>  
REAL ESTATE INVESTMENT SERVICES



**1841 W LINCOLN HWY | PENNDEL, PA 19047**



INTERACTIVE OFFERING MEMORANDUM

# MAACO

1841 W Lincoln Hwy | Pennel, PA 19047

EXCLUSIVELY LISTED BY



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**±9,036 SF**

GLA



**1967**

Year Built



**±27,000**

Vehicles Per Day



**NN**

Lease Type

## PROPERTY OVERVIEW

- **Short-Term Lease with No Options** presents a value-add opportunity for an investor or owner/user.
- **Below Market Rents** – potential upside after expiration of the lease. Contact agent for more details\*\*
- **Annual Rent Increases** - Lessor of 3% or CPI provides an effective hedge against inflation.
- **Philadelphia MSA** - ±235,000 population in a 5-mile radius.
- **Ecommerce & Recession-Proof Investment** - Auto body industry is not heavily affected by changes in the economy.
- **High Traffic Volume** - ±27,000 vehicles per day on W Lincoln Hwy.
- **Larger Parcel** - ±0.79 AC allows for alternative potential uses.
- **Tax Benefits** - Auto service properties may be eligible for an accelerated depreciation schedule \*\*Consult your tax or accounting professional for more information
- **Zoned C** - (Commercial)



# FINANCIAL SUMMARY



**\$1,443,000**  
LIST PRICE



**6.50%**  
CAP RATE



**\$159.69**  
PRICE PER SF

## TENANT SUMMARY

Tenant Trade Name	Maaco
Type of Ownership	Personal
Lease Guarantor	Fee Simple
Lease Type	NN
Landlords Responsibilities	Roof and Structure
Original Lease Term	15 Years
Lease Expiration Date	10/1/2027
Term Remaining on Lease	±3.00 Years
Increases	Lessor of 3% or CPI, annually
Options	None
Zoning	C - Commercial

## ANNUALIZED OPERATING DATA

TERM	YEARS	NOI/YR	NOI/MTH	RENT/SF
Base Term	11/2024 - 10/2025	\$93,763	\$7,814	\$10.38
	11/2025 - 10/2026	\$95,638	\$7,970	\$10.58
	11/2026 - 10/2027	\$97,551	\$8,129	\$10.80





## TENANT PROFILE

Maaco, one of North America's largest providers of auto body repair and painting services, has become a household name since its founding in 1972. Established by entrepreneur Anthony A. Martino, the company introduced an affordable approach to high-quality car repairs and custom paint services. Today, Maaco has grown to over 500 franchise locations across the U.S. and Canada, offering a range of services from simple paint jobs to complex collision repairs. With a franchise model that supports local ownership and an established national brand, Maaco continues to provide reliable, accessible, and affordable auto body solutions.

Headquartered in Charlotte, North Carolina, Maaco is part of Driven Brands, a leader in automotive services, and benefits from the resources and expertise that come with this affiliation. Each Maaco location upholds consistent quality standards for automotive repair, following guidelines that have been developed over decades to ensure uniformity in service.

Maaco also adapts to changing automotive trends, incorporating new technologies and eco-friendly practices to offer top-notch services. Its headquarters focuses on ensuring operational excellence, franchisee support, and innovation within the automotive repair industry.

HEADQUARTERS  
**Charlotte, NC**

YEAR FOUNDED  
**1972**

# OF LOCATIONS  
**500+**



ONE OXFORD VALLEY

JCPenney macy's LOFT  
FOREVER 21 WORKSHOP EXPRESS  
Foot Locker

REGAL CHARLEYS CINNABON

giant eagle

Orangetheory®

RITE AID

TJ-maxx DSW  
Michaels  
amazon fresh

UNITED ELECTRIC SUPPLY  
WIRED FOR EXCELLENCE

SILGAN PLASTICS

AUTOPARTS warehouse

DLW  
DEDICATED LOGISTICS WAREHOUSING

LOWE'S

**DOWNTOWN PHILADELPHIA**  
± 22.3 MILES AWAY

CAIRN UNIVERSITY  
1,216 STUDENTS

sam's club  
CARMAX

TARGET  
ALDI  
BANK OF AMERICA

TAWANKA ELEMENTARY  
884 STUDENTS

NESHAMINY HIGH  
2,933 STUDENTS

Maaco  
AMERICA'S BODYSHOP  
SUBJECT PROPERTY

PENNDL  
BOWLING CENTER

LANGHORNE SQUARE SHOPPING CENTER

AspenDental Marshalls  
DOLLAR TREE GOODYEAR  
REDNER'S sleep number  
PET SUPPLIES PLUS  
Wendy's FLOOR DECOR  
STARBUCKS Panera BREAD

TOYOTA

planet fitness  
RITE AID

MILL CREEK VILLAGE  
242 UNITS

7 ELEVEN

AutoZone



± 62,700 VPD

BUICK  
Mazda  
Cadillac

Walmart Supercenter  
LOWE'S



NESHAMINY MALL

NORDSTROM  
Boscova rack AMC  
verizon SHOE AÉROPOSTALE  
GameStop HOT TOPIC

ACME WELLS FARGO  
ShopRite

giant eagle

target THE HOME DEPOT  
LA FITNESS  
crumbl cookies



± 45,200 VPD

# AREA OVERVIEW

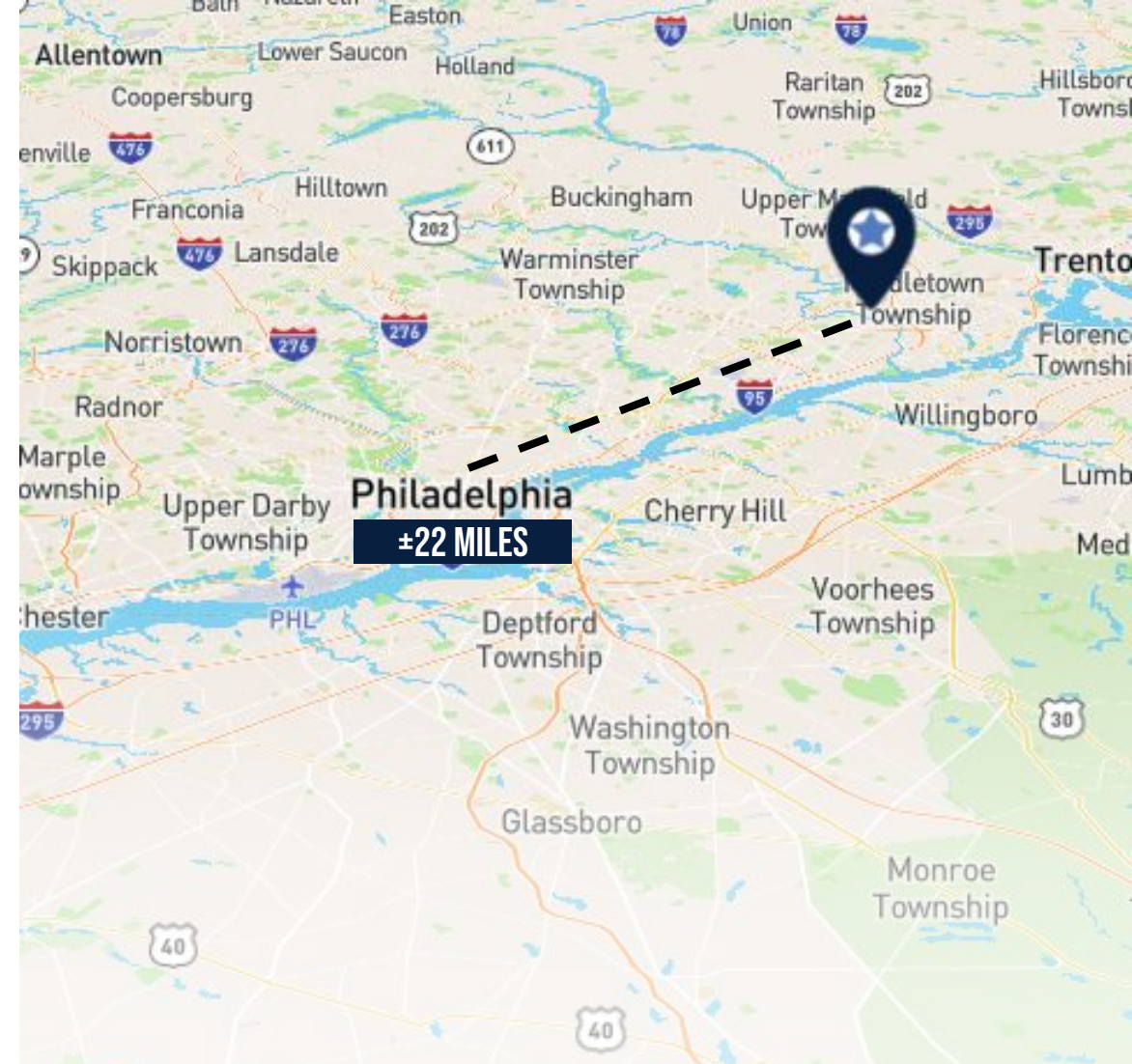
## PENNDEL, PA

Penndel, Pennsylvania, is a small borough in Bucks County known for its rich history and welcoming community. Located just outside of Philadelphia, Penndel provides a suburban setting with convenient access to urban amenities while retaining its own unique charm. The borough dates back to the early 1700s, initially growing as a small rural community before evolving into a residential and commercial area in the late 19th and early 20th centuries. Today, Penndel combines a blend of residential neighborhoods, historical landmarks, and local businesses, creating a close-knit atmosphere that appeals to both residents and visitors alike.

A key feature of Penndel is its proximity to major highways and public transportation, making it a convenient spot for commuters. The borough is near Interstate 95 and the Pennsylvania Turnpike, allowing residents easy access to Philadelphia and other areas within the region. Additionally, Penndel is served by SEPTA regional rail, providing reliable transportation options to those who work or study in the city. This accessibility has helped Penndel retain its appeal as a commuter town, drawing individuals and families looking for a quieter lifestyle with urban conveniences nearby.

Penndel boasts a variety of recreational spaces and community events that enhance the town's appeal. Nearby Core Creek Park offers residents a natural retreat with trails, picnic areas, and opportunities for boating and fishing. Community-oriented events, such as the annual Penndel-Hulmeville Memorial Day Parade, reflect the borough's pride in its heritage and serve as an opportunity for neighbors to come together and celebrate. These gatherings contribute to the town's friendly atmosphere, promoting a strong sense of belonging among residents.

The borough is also home to a range of local businesses that contribute to its economy and provide essential services to the community. Small restaurants, coffee shops, and specialty stores line the main streets, offering unique shopping and dining experiences. Penndel's business-friendly atmosphere has fostered a supportive environment for entrepreneurs, who add to the borough's character and vitality. These establishments, along with Penndel's commitment to preserving its heritage and improving infrastructure, position the town as a vibrant place to live and work within Bucks County.



## DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
Current Year Estimate	11,199	84,420	235,518
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
Current Year Estimate	4,208	32,310	91,291
INCOME	1-MILE	3-MILE	5-MILE
Average Household Income	\$123,065	\$131,353	\$127,759

# PHILADELPHIA, PA MSA

Philadelphia, Pennsylvania, stands as a dynamic and historically significant city that blends its rich past with a vibrant contemporary culture. Often dubbed the "City of Brotherly Love," it holds a special place in American history as the birthplace of the nation. Its cobblestone streets and colonial-era architecture provide a backdrop to pivotal events like the signing of the Declaration of Independence and the Constitutional Convention.

Beyond its historical significance, Philadelphia is a melting pot of cultures, with diverse neighborhoods each offering a unique flavor and identity. The city's renowned museums, including the Philadelphia Museum of Art and the Barnes Foundation, showcase an impressive array of artistic treasures, while its lively music scene, encompassing everything from classical orchestras to underground venues, attests to its creative energy.



1. Philadelphia is often referred to as the "Birthplace of America" due to its pivotal role in the American Revolution.
2. The Declaration of Independence and the U.S. Constitution were both debated and adopted here.
3. Philadelphia is known for its cultural diversity and is home to vibrant neighborhoods representing a wide range of ethnic backgrounds.
4. The city boasts a rich arts and culture scene, including renowned museums like the Philadelphia Museum of Art and the Barnes Foundation.
5. Philadelphia is home to prestigious universities such as the University of Pennsylvania, Drexel University, and Temple University, contributing to a thriving academic environment.
6. Philadelphia is home to prestigious universities such as the University of Pennsylvania, Drexel University, and Temple University, contributing to a thriving academic environment.
7. Philadelphia features historic neighborhoods like Society Hill and Old City, known for their well-preserved architecture and cobblestone streets.
8. The city's food scene is famous for its Philly cheesesteaks, soft pretzels, and diverse culinary offerings, making it a hub for food enthusiasts.
9. Philadelphia is a hub for medical and research institutions, including the University of Pennsylvania's Penn Medicine and Children's Hospital of Philadelphia (CHOP).

## **BUSINESS**

Philadelphia, Pennsylvania's business economy is marked by a diverse and robust landscape that spans healthcare, education, technology, finance, and manufacturing sectors. Anchored by prominent institutions like the University of Pennsylvania and the Children's Hospital of Philadelphia, the city's healthcare and research industries thrive. Philadelphia's historical significance contributes to a strong tourism industry, while its central location and transportation infrastructure make it a strategic hub for commerce and logistics. The city's burgeoning tech scene, with a focus on startups and innovation, complements its established financial and legal sectors. As a historical, cultural, and economic crossroads, Philadelphia's business economy continues to evolve through a blend of tradition and modern innovation.



# PHILADELPHIA TOP ATTRACTIONS



INDEPENDENCE NATIONAL HISTORICAL PARK



PHILADELPHIA MUSEUM OF ART



READING TERMINAL MARKET



EASTERN STATE PENITENTIARY



PHILADELPHIA ZOO



FRANKLIN INSTITUTE

# CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **1841 W Lincoln Hwy, Pennell, PA, 19047** (“Property”). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants’ plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews Real Estate Investment Services is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity’s name or logo, including any commercial tenant’s name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews Real Estate Investment Services, the property, or the seller by such entity.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser’s sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net (“N”), double net (“NN”), and triple net (“NNN”) leases. The distinctions between different types of leases or within the same type of leases, such as “Bondable NNN,” “Absolute NNN,” “True NNN,” or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant’s respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers’ particular needs.



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