

For Sale



Jiffy Lube

205 Edgewood Dr.
Pineville, LA 71360



Hunington

Hunington Properties, Inc.
7700 Windrose Ave. Suite 03-128
Plano, Texas 75024
214-689-3600
hpiproperties.com

ABSOLUTE NNN INVESTMENT OPPORTUNITY

INVESTMENT HIGHLIGHTS

- Absolute NNN Lease With 9+ Years of Lease Term Remaining
- 2, 5-Year Renewal Options with 10% Rent Increase
- Second Largest Jiffy Lube Franchisee Team Car Care LLC with 490+ Locations Nationwide
- Located Within Major Retail Corridor with Tenants Such As CVS Pharmacy, Walgreens, Dollar General, McDonalds, Burger King, Chase Bank, Circle K, O'Reilly's, Advance Auto Parts. Near Misty Hollow Apartment Complex 176 Units and Parkchester Apartments 80 Units

MORE THAN JUST AN OIL CHANGE

Services At This Location Could Include: Oil Change, Battery Maintenance & Replacement, A/C Maintenance, Fuel System Cleaning, Radiator Coolant Fluid Exchange, Serpentine Belt Replacement, Light Bulb Inspection & Replacement, Windshield Treatment, Replacement of Cabin Air Filter, Engine Air Filter, Fuel Filter Replacement, Differential Fluid Exchange, Gearbox Services, Power Steering Fluid Exchange, Transfer Case Fluid Exchange, Transmission Fluid Exchange, Brake Fluid & Spark Plug Exchange, and even Tire Rotations



205 Edgewood, Pineville, LA 71360



Executive Summary

Sale Price	\$800,902
NOI	\$48,054.12
CAP Rate	6%
Lease Term Remaining	9+ Years
Price PSF	\$500.56 PSF
Building Size	1,600 SF
Lot Size	0.26 AC
Year Built	1982
Tenant	Jiffy Lube
Guarantor	Team Car Care, LLC



Demographics

Population (2024)	1 mi. - 3,209 3 mi. - 19,076 5 mi. - 44,267
Average HHI	1 mi. - \$81,766 3 mi. - \$89,775 5 mi. - \$77,231

Traffic Counts

Holloway Praire Rd: 13,042 vpd



Matthew Kivnani
Senior Associate | Brokerage
matthew@hpiproperties.com
(469) 604.8681

Hunington Properties, Inc.

7700 Windrose Ave. Suite 03-128 • Plano, Texas 75024 • 214-689-3600

hpiproperties.com

The information contained herein while based upon data supplied by sources deemed reliable, is subject to errors or omissions and is not in any way, warranted by Hunington Properties or by any agent, independent associate, subsidiary or employee of Hunington Properties. This information is subject to change.

Tenant Overview



LEASE SUMMARY

Lease Type	Absolute NNN
Base Annual Rent	\$48,054.12
Rent Commencement	2/28/1997
Lease Expiration	9/30/2034
Lease Term Remaining	9+ Years
Options & Increases	2, 5-Year Renewal Options with 10% Rent Increase
Right of First Refusal	No
Insurance	Paid by Tenant
Parking Lot Maintenance	Paid by Tenant
Property Taxes	Paid by Tenant
Roof & Structure	Paid by Tenant
HVAC	Paid by Tenant



FRANCHISEE
TEAM CAR CARE, LLC

HEADQUARTERS
IRVING, TX

490+ LOCATIONS











SITE

Super Foods
Little Caesars
FANTASTIC SAM'S
AT&T

SONIC
CVS pharmacy

O'Reilly
SUBWAY
CIRCLE K
Advance Auto Parts
Pizza Hut
Walgreens

POPEYES
McDonald's

HAYES
MANUFACTURING

Misty Hollow
Apartments
176 Units

Parkchester
Apartments
80 Units

Lessie Moore
Elementary School
444 Students

HOLLOWAY PRAIRE RD 13,042 VPD

Pine Highland
Apartments
242 units

ABSOLUTE NNN INVESTMENT OPPORTUNITY



205 Edgewood, Pineville, LA 71360

Matthew Kivnani
Senior Associate | Brokerage
matthew@hpiproperties.com
(469)604.8681



Broker of Record
Bang Realty, Inc
Brian Brockman
License # BROK.0995684990-ASA
bor@bangrealty.com

Hunington Properties, Inc.
7700 Windrose Ave. Suite 03-128 • Plano, Texas 75024 • 214-689-3600
hpiproperties.com



- Pineville is a city located in Central Louisiana; Neighboring and adjacent to Alexandria, LA, Pineville is often considered a “twin city” with close ties.
- Pineville lies along the Red River, offering elegant views and recreational opportunities for locals and tourists.
- Pineville Expressway (LA 167), providing easy access to Alexandria and other neighboring areas.
- The city is near the Kisatchie National Forest, a vast woodland offering outdoor activities like hiking, camping, and fishing.
- Pineville has several parks, museums, and historical sites, including the Alexandria Zoological Park and the Louisiana History Museum.

