

OFFERING MEMORANDUM



CALIBER COLLISION
MECHANICSVILLE, VIRGINIA
6523 MECHANICSVILLE TPK

OFFERING MEMORANDUM

CALIBER COLLISION

- Investment Highlights
- Lease Abstract & Company Profile
- Site Aerials
- Site Plan
- Floor Plan
- Demographics
- Site Photos
- Contact Us

INVESTMENT HIGHLIGHTS

CALIBER COLLISION

- Newly Renovated 16,354 SF building on 2.24 Acres in Mechanicsville, Virginia (Richmond MSA)
- Brand New 15-Year Absolute NNN Lease with Zero Landlord Responsibilities, and Transferrable Roof Warranty
- Corporate Guarantee from Caliber Collision, which is the largest collision repair chain in the U.S., with 1,800+ stores in 41 states
- Site is strategically located on Mechanicsville Turnpike (51,000+ cars per day) and is positioned between a Publix anchored shopping center and Lowe's Home Improvement
- Other Major retail located within 1.5 miles of site includes Walmart Supercenter, Hobby Lobby, Target, Home Depot, BJs Wholesale, Kohl's, Kroger, etc.
- Mechanicsville is an affluent Richmond suburb within Hanover County. Average household incomes are over \$100k and the county is home to 12 fortune 1000 headquarters
- Tenant benefits from a diversified income stream thru their strategic sublease to Enterprise Rent-A-Car. This mutually beneficial agreement is often utilized at high volume Caliber locations. Enterprise is relocating within the market in order to increase capacity to meet customer demand.

CALIBER COLLISION



LEASE ABSTRACT / PRICING

Price: \$7,795,299

CAP Rate: 5.85%

Average Cap Rate: 6.45%

COMPANY PROFILE

Headquarters: Lewisville, Texas

Locations: 1,800+ Locations in 41 States

Number of Employees: 27,000+

Revenue: \$7 Billion

Founded: 1997

SALE SUMMARY

Rentable SF: 16,354 SF

Occupancy: 100%

Lease Structure: Absolute NNN

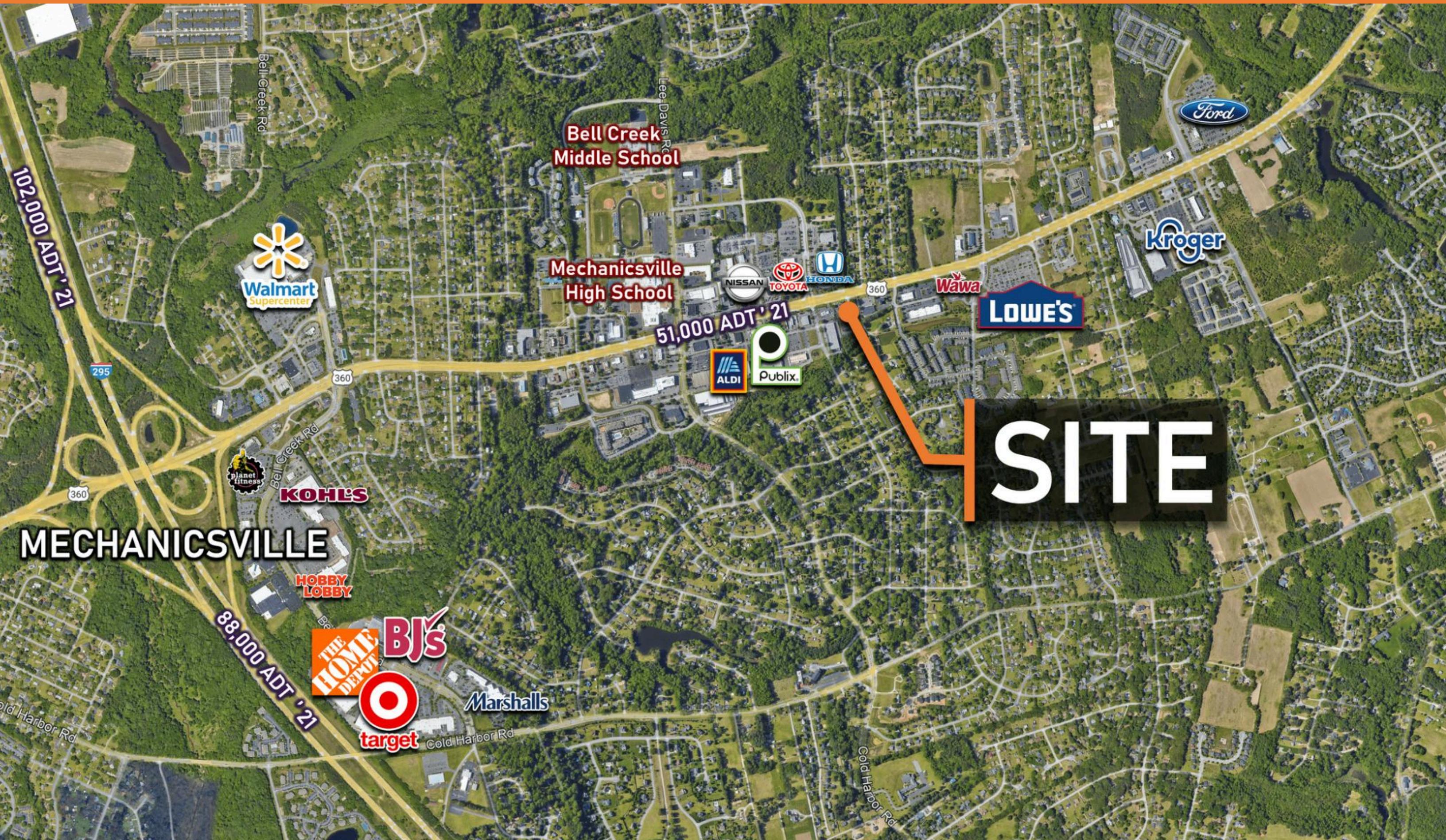
Landlord Obligations: None

RENT SCHEDULE

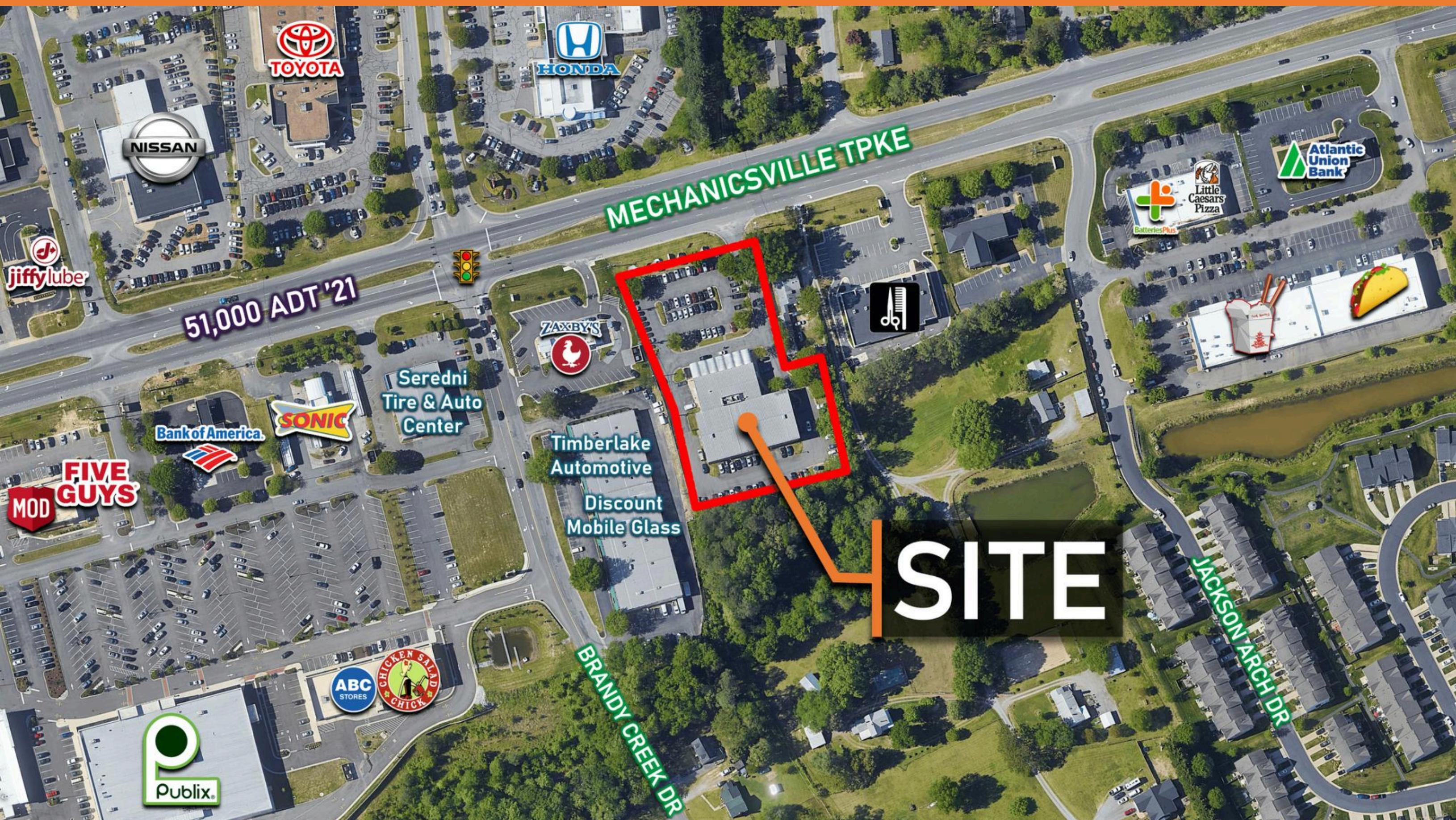
15 Year Primary Term with Two, 5 Year Options

<small>(Primary Term)</small>	Years 1-5	\$456,025.00/yr	<small>*Rent Commencement: 3/9/2026</small>
	Years 6-10	\$501,627.50 /yr	10% Bump
	Years 11-15	\$551,790.25/yr	10% Bump
<small>(Options)</small>	Years 16-20	\$606,969.28/yr	10% Bump
	Years 21-25	\$667,666.21/yr	10% Bump

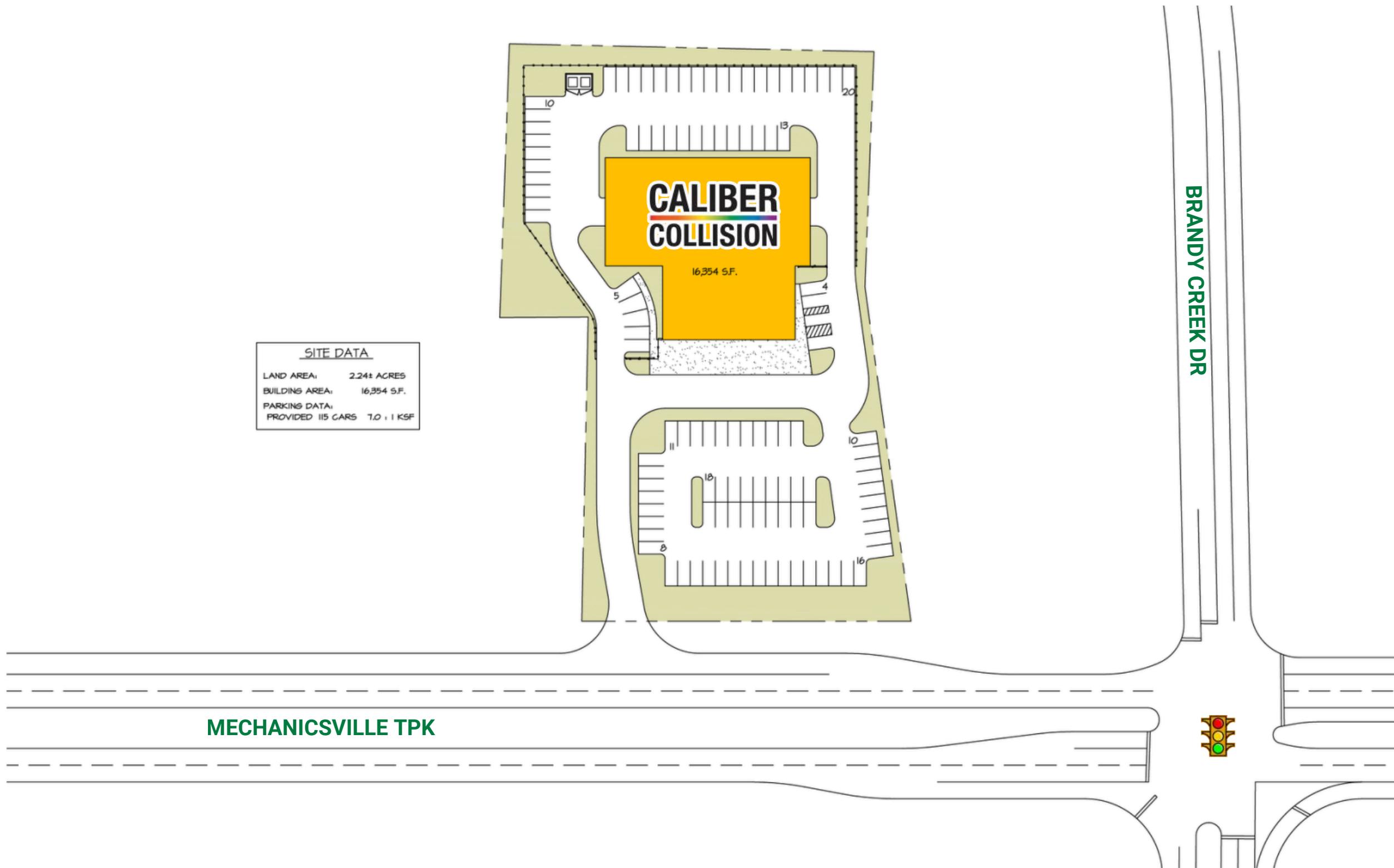
RETAIL AERIAL



RETAIL AERIAL



SITE PLAN



FLOOR PLAN



1 FLOOR PLAN
1/8" = 1'-0"

6523 Mechanicsville Tpk, Mechanicsville, VA 23111

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DEMOGRAPHIC OVERVIEW 2025

Market Profile: 6523 Mechanicsville Tpke, Mechanicsville, Virginia, 23111

Rings: 10, 3, 5 mile radii

	3 MILES	5 MILES	10 MILES
Population Summary			
2025 Total Population	34,734	79,835	370,547
2025 Group Quarters	321	511	10,943
2030 Total Population	35,886	81,489	382,922
2025-2030 Annual Rate	0.65%	0.41%	0.66%
2025 Total Daytime Population	28,449	62,766	427,859
Workers	13,195	28,305	268,821
Residents	15,254	34,461	159,038
Household Summary			
2025 Households	13,993	31,937	163,310
2025 Average Household Size	2.46	2.48	2.20
Housing Unit Summary			
2025 Housing Units	14,375	33,113	176,156
Owner Occupied Housing Units	74.8%	70.6%	48.7%
Renter Occupied Housing Units	22.5%	25.8%	44.0%
Vacant Housing Units	2.7%	3.6%	7.3%
2025 Households by Income			
Household Income Base	13,993	31,937	163,310
<\$15,000	4.6%	5.8%	9.4%
\$15,000 - \$24,999	4.7%	5.1%	6.1%
\$25,000 - \$34,999	4.1%	5.3%	6.6%
\$35,000 - \$49,999	6.0%	7.9%	9.0%
\$50,000 - \$74,999	14.3%	16.2%	17.5%
\$75,000 - \$99,999	13.5%	13.7%	12.8%
\$100,000 - \$149,999	26.0%	23.3%	17.3%
\$150,000 - \$199,999	15.8%	13.6%	10.3%
\$200,000+	11.0%	9.0%	11.0%
Average Household Income	\$120,060	\$109,349	\$105,585
Median Age			
2025	42.8	42.1	36.6
2030	43.6	43.1	37.9

ESRI Business Analyst

SITE PHOTOS



*Representative Photo

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SITE PHOTOS



*Representative Photo

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