

OFFERING MEMORANDUM



CALIBER COLLISION

MECHANICSVILLE, VIRGINIA
6523 MECHANICSVILLE TPK



OFFERING MEMORANDUM

CALIBER COLLISION

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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, BJ's 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

COMPANY PROFILE

Headquarters: Lewisville, Texas

Locations: 1,800+ Locations in 41 States

Number of Employees: 27,000+

Revenue: \$7 Billion

Founded: 1997

LEASE ABSTRACT / PRICING

Price: \$7,795,299

CAP Rate: 5.85%

Average Cap Rate: 6.45%

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

(Primary Term)	Years 1-5	\$456,025.00/yr	
	Years 6-10	\$501,627.50 /yr	10% Bump
	Years 11-15	\$551,790.25/yr	10% Bump
(Options)	Years 16-20	\$606,969.28/yr	10% Bump
	Years 21-25	\$667,666.21/yr	10% Bump

**Rent Commencement:
3/9/2026*

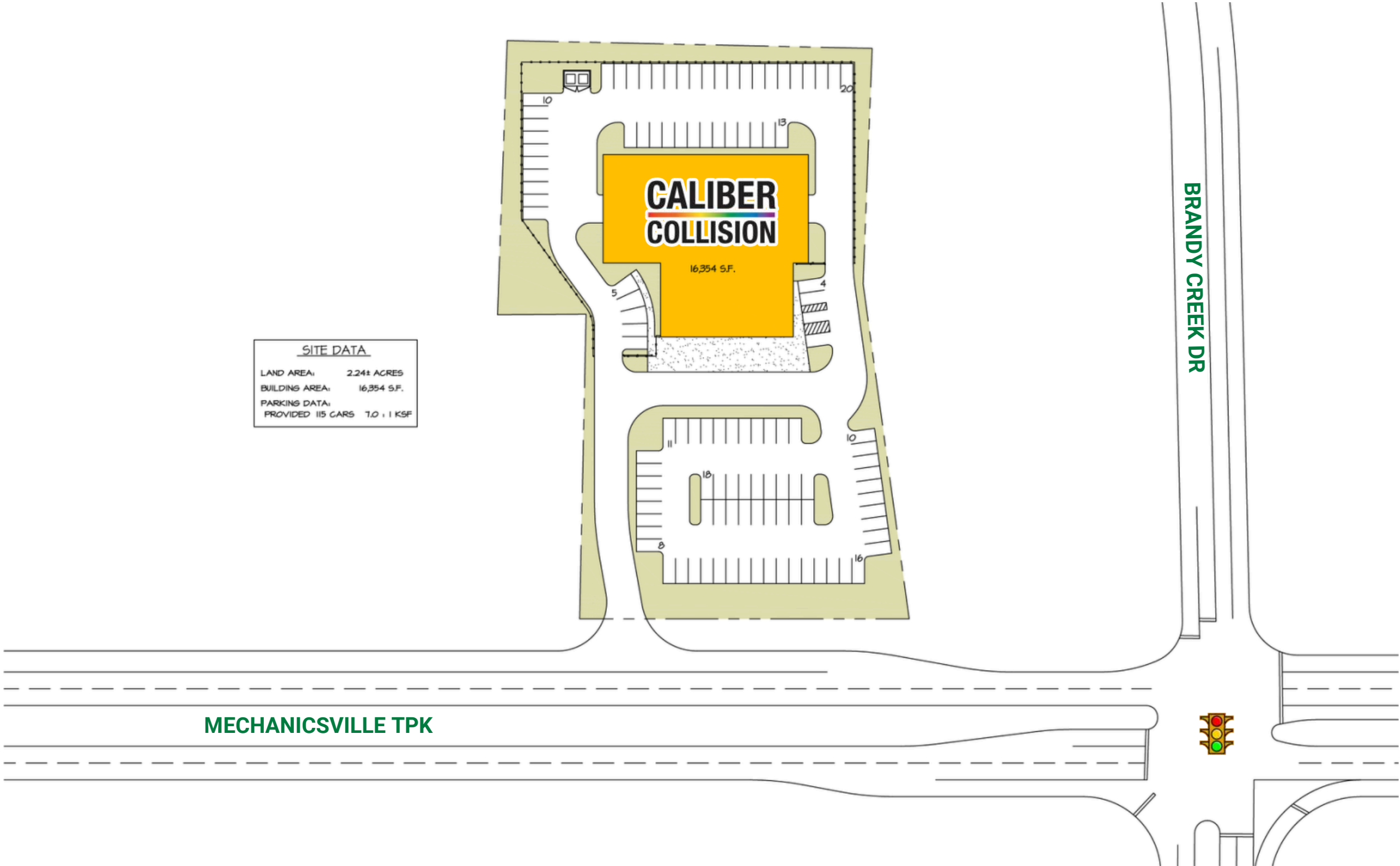
RETAIL AERIAL



RETAIL AERIAL



SITE PLAN



FLOOR PLAN



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

DEMOGRAPHIC OVERVIEW 2025

6523 Mechanicsville Tpk, Mechanicsville, VA 23111

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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