



MEINEKE

630 S West End Blvd - Quakertown, PA 18951

MEINEKE - QUAKERTOWN, PA

EXCLUSIVELY MARKETED BY



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SECTION 1

INVESTMENT OVERVIEW

EXECUTIVE SUMMARY

PROPERTY OVERVIEW

Sands Investment Group is pleased to exclusively offer for sale the 4,104 SF Meineke located at 630 S West End Boulevard in Quakertown, PA. This deal includes a long-term 15 Year Triple Net (NNN) Lease structure that provides ownership with zero management responsibilities, providing seamless and predictable cash flow.

| | |
|------------|-------------|
| Sale Price | \$2,043,796 |
|------------|-------------|

OFFERING SUMMARY

| | |
|-------------|-----------|
| Cap Rate: | 6.85% |
| NOI: | \$140,000 |
| Price / SF: | \$498.00 |
| Guarantor: | Personal |

BUILDING INFORMATION

| | |
|-------------------|----------------------|
| Street Address: | 630 S West End Blvd |
| City, State, Zip: | Quakertown, PA 18951 |
| County: | Bucks |
| Building Size: | 4,104 SF |
| Lot Size: | 0.831 Acres |
| Year Built: | 1994 |



Actual Property Image



Actual Property Image

INVESTMENT HIGHLIGHTS



Actual Property Image



Actual Property Image

PROPERTY HIGHLIGHTS

- **National Name Brand Tenant:** Leased to Meineke, a nationally recognized automotive repair brand with over 900 locations across the U.S. and Canada.
- **Consistent Demand:** Meineke's diversified service offerings, from oil changes to complex repairs, ensure consistent customer demand and repeat business, offering a recession-resistant business model that performs well across economic cycles.
- **Essential Service Operator:** Automotive repair and maintenance services remain non-discretionary and essential, supporting strong tenant retention and consistent store-level performance.
- **Attractive Passive Investment:** Long-term 15-year Triple Net (NNN) Lease structure that provides ownership with zero management responsibilities, providing seamless and predictable cash flow.
- **High Traffic Retail Corridor:** Situated along S West End Blvd (PA-309), a heavily traveled thoroughfare seeing 25,000+ VPD, providing excellent visibility and accessibility.
- **Strong Retail Synergy:** Ideally positioned along the main retail corridor in Quakertown, PA. The property is surrounded by car dealerships and is in close proximity to many other national tenants, including Lowe's, Ollie's, Taco Bell, Wawa, CVS, Wells Fargo, and Dunkin'.
- **Infill and Affluent Demographics:** The area benefits from strong demographics and steady population growth. Within a 5-mile radius, the population count exceeds 49,000 residents, with an average HH income of over \$105,000.
- **Close Proximity to Major Markets:** Quakertown is part of the growing Lehigh Valley-Philadelphia metropolitan area, positioned between Allentown (20 miles north) and Philadelphia (45 miles south).



SECTION 2

LEASE ABSTRACT

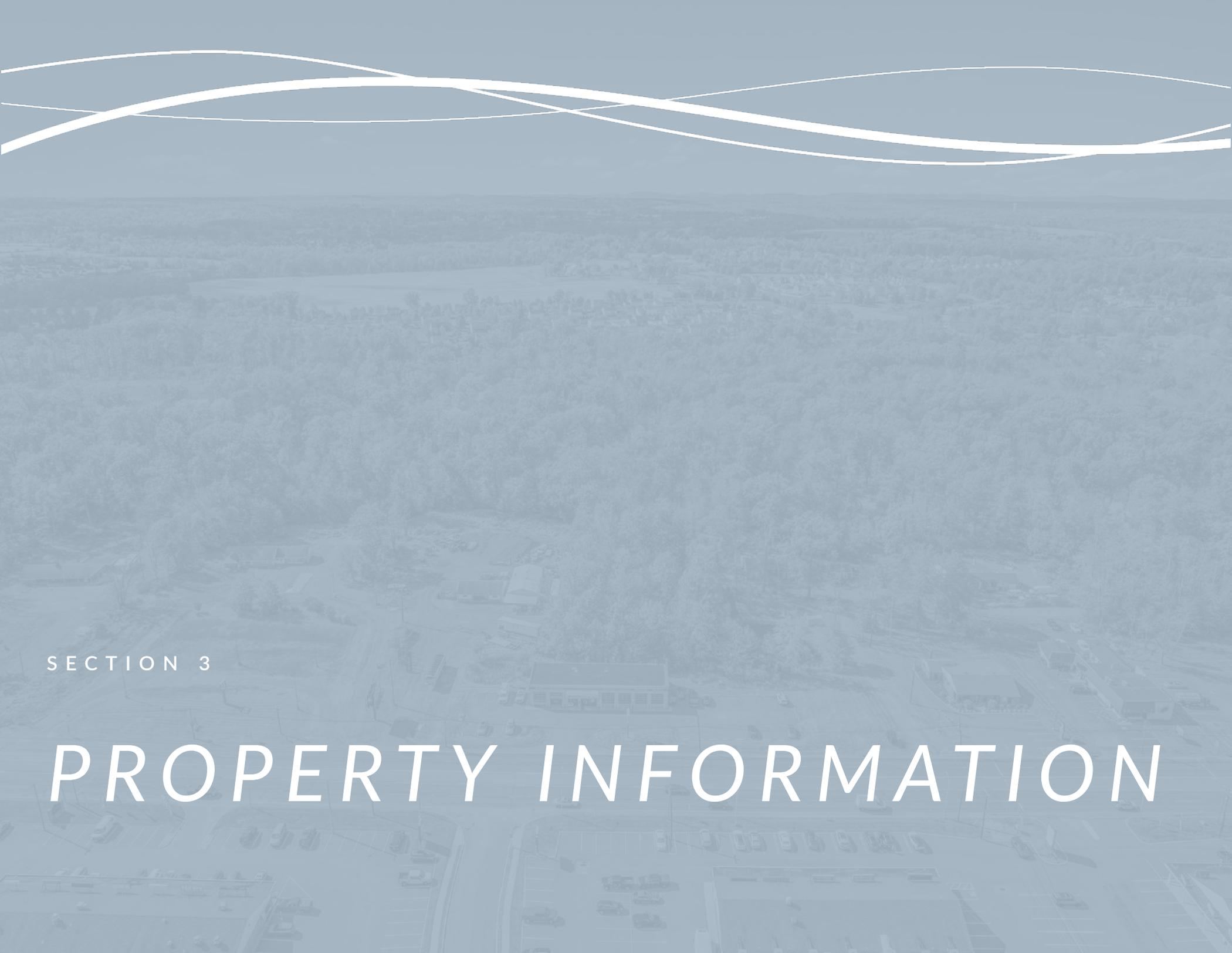
LEASE SUMMARY



Actual Property Image

LEASE ABSTRACT

| | |
|-------------------------|-------------------------|
| Tenant: | Meineke |
| Premises: | 4,104 SF |
| Base Rent: | \$140,000 |
| Rent Per SF: | \$34.11 |
| Lease Commencement: | 08/05/2025 |
| Rent Commencement: | 10/06/2025 |
| Lease Expiration: | 10/31/2040 |
| Lease Term: | 15 Years Remaining |
| Renewal Options: | 2 x 10 Year Options |
| Rent Increases: | 10% Every 5 Years |
| Lease Type: | Triple Net (NNN) |
| Use: | Automotive |
| Property Taxes: | Tenant's Responsibility |
| Insurance: | Tenant's Responsibility |
| Common Area: | Tenant's Responsibility |
| Roof & Structure: | Tenant's Responsibility |
| Repairs & Maintenance: | Tenant's Responsibility |
| HVAC: | Tenant's Responsibility |
| Utilities: | Tenant's Responsibility |
| Right Of First Refusal: | No |
| Guarantor: | Personal |



SECTION 3

PROPERTY INFORMATION

PROPERTY IMAGES



AERIAL MAP



AERIAL MAP

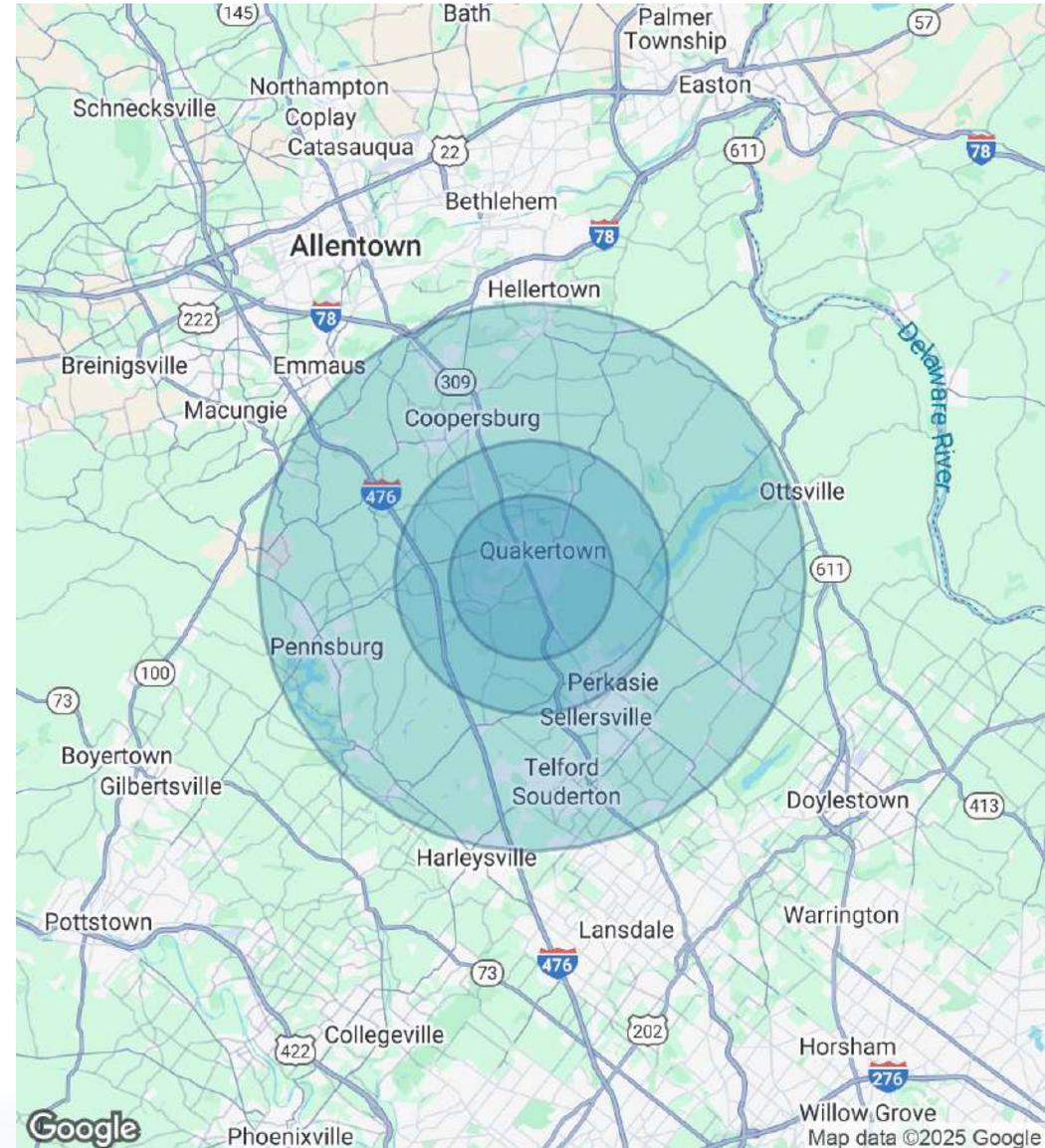


DEMOGRAPHICS MAP & REPORT

| POPULATION | 3 MILES | 5 MILES | 10 MILES |
|----------------------|---------|---------|----------|
| Total Population | 28,964 | 49,284 | 184,546 |
| Average Age | 42 | 43 | 43 |
| Average Age (Male) | 41 | 42 | 42 |
| Average Age (Female) | 43 | 44 | 44 |

| HOUSEHOLDS & INCOME | 3 MILES | 5 MILES | 10 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 11,113 | 19,007 | 70,016 |
| # of Persons per HH | 2.6 | 2.6 | 2.6 |
| Average HH Income | \$113,878 | \$115,908 | \$132,850 |
| Average House Value | \$355,905 | \$391,971 | \$431,368 |

| TRAFFIC COUNTS | |
|--------------------|------------|
| S West End Blvd | 33,054 VPD |
| Old Bethlehem Pike | 8,546 VPD |
| West Broad St | 16,100 VPD |





SECTION 4

AREA OVERVIEW

CITY OVERVIEW



Philadelphia, PA



Quakertown, PA

QUAKERTOWN, PA

Quakertown is a borough in the Northeast portion of Upper Bucks County. The borough is 15 miles south of Allentown and Bethlehem and 40 miles north of Philadelphia, making Quakertown a border town of both the Delaware Valley and Lehigh Valley metropolitan areas. Quakertown is considered part of the U.S. Census Bureau's Philadelphia - Camden - Wilmington (PA-NJ-DE-MD) MSA and the Delaware Valley. Richland Township surrounds Quakertown. The Borough encompasses approximately two square miles and has over 21 miles of roads. The Borough of Quakertown had a population of 9,400 as of July 1, 2025.

Quakertown lies within commuting distance of larger metro areas, improving access to labor markets and business opportunities. Quakertown, Pennsylvania, features a diverse and steadily developing local economy supported by manufacturing, retail, hospitality, and financial services. Major employers include Penn Stainless Products, QNB Bank, and QuantumClean, while local shops and restaurants contribute to a vibrant downtown economy. Proximity to Philadelphia is beneficial for the economy of Quakertown. Philadelphia benefits from its strategic geographical location, relative affordability, cultural and recreational amenities, and its growing strength in key industries. As a hub for education and medicine, the City is home to a number of institutions of higher education, medical and research facilities, and hospitals. The City also has a strong business and personal services economy with strengths in insurance, law, finance, and leisure and hospitality. Tourism is driven by the City's attractive historic district and array of cultural assets, including museums, theatres and entertainment venues, a vast park system, and a dynamic restaurant scene. In addition, the City offers the business community a large and diverse labor pool.

Quakertown serves as a vibrant hub of social activity within the Upper Bucks County area. The town features a variety of distinctive antique shops, including the 12,000-square-foot Quakertown Antique Mall, which offers an eclectic range of items for visitors. Recreational opportunities include educational courses, excursions, and tours such as archery and paddleboarding with L.L. Bean Outdoor Discovery. The Univest Performance Center hosts outdoor performances, while historic Quakertown can be explored through a self-guided walking tour. Approximately 15 minutes from Quakertown, the nearby borough of Perkasie hosts America's oldest annual tree lighting ceremony. For outdoor enthusiasts, the Tohickon Family Campground offers more than 200 campsites for a full camping experience.

An aerial photograph of a commercial area, overlaid with a semi-transparent blue filter. The image shows a large parking lot with several cars and a semi-truck. A building with a sign that reads 'melnoka' is visible in the center. The background is a dense forest. At the top of the image, there are several white, wavy, abstract lines.

SECTION 5

TENANT OVERVIEW

TENANT PROFILE



Actual Property Image



Actual Property Image



TENANT OVERVIEW

| | |
|---------------|---------------|
| Company: | Private |
| Founded: | 1972 |
| Locations: | 900+ |
| Headquarters: | Charlotte, NC |
| Website: | meineke.com |

MEINEKE

Founded in 1972 in Houston, Texas, Meineke has grown into a major franchise network specializing in automotive repair and maintenance services. Today, it offers a full suite of services including oil changes, brakes, exhaust, tires, steering and suspension work, and general vehicle diagnostics—making it a one-stop repair destination for vehicle owners. Neben its strong consumer presence, Meineke also supports commercial fleet programs across its wide-ranging network. Headquartered in Charlotte, North Carolina, the brand is operated under the umbrella of Driven Brands, which provides national infrastructure, marketing, and operational support for franchisees. With more than 900 locations in the U.S. and abroad, Meineke represents a strong, stable tenant profile for real-estate owners in the automotive service sector.

GET FINANCING



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The Capital Markets team at Sands Investment Group comprises experienced debt professionals who specialize in securing financing for commercial real estate assets. We collaborate closely with borrowers and their teams to smoothly navigate from the initial deal discussion to the closing table, freeing up valuable resources for all stakeholders involved. Our reliability, focus, and consistent execution showcase our expertise in the capital markets landscape.

Contact SIG's Capital Markets Team Today



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CONFIDENTIALITY AGREEMENT

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This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Sands Investment Group has not verified, and will not verify, any of the information contained herein, nor has Sands Investment Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release Sands Investment Group and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.





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