

MEINEKE

706 S DORT HWY, FLINT, MI 48503



Representative Photo

ABSOLUTE NNN SINGLE TENANT MEINEKE FOR SALE



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OFFERING SUMMARY

Sale Price	\$1,376,230
Cap Rate	6.5%
NOI	\$89,455
Price/PSQF	\$258.50
Tenant	Meineke
Guarantor	Marcor Holdings LLC (39 Unit Operator)
Building Size	5324
Total Lot Size	0.39 Acres
Lease Commencement	November 10, 2025
Lease Expiration	November 30, 2045
Term Remaining	20 Years
Rental Increases	10% Every 5 Years
Renewal Options	4, 5 Year Options
Lease Type	Absolute NNN
Landlord Obligations	None
Roof	Tenant
Parking Lot	Tenant
HVAC	Tenant
CAM	Tenant
Taxes	Tenant
Insurance	Tenant

RENT SCHEDULE

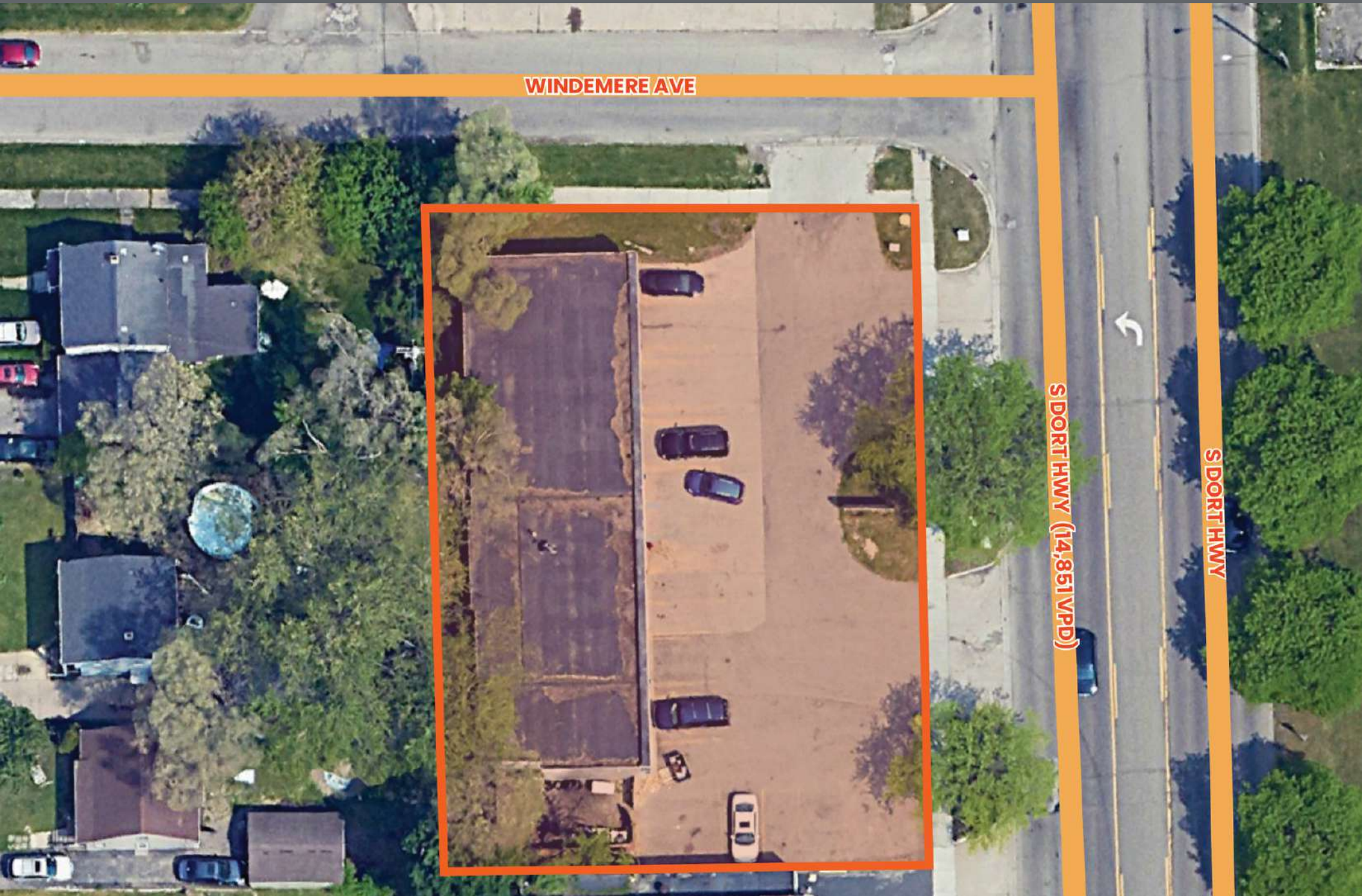
Year 1-5	\$89,455.00
Year 6-10	\$98,401.00
Year 11-15	\$108,241.00
Year 16-20	\$119,065.00
Four, Five Year Options	10% in Each Option

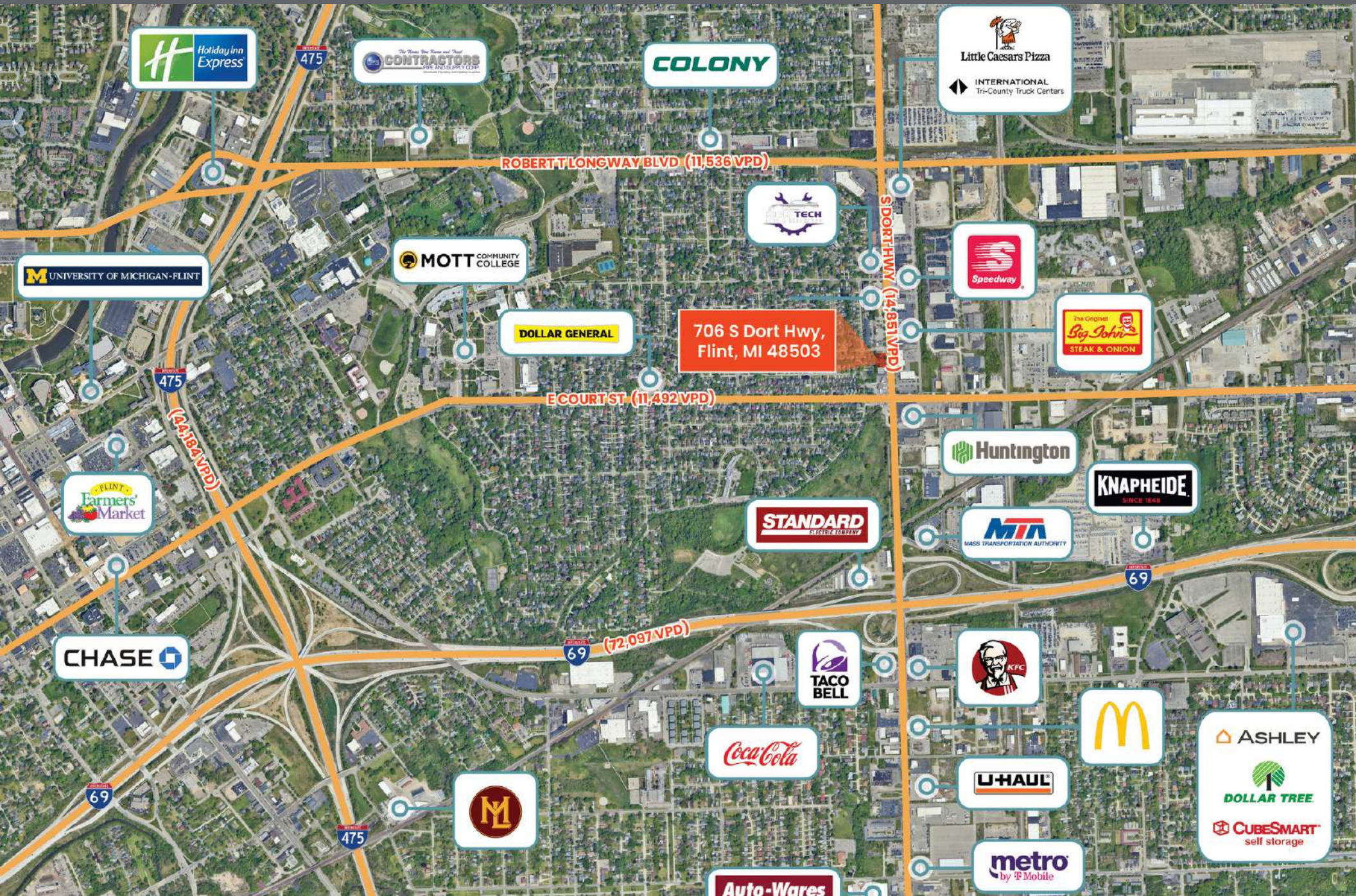


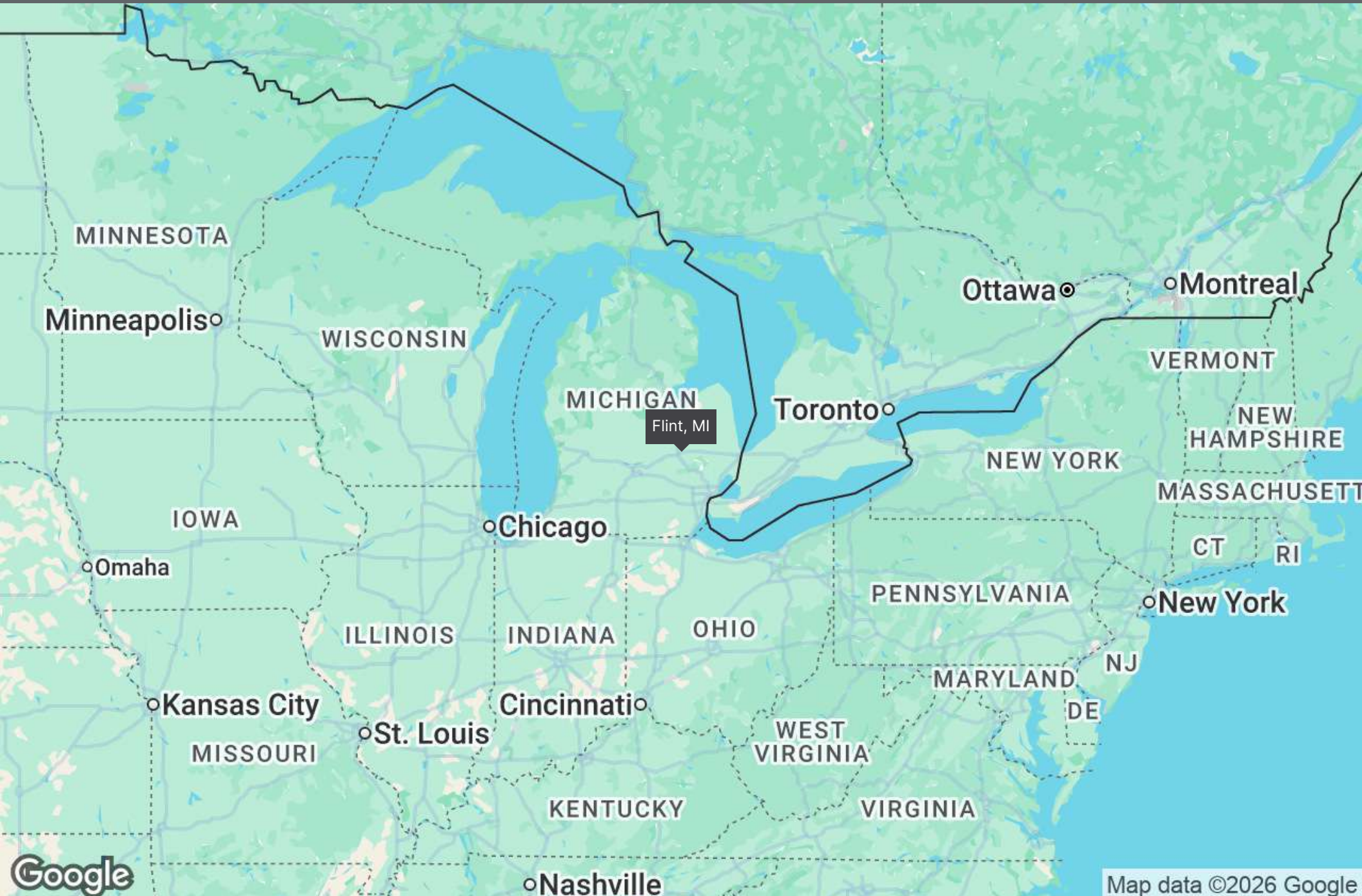
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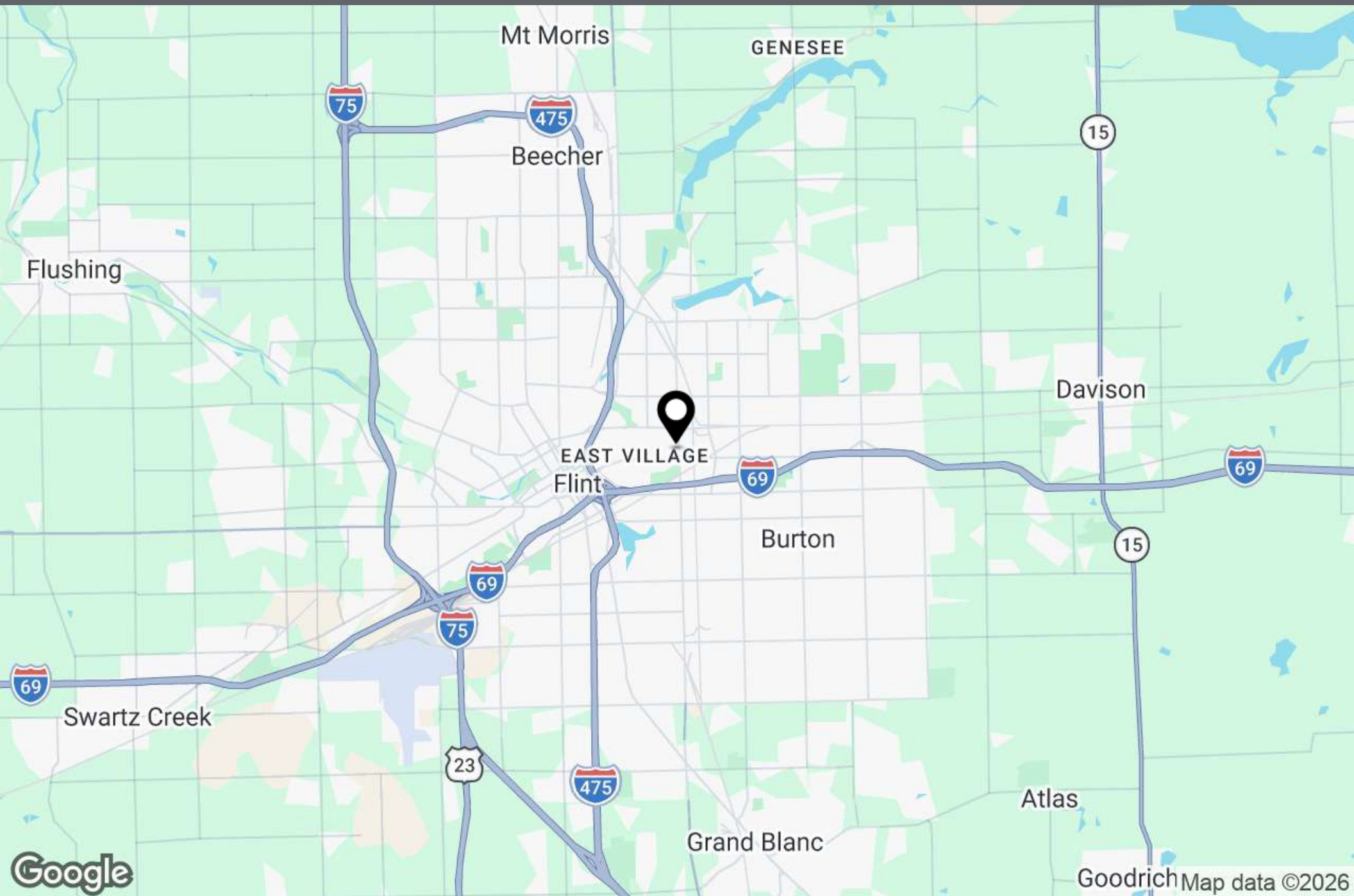
PROPERTY HIGHLIGHTS

- Long-term lease structure provides durable, predictable cash flow with zero landlord responsibilities.
- Tenant is responsible for roof, parking lot, HVAC, CAM, taxes, and insurance, eliminating capital expenditure and operating risk.
- 10% rental increases every 5 years, delivering consistent NOI growth and inflation protection throughout the primary term.
- Lease is guaranteed by Marcor – a 39-unit Meineke operator, providing additional credit strength beyond the brand. (Marcor is the Second Largest Meineke Operator)
- Meineke provides non-discretionary automotive services, supporting stable performance across economic cycles.
- Lease runs through November 2045, offering nearly two decades of secure income with renewal options thereafter.
- The property is positioned within a dense, high-traffic retail corridor anchored by numerous national tenants including Target, Meijer, Kroger, Lowe's, Home Depot,











OVERVIEW

Meineke is a national car care brand with a strong market presence and steady customer demand. The company operates approximately 1,478 locations across the United States, providing investors with a broad and stable footprint. Its business model focuses on essential automotive services that customers require regardless of economic cycles, supporting consistent traffic and repeat visits. Meineke operates under Driven Brands Holdings, one of the largest automotive service groups in the country, which provides access to robust operational systems, marketing support, and established supply chains. Shops generate revenue from a range of services, including vehicle maintenance, brakes, oil changes, and general repair work. These offerings tend to produce predictable sales, as vehicles require ongoing care. The brand benefits from a franchise-based structure that reduces corporate risk while supporting steady expansion. Many locations are positioned in high-traffic retail corridors, attracting a broad customer base. With its long operating history, extensive network, and consistent service demand, Meineke maintains a solid position in the automotive service sector and offers investors a tenant with stable performance and strong brand recognition.

TENANT OVERVIEW

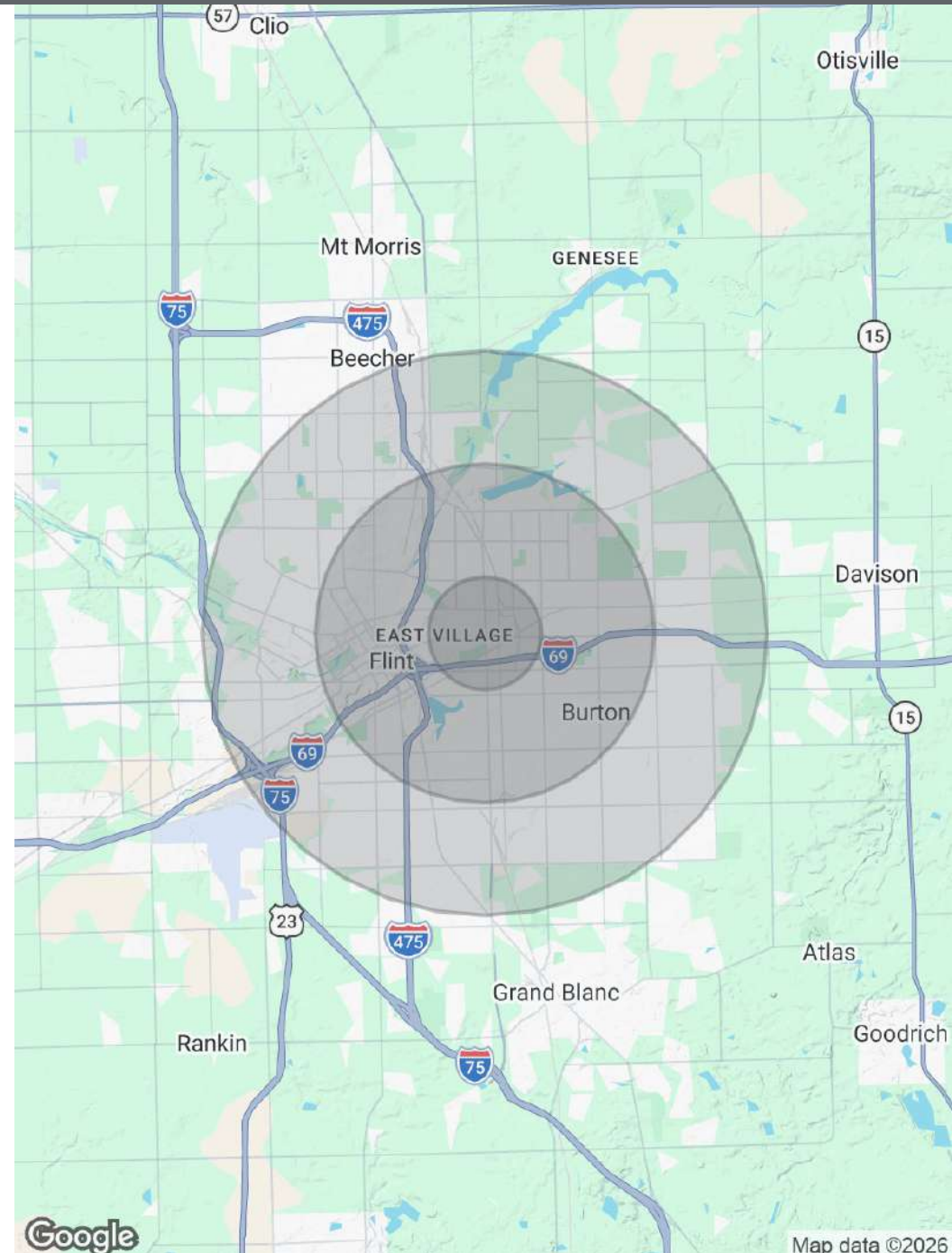
Company:	Meineke
Founded:	1972
Locations:	1,475
Total Revenue:	\$2.3 Billion
Headquarters:	Charlotte, NC
Website:	www.meineke.com

DEMOGRAPHICS MAP & REPORT

MEINEKE

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,576	52,526	137,251
Average Age	41	40	40
Average Age (Male)	39	38	38
Average Age (Female)	41	41	41
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,863	22,285	57,561
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$65,775	\$49,863	\$54,756
Average House Value	\$108,319	\$96,340	\$110,094
RACE	1 MILE	3 MILES	5 MILES
Total Population - White	2,992	26,610	68,096
Total Population - Black	2,727	19,741	54,762
Total Population - Asian	48	297	768
Total Population - Hawaiian	4	19	34
Total Population - American Indian	27	315	725
Total Population - Other	152	1,273	2,604

Demographics data derived from AlphaMap



Map data ©2026



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