

MEINEKE CAR CARE CENTER

6187 SW HWY 200, OCALA, FL 34476



OFFERING MEMORANDUM

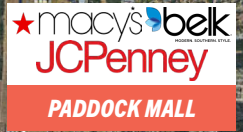
Marcus & Millichap



DOWNTOWN OCALA



OCALA INTERNATIONAL AIRPORT



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Executive Summary

6187 SW Hwy 200, Ocala, FL 34476

FINANCIAL SUMMARY

Price	\$2,000,000
Cap Rate	6.0%
Net Cash Flow	6.0% \$120,000
Building Size	4,280 SF
Year Built	2017
Lot Size	0.59 Acres

LEASE SUMMARY

Lease Type	Double-Net (NN) Lease
Tenant	Parc Auto, LLC
Guarantor	Franchisee
Lease Commencement Date	July 10, 2024
Lease Expiration Date	July 31, 2034
Lease Term	10 Years
Rental Increases	10% in Year 6, 2% Annually Thereafter
Renewal Options	4, 5 Year Options
Right of First Refusal	None

meineke®

ANNUALIZED OPERATING DATA

Lease Years	Annual Rent	Cap Rate
Current – 7/31/2029	\$120,000.00	6.00%
8/1/2029 – 7/31/2034	\$132,000.00	6.60%

Base Rent	\$120,000
Net Operating Income	\$120,000
Total Return	6.0% \$120,000





**WINDING OAKS
MASTER-PLANNED COMMUNITY**
960-Acre Project in Development
2,028 Single-Family Homes, 240 Town-
homes, 888 Multifamily Units, and 270
Acres of Retail & Commercial Space



Walgreens



ZAXBYS

**JASMINE SQUARE
SHOPPING CENTER**



38,000 CPD
SW HWY 200



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MASTER-PLANNED COMMUNITY**
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**JASMINE SQUARE
SHOPPING CENTER**

**JASMINE PLAZA
SHOPPING CENTER**

38,000 CPD
SW HWY 200



**Public
Storage** →



Property Description



INVESTMENT HIGHLIGHTS

- » **10-Year Lease with a Multi-Unit Meineke Franchisee (35+ Units)**
- » 10% Rental Increase Occurring in 2029, with Annual Increases Occurring in Each of 4, 5-Year Renewal Options
- » **Densely-Populated Ocala Trade Area with 75,481 Residents within a 5-Mile Radius**
- » Households and Population Projected to Increase 13%+ in the Immediate Area Over the Next 5 Years
- » **Adjacent to a New Master-Planned Community in Development - at Build-Out, it Will Include a BJ's Wholesale Club, 2,028 Single-Family Homes, 240 Townhomes, 888 Multifamily Units, and 270 Acres of Retail and Commercial Space**
- » Excellent Frontage Along SW Highway 200 (±38,000 Cars per Day), Ocala's Primary Thoroughfare with Direct Access to Downtown Ocala
- » **Easy Freeway Access, 3 Miles Off Interstate 75**
- » Surrounded by National Tenants: Walgreens, Family Dollar, CVS, and More



DEMOGRAPHICS

1-mile

3-miles

5-miles

Population

2030 Projection	3,572	29,281	83,414
2025 Estimate	3,149	26,243	75,481
Growth 2025 - 2030	13.43%	11.58%	10.51%

Households

2030 Projections	1,594	13,128	40,334
2025 Estimate	1,404	11,759	36,425
Growth 2025 - 2030	13.60%	11.64%	10.73%

Income

2025 Est. Average Household Income	\$71,708	\$84,961	\$78,897
2025 Est. Median Household Income	\$55,854	\$65,750	\$62,209

Tenant Overview



meineke[®]



CHARLOTTE, NORTH CAROLINA
Headquarters



±750
Locations



1972
Founded



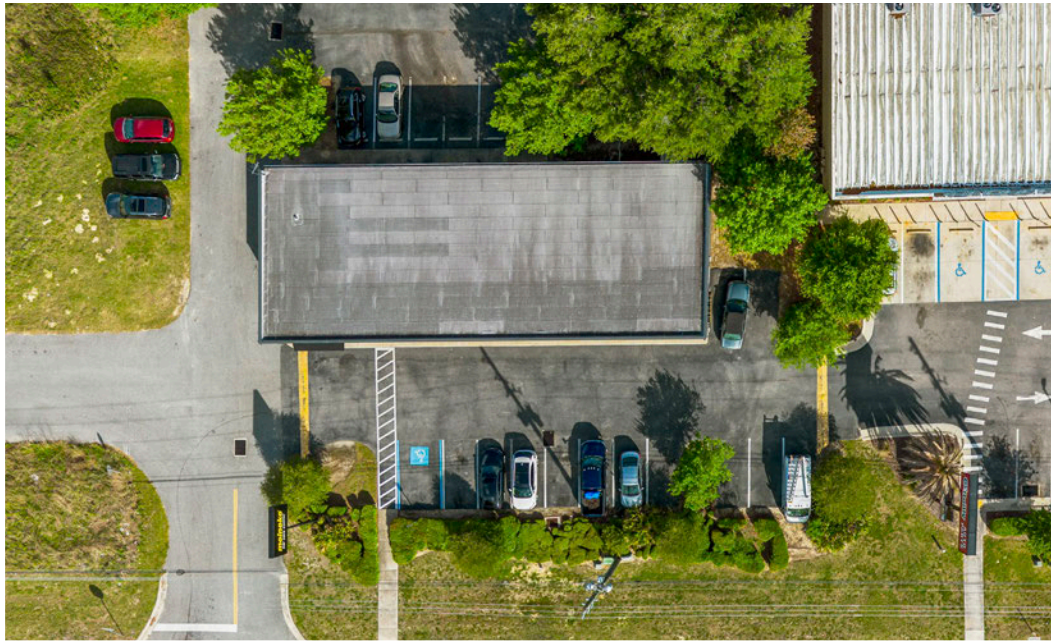
WWW.MEINEKE.COM
Website

Meineke is one of the largest and most-recognized automotive repair brands in North America, with approximately 750 auto repair locations nationwide. The brand's focus on full-service automotive care, local ownership, and ongoing investment in training and technology continues to drive both customer loyalty and franchisee success.

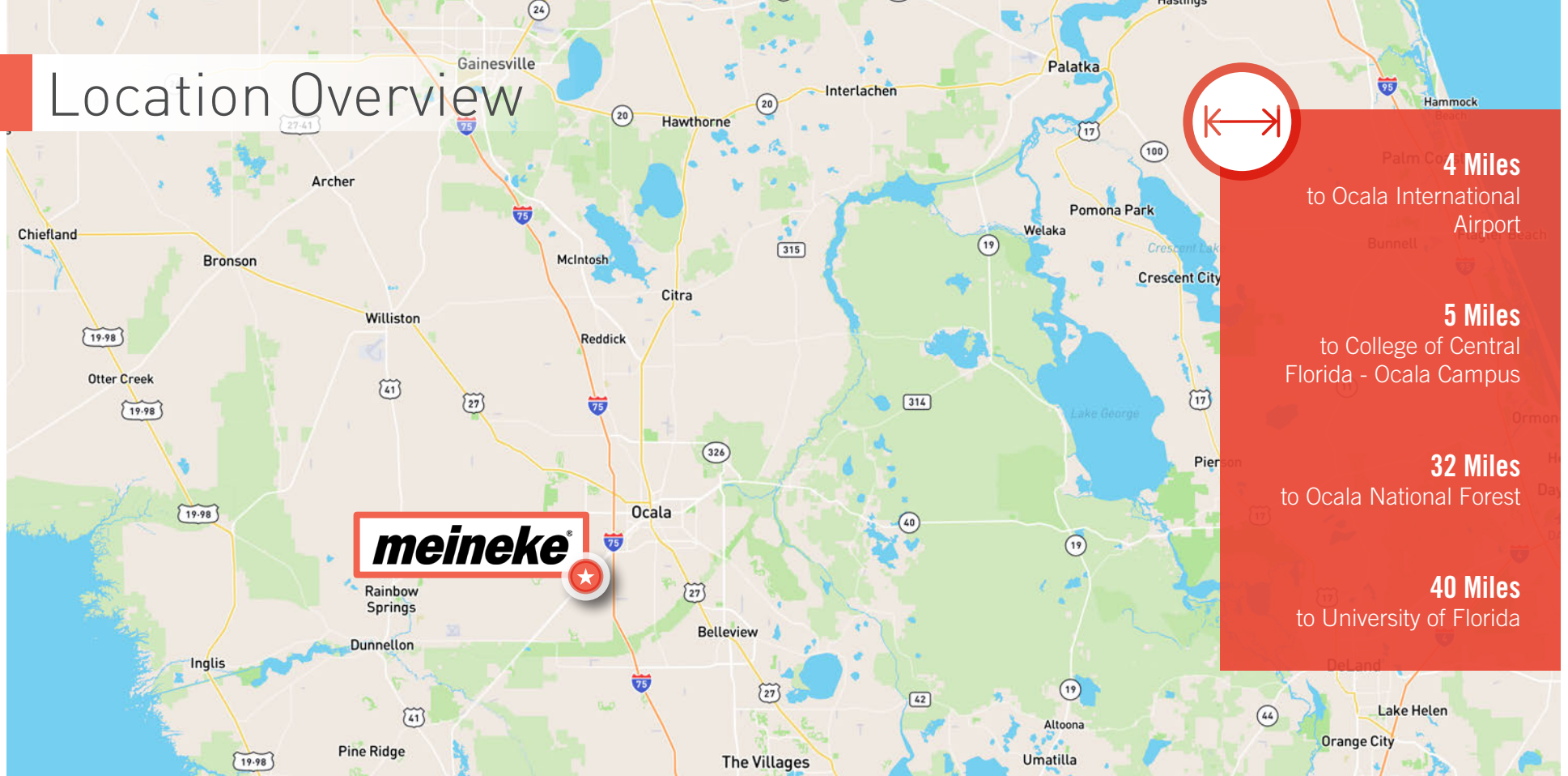
Meineke is part of Driven Brands, the largest automotive services company in North America. Through over 4,900 locations, Driven Brands operates many iconic and trusted brands that provide customers with a full suite of automotive services: paint, collision, glass, vehicle repair, oil change, maintenance, and car wash. Driven Brands' network generates approximately \$2.1 billion in annual revenue from approximately \$6.3 billion in system-wide sales.

FRANCHISEE OVERVIEW: PARC Auto is a franchisee of Meineke Car Care Centers. PARC Auto owns and operates 35 high-performing locations throughout Kentucky, Indiana, and Florida.

Property Photos



Location Overview



Ocala is a city in, and the county seat of, Marion County, Florida. Located in North Central Florida, the city is home to an estimated 64,000 residents. Ocala is the principal city of the Ocala metropolitan area, which is home to approximately 376,000 residents. Ocala is situated roughly 80 miles northwest of Orlando, 40 miles south of Gainesville, 98 miles north of Tampa, and 106 miles southwest of Jacksonville.

Known for its strong manufacturing base, as well as its equine industry, the Ocala metro offers distinct local advantages to employers. A lower cost of doing business and its strategic location in central Florida make a presence here

appealing. The metro comprises all of Residents aged 65 and older account for almost 30 percent of the population, contributing to a large health care sector.

A skilled workforce, rich distribution advantages and a strong manufacturing base offer an attractive environment for major companies to establish or grow their business in the county. Large companies in the area include Frito-Lay, National Parts Depot and E-ONE. Retailers Walmart and Publix employ nearly 4,000 workers across multiple locations in the county, accounting for a sizable portion of the workforce. Walmart is among the metro's largest employers. Lockheed Martin employs about 1,500 workers in the county.

[exclusively listed by]

Zack House

Senior Managing Director Investments
602 687 6650
zhouse@marcusmillichap.com

Chris N. Lind

Senior Managing Director
602 687 6780
chris.lind@marcusmillichap.com

Mark J. Ruble

Executive Managing Director
602 687 6766
mruble@marcusmillichap.com

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the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

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For financing options, please reach out to:

JOSH SCIOTTO
602-687-6647

josh.sciotto@marcusmillichap.com

Marcus & Millichap
Capital Corporation

Ryan Nee

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