



Storefront Renovation In Progress

STNL JOE HUDSON COLLISION CENTER FOR SALE

EXCLUSIVE LISTING

624 S WESTWOOD BLVD // POPLAR BLUFF, MO 63901



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EXECUTIVE SUMMARY

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OFFERING SUMMARY

Price:	Not Priced
Building 1:	16,770+/- sf
Building 2:	3,960 +/- sf
Building 3:	5,000+/- sf
Total Buildings:	25,730+/- sf
Lot Size:	1.48+/- AC
Price / SF:	\$97.13+/- sf
Cap Rate:	TBD
NOI Yr 1:	\$151,200
Zoning:	C2 General Commercial

PROPERTY OVERVIEW

Introducing a prime STNL retail investment opportunity in Poplar Bluff, MO! Subject property was previously operating as a CARSTAR franchise with a long standing history and reputation before being acquired by Joe Hudson Collision Center. The sale of the business, included a 15 year NNN lease with JHCC Holdings, LLC including 2% annual rental increases and no landlord obligations after the first 12 months of the term. The length of lease, credit of the Tenant, lack of Landlord responsibilities, low rental rate psf, long operating history as a collision center and prime location on Poplar Bluff's main retail corridor (N. Westwood Blvd./Business 67) position this property as an excellent investment opportunity.

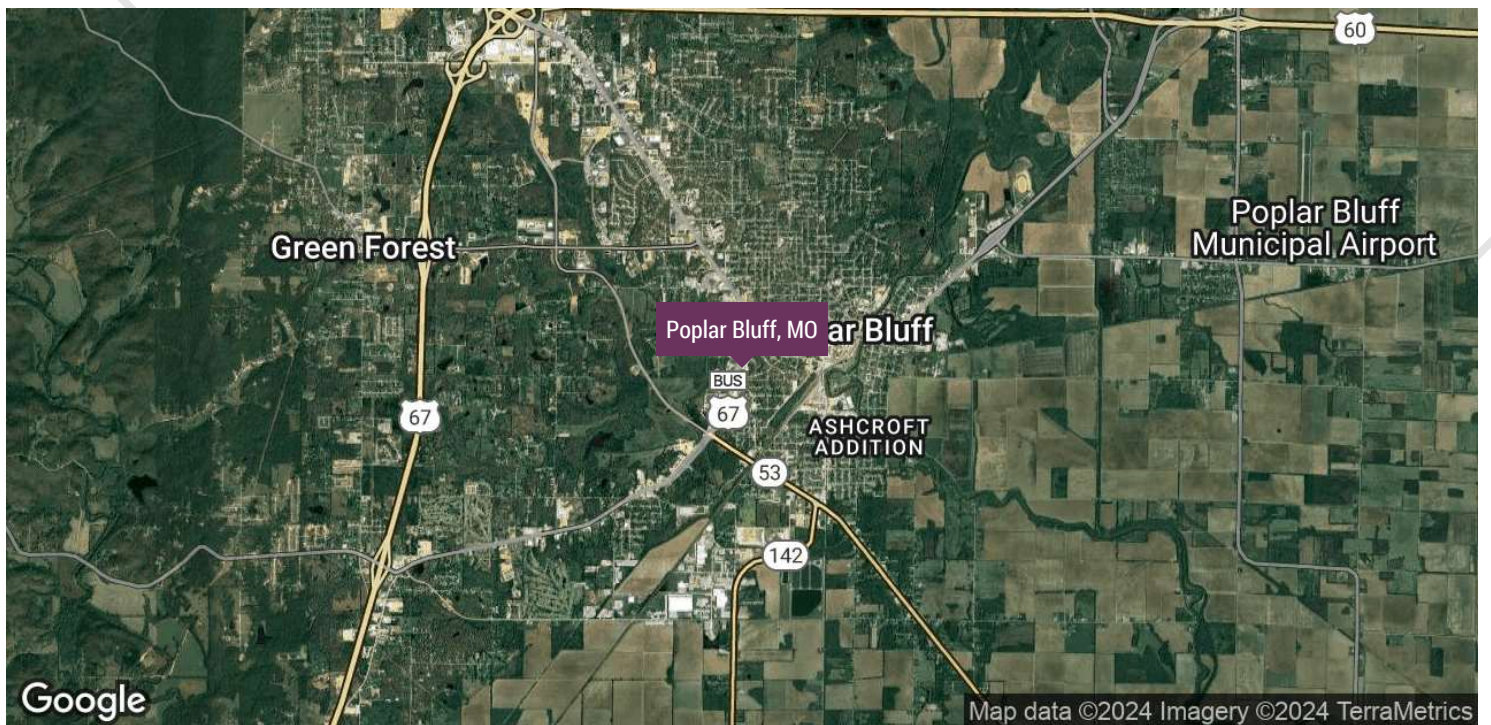
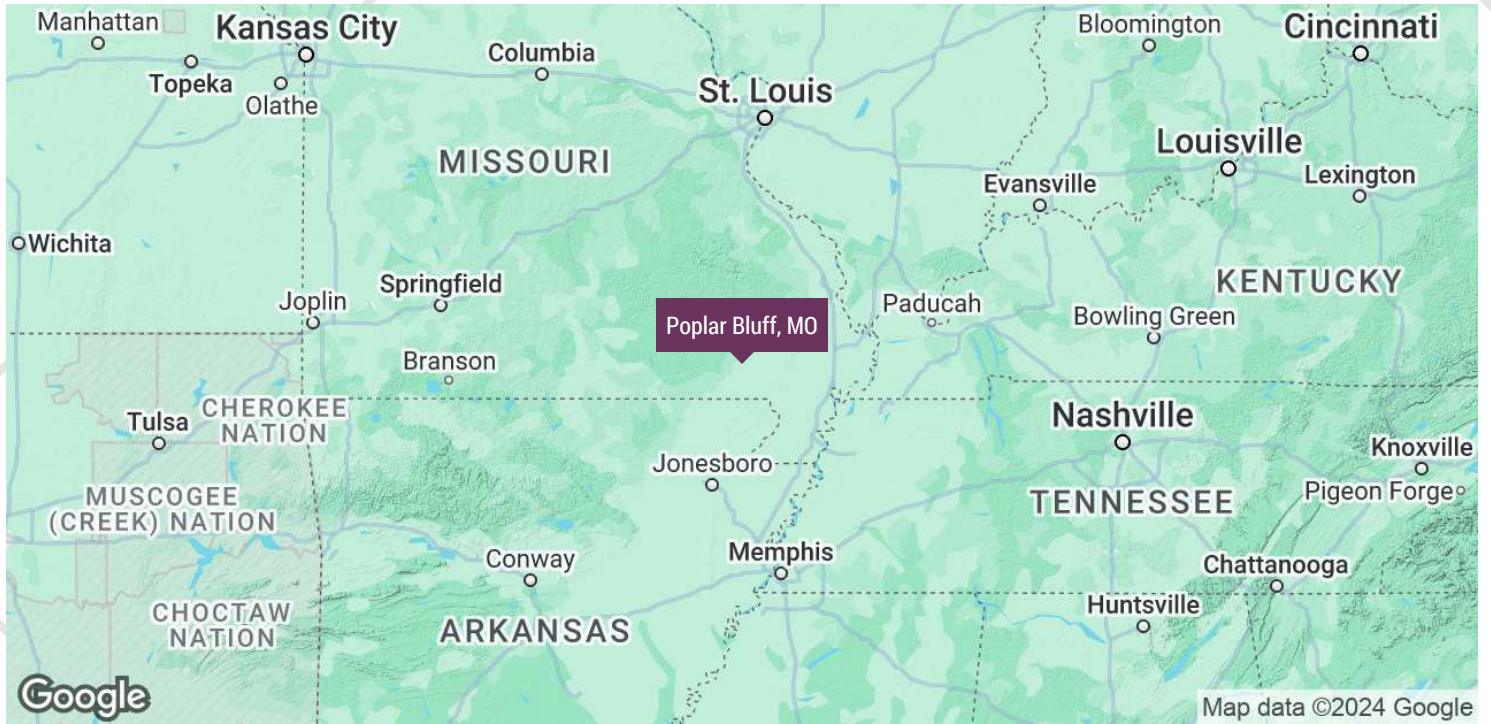
PROPERTY HIGHLIGHTS

- New +/-15 Year Triple Net Lease (Some LL Responsibilities year 1)
- JHCC Holdings, LLC Lease
- 2% Annual Rent Increases
- Excellent Location, Visibility & Access on N. Westwood Blvd. (Poplar Bluff's primary retail corridor)
- Surrounded by Car Dealerships (Baldwin Chevrolet & Cadillac, Baldwin Toyota, Baldwin Ford, Baldwin GMC & Buick, America's Carmart)
- Long Operating History (JHCC purchased from long-standing operator in 2024)



REGIONAL MAP

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RETAILER MAP

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LOCATION MAP

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CITY INFORMATION

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CITY DESCRIPTION

Poplar Bluff, MO is the county seat of Butler county and serves an 8 county trade area with a population of approximately 170,000. Located at the intersection of US 60 & US 67, Poplar Bluff creates a regional draw due to its robust retail environment and medical facilities (VA Hospital, Poplar Bluff Regional Medical Center, Black River Medical Center) serving the greater area. Poplar Bluff has access to a regional airport and is located less than 2 hours from 5 states and serves as a midpoint between Memphis, TN & Saint Louis, MO.

POPLAR BLUFF HIGHLIGHTS

- Established as County Seat of Butler County, MO in 1850
- Serves 8 County Trade Area of +/-170,000
- Regional Medical, Retail & Employment Hub for Trade Area
- Medical: VA Hospital, Poplar Bluff Regional Medical Center, Black River Medical Center
- Retailers including, but not limited to; Menard's, Walmart Neighborhood Market, Academy Sports, Ross, Hobby Lobby, Marshalls, pOpshelf, Walmart Super Center, Home Depot, Bomgaars, Dunham's Sports, etc.)

Top Employers

Poplar Bluff Regional Medical Center	1400
Briggs and Stratton	953
Poplar Bluff R1 Schools	754
John J. Pershing VA Hospital	684
Gates Corporation	500
Three Rivers College	385
Mid-Continent Steel & Wire	376
Wal-Mart	362
City of Poplar Bluff	225
FCC Behavioral Health	185



PROPERTY HIGHLIGHTS

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PROPERTY INFORMATION

NOI Yr 1	\$151,200.00
Rental Increases	2% Annual Incl. Options
Cap Rate	TBD
Occupancy %	100.0%
Tenancy	Single
Number of Buildings	3
Total sf Buildings	25,730+/- sf
Land Area	1.48+/- AC

PROPERTY HIGHLIGHTS

- New +/-15 Year Triple Net Lease (Some LL Responsibilities year 1)
- JHCC Holdings, LLC Lease
- 2% Annual Rent Increases
- Excellent Location, Visibility & Access on N. Westwood Blvd. (Poplar Bluff's primary retail corridor)
- Surrounded by Car Dealerships (Baldwin Chevrolet & Cadillac, Baldwin Toyota, Baldwin Ford, Baldwin GMC & Buick, America's Carmart)
- Long Operating History (JHCC purchased from long-standing operator in 2024)
- Currently Undergoing Rebrand Including Building Painting & New Signage



LEASE ANALYSIS

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List Price
NOT PRICED

Cap Rate
TBD

Lease Abstract:	
Tenant Name:	Joe Hudson Collision Centers
Lease Guarantor:	JHCC Holdings, LLC
Lease Type:	NNN*
Lease Term Remaining:	14+ years
Lease Commence:	4/26/2024
Lease Expiration:	5/1/2039
Options:	3, 5-year options
Rental Increases:	2% annual (incl. Options)
Landlord Responsibility:	None*

Lease YR	Annual Rent	Monthly Rent	Rent PSF
yr 1	\$ 151,200.00	\$ 12,600.00	\$ 5.88
yr 2	\$ 154,224.00	\$ 12,852.00	\$ 5.99
yr 3	\$ 157,308.48	\$ 13,109.04	\$ 6.11
yr 4	\$ 160,454.65	\$ 13,371.22	\$ 6.24
yr 5	\$ 163,663.74	\$ 13,638.65	\$ 6.36
yr 6	\$ 166,937.02	\$ 13,911.42	\$ 6.49
yr 7	\$ 170,275.76	\$ 14,189.65	\$ 6.62
yr 8	\$ 173,681.27	\$ 14,473.44	\$ 6.75
yr 9	\$ 177,154.90	\$ 14,762.91	\$ 6.89
yr 10	\$ 180,698.00	\$ 15,058.17	\$ 7.02
yr 11	\$ 184,311.96	\$ 15,359.33	\$ 7.16
yr 12	\$ 187,998.20	\$ 15,666.52	\$ 7.31
yr 13	\$ 191,758.16	\$ 15,979.85	\$ 7.45
yr 14	\$ 195,593.32	\$ 16,299.44	\$ 7.60
yr 15	\$ 199,505.19	\$ 16,625.43	\$ 7.75
Option 1			
Yr 16-20	2% Annual Increases		
Option 2			
Yr 21-25	2% Annual Increases		
Option 3			
Yr 26-30	2% Annual Increases		

*Tenant's expenses with respect to any major repairs to the building or building systems is capped at \$2,500.00 for the first 12 months of the lease term.

Years 2-15 Rents were calculated with 2% bumps, exact figures not expressly stated in lease.



TENANT PROFILE

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TENANT HIGHLIGHTS

- 4th Largest Collision Center Company in the US
- Acquired by TSG Consumer Partners in 2019 allowing for further expansion and growth opportunities (+/-110 locations at time of acquisition)
- Recession Resistant Business
- JHCC Continually Expanding Through Acquisitions (Added 24+ Locations in 2024, showing 12% Store Count Growth YTD)
- US Automotive Collision Repair Total Addressable Market (TAM) of \$44.8 Billion (Bodyshopbusiness.com)

TENANT OVERVIEW

Company:	Joe Hudson's Collision Center (JHCC Holdings, LLC)
Founded:	1989
Locations:	220+
States:	16
Parent:	TSG Consumer Partners
Headquarters:	Montgomery, Alabama
Website:	www.jhcc.com

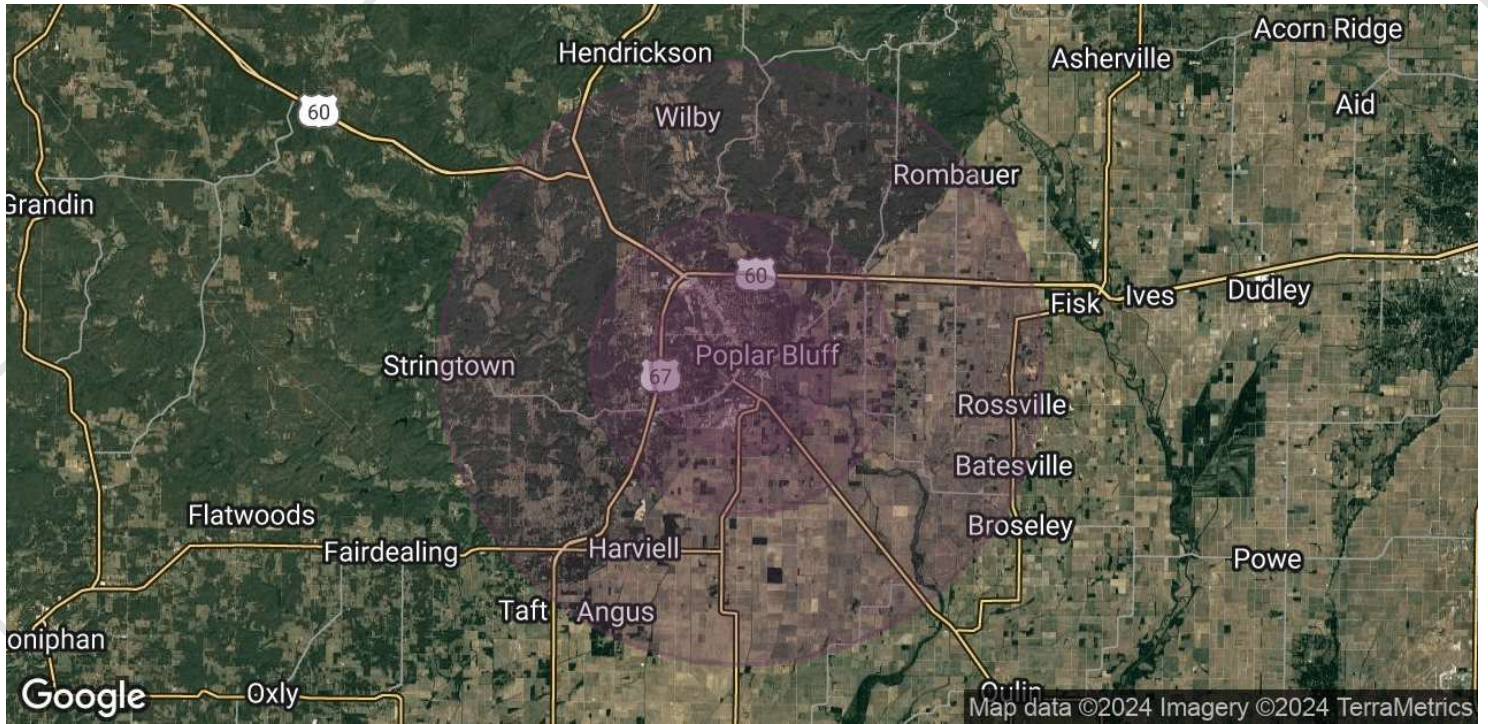
RENT SCHEDULE

LEASE YEARS	ANNUAL RENT	BUMP
1	\$151,200.00	2%
2	\$154,224.00	2%
3	\$157,308.48	2%
4	\$160,454.65	2%
5	\$163,663.75	2%
6	\$166,937.02	2%
7	\$170,275.76	2%
8	\$173,681.27	2%
9	\$177,154.90	2%
10	\$180,698.00	2%
11	\$184,311.96	2%
12	\$187,998.20	2%
13	\$191,758.16	2%
14	\$195,593.32	2%
15	\$199,505.19	2%
Option 1 (16-20)		2% annual
Option 2 (21-25)		2% annual
Option 3 (26-30)		2% annual



DEMOGRAPHICS MAP & REPORT

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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	18,672	26,740	34,697
Average Age	40	40	41
Average Age (Male)	38	39	39
Average Age (Female)	41	42	42

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	7,578	10,829	14,043
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$57,577	\$62,730	\$65,899
Average House Value	\$141,373	\$160,278	\$168,173

Demographics data derived from AlphaMap



ADVISOR BIO

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SCOTT HARRELL

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PROFESSIONAL BACKGROUND

Scott Harrell, President of Scott F. Harrell & Associates, Inc. has been a real estate broker and developer specializing in commercial real estate and development throughout the Midwest since 1984. Scott graduated from the University of Missouri-Columbia where he was a two-sport athlete (football & track), member of the Beta Theta Pi Fraternity and a Mystical Seven (M7) recipient. After graduating from the University of Missouri, Scott moved to Springfield, Missouri where he taught and coached at area schools, attended graduate school at MSU (formerly Southwest Missouri State University) and served as a graduate assistant track coach for 2 years.

In 1984 Scott changed careers and moved to Ft. Worth, Texas to join the Woodmont Companies, a commercial real estate development and brokerage firm, first as a project leasing agent and later as a development partner, developing large regional shopping centers for clients such as Toys R Us, Pier 1 Imports, Barnes & Noble, and other national retailers. Scott met his wife Shannon, a TCU graduate shortly after arriving in Ft. Worth, TX; they have two sons, Zachary and Sean. Since returning to Springfield, MO Scott has been associated with many high profile site acquisitions and retail developments throughout Missouri.

Scott F. Harrell & Associates, Inc. was founded in 1998 offering a variety of commercial real estate services including, but not limited to, tenant representation, site selection, the development of new and the redevelopment of underperforming real estate assets, the sale and acquisition of single tenant net leased and multi-tenant income properties, including site acquisitions and developing market strategies for retailers and developers alike. Scott is a 39 year member of ICSC (International Council of Shopping Centers) and attends its convention and trade shows each year to advance and promote his clients' real estate needs.

MEMBERSHIPS

ICSC, NAR, MAR, GSBOR

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