



Meineke

BRAND-NEW 20-YEAR ABSOLUTE NET LEASE FEATURING 10% RENTAL INCREASES EVERY 5 YEARS
2ND LARGEST MEINEKE OPERATOR IN THE COUNTRY WITH SIGNIFICANT 8-FIGURE NET WORTH

KALAMAZOO, MI



CP PARTNERS
COMMERCIAL REAL ESTATE

In Association with ParaSell, Inc.
A Licensed Michigan Broker #6505425224



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Meineke

2951 STADIUM DR, KALAMAZOO, MI 49008



\$1,433,000

PRICE

6.50%

CAP RATE

NOI

\$93,129

LEASE TYPE

Absolute NNN

LEASE TERM

20 Years

BUILDING SIZE

4,401 SF

LOT SIZE

19,689 SF

Surrounding Retail



Steady growth submarket – estimated population growth within 1, 3, and 5-mile radius over the next 5 years

A brand-new 20-year lease featuring 10% rental increases every 5 years and an absolute net lease structure requiring zero landlord expense/maintenance obligations. Tenant is the **2nd largest Meineke operator in the country** with 39 locations currently in their system and plans in place to expand to 100+ units.

The Offering

- Brand-new 20-year absolute net lease featuring a personal guaranty from the operator
- 10% rental increases every 5 years providing a hedge against inflation
- Internet & recession resistant industry – consumers defer new vehicle purchases during economic downturns and instead spend on maintenance/repairs to keep existing cars on the road longer

About The Operator/Guarantor

- Award-winning franchisee with significant 8-figure net worth
- 2nd largest Meineke operator in the country – 39 units currently with plans in place to expand to 100+

Market Highlights

- Dense residential trade area – 148,000 residents within a 5-mile radius of the subject property
- Steady population growth projected over the next 5 years in a 1, 3, and 5-mile radius
- Surrounding residents own an average of 2 cars per household, with the 5-mile population spending approximately \$8.7M on auto repair annually (per CoStar)
- Subject property features standalone frontage on Stadium Drive – the main retail thoroughfare in the trade area
- Other national retailers situated along Stadium Drive include Costco, Sportsman's Warehouse, Trader Joe's, At Home, Harbor Freight Tools, McDonald's, and Starbucks



CURRENT		
Price		\$1,433,000
Capitalization Rate		6.50%
Building Size (SF)		4,401
Lot Size (SF)		19,689
Stabilized Income		
Scheduled Rent		\$93,129
Less		\$/SF
CAM	NNN	\$0.00
Taxes	NNN	\$0.00
Insurance	NNN	\$0.00
Total Operating Expenses	NNN	\$0.00
Net Operating Income		\$93,129

Disclaimer

The details contained within the Lease Abstract are provided as a courtesy to the recipient for purposes of evaluating the subject property's initial suitability. While every effort is made to accurately reflect the terms of the lease document(s), many of the items represented herein have been paraphrased, may have changed since the time of publication, or are potentially in error. CPP and its employees explicitly disclaim any responsibility for inaccuracies and it is the duty of the recipient to exercise an independent due diligence investigation in verifying all such information, including, but not limited to, the actual lease document(s).

LEASE ABSTRACT	
Premise & Term	
Tenant	Marcor LLC dba Meineke
Lease Guarantor	Personal
Lease Type	Absolute NNN
Lease Term	20 Years
Rent Increases	10% Every 5 Years
Rent Commencement	11/10/2025
Options	Four, 5-Year
Year Renovated	2025
Expenses	
CAM	Tenant's Responsibility
Property Taxes	Tenant's Responsibility
Insurance	Tenant's Responsibility
Utilities	Tenant's Responsibility
HVAC	Tenant's Responsibility
Repairs & Maintenance	Tenant's Responsibility
Roof & Structure	Tenant's Responsibility

Tenant Info		Lease Terms		Rent Summary		
Tenant Name	Sqft.	Term Years		Current Rent	Monthly Rent	Yearly Rent
Marcor LLC dba Meineke	4,401	11/10/2025*	11/30/2030	\$93,129	\$7,761	\$93,129
	10% Increase	12/1/2030	11/30/2035		\$8,537	\$102,442
	10% Increase	12/1/2035	11/30/2040		\$9,391	\$112,686
	10% Increase	12/1/2040	11/30/2045		\$10,330	\$123,955
	Option 1	12/1/2045	11/30/2050		\$11,363	\$136,350
	Option 2	12/1/2050	11/30/2055		\$12,499	\$149,985
	Option 3	12/1/2055	11/30/2060		\$13,749	\$164,984
	Option 4	12/1/2060	11/30/2065		\$15,124	\$181,482
TOTALS:	4,401			\$93,129	\$7,761	\$93,129

*Tenant will have 6 months of free rent starting on the Rent Commencement Date. Seller will credit rent difference at COE.

Site Plan



A High-Performing, Proven Automotive Franchise



Representative Photo

8-Figure

GUARANTOR
NET WORTH

39

GUARANTOR NUMBER
OF LOCATIONS

Tenant Website

About The Operator/ Guarantor

- Award-winning franchisee with significant 8-figure net worth
- 2nd largest Meineke operator in the country – 39 units currently with plans in place to expand to 100+



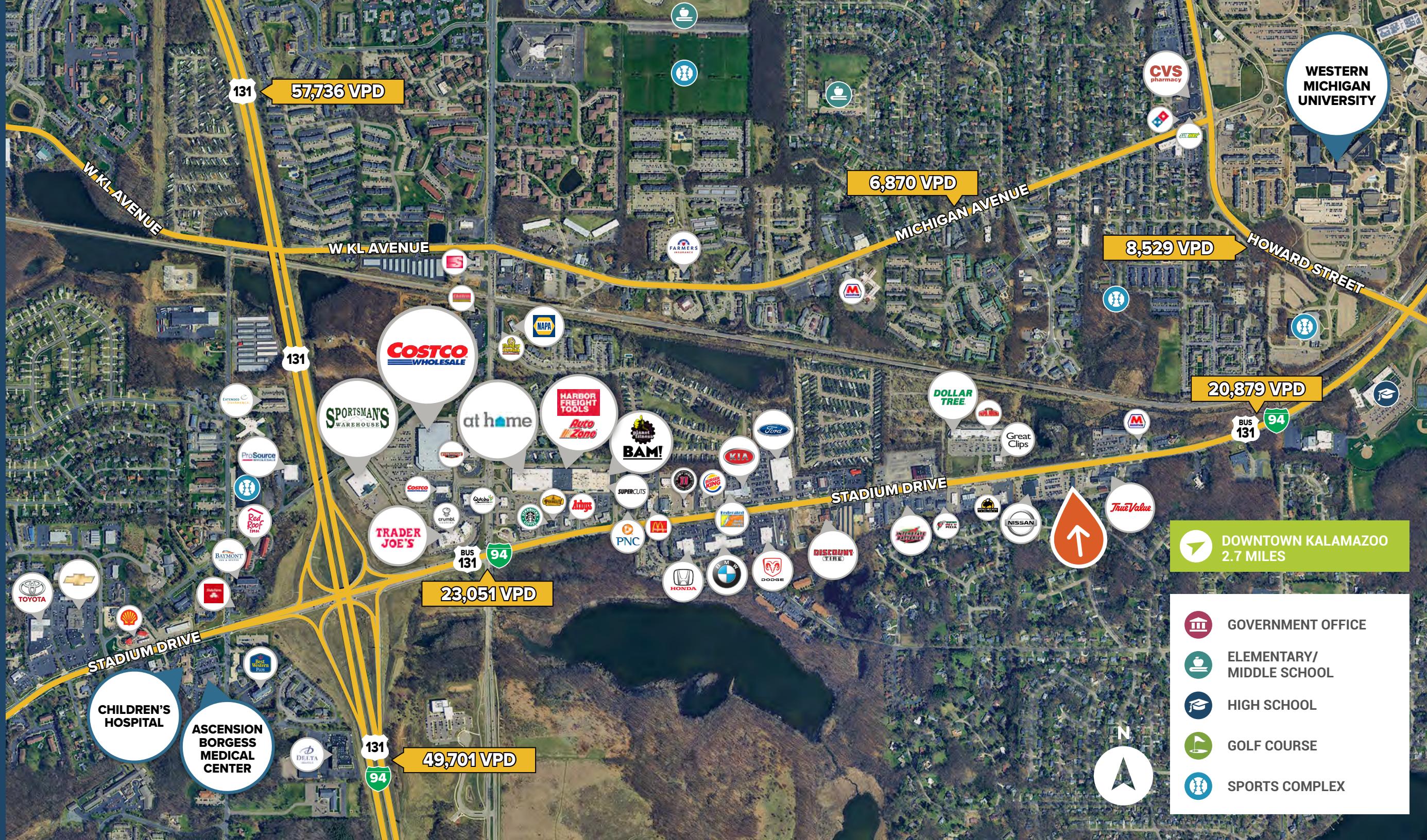
About Meineke

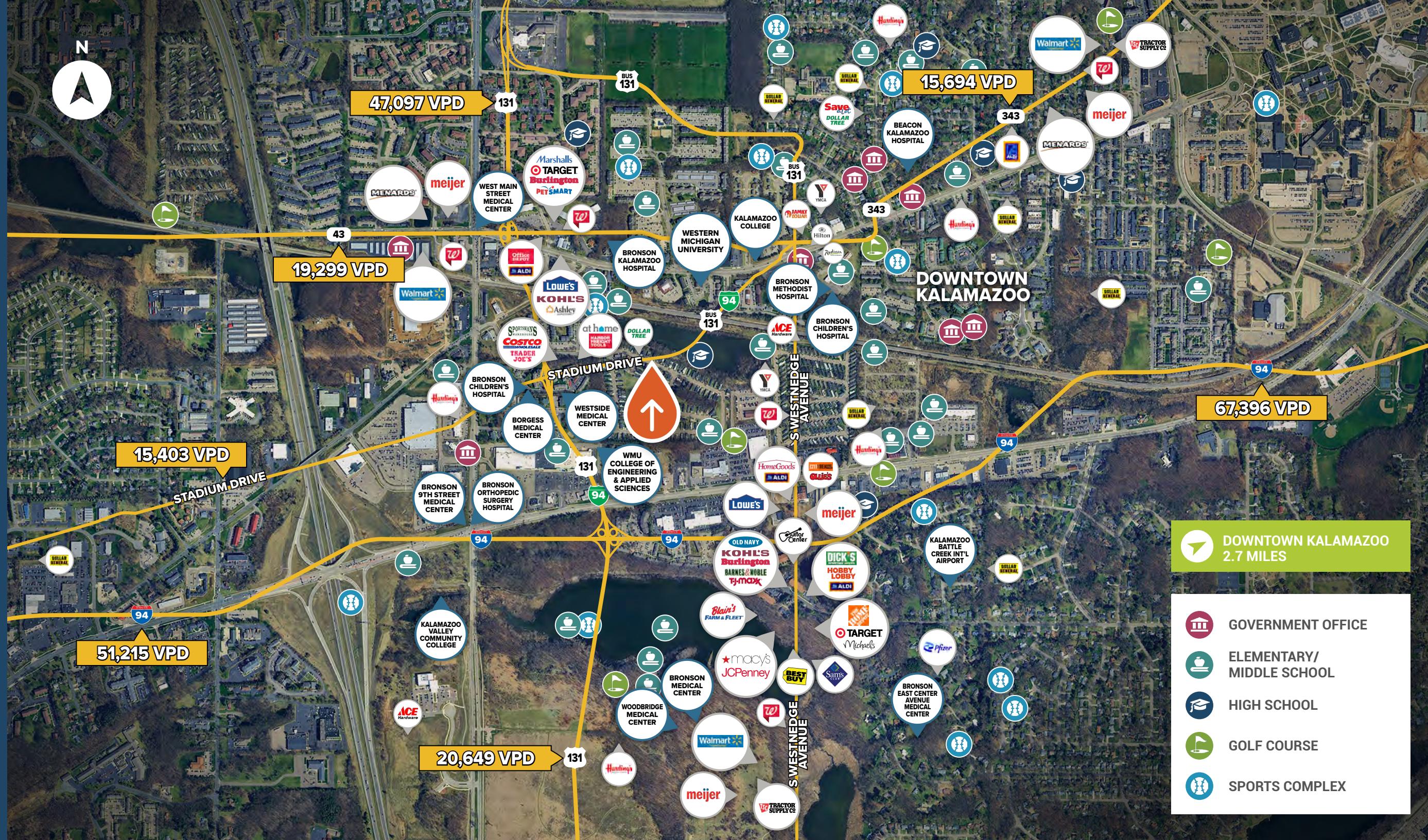
- Meineke has expanded from a single location in Houston, TX, in 1972, into one of North America's most established automotive service brands
- Today, the company operates over 900 total locations across the country with more than five decades of success
- Meineke is a high-quality, technology-focused one-stop center offering a full service of auto maintenance and repair, including oil, tires, brakes, exhaust, and more

Driven Brands

- In 1999, Meineke evolved into a full service automotive care center and later combined with Maaco to form Driven Brands
- In 2015, Driven Brands was acquired by Roark Capital Group, a milestone that has supported the company's continued expansion and long term growth
- Headquartered in Charlotte, NC, Driven Brands (NASDAQ: DRVN) is the largest automotive services company in North America and the parent company of some of North America's leading automotive service businesses including Take 5 Oil Change®, Take 5 Car Wash®, Meineke Car Care Centers®, Maaco®, 1-800-Radiator & A/C®, and CARSTAR®

Immediate Aerial





Ring Radius Population Data

	1-MILE	3-MILES	5-MILES
2024	12,948	79,754	148,287
2029 Projection	13,329	82,278	152,633

Ring Radius Income Data

	1-MILE	3-MILES	5-MILES
Average	\$67,517	\$72,233	\$84,417
Median	\$47,020	\$54,138	\$60,806

51.3k individuals have visited the nearby Marathon Gas across the street **at least 2 times** in the past 12 months, demonstrating consistent foot traffic near the subject property

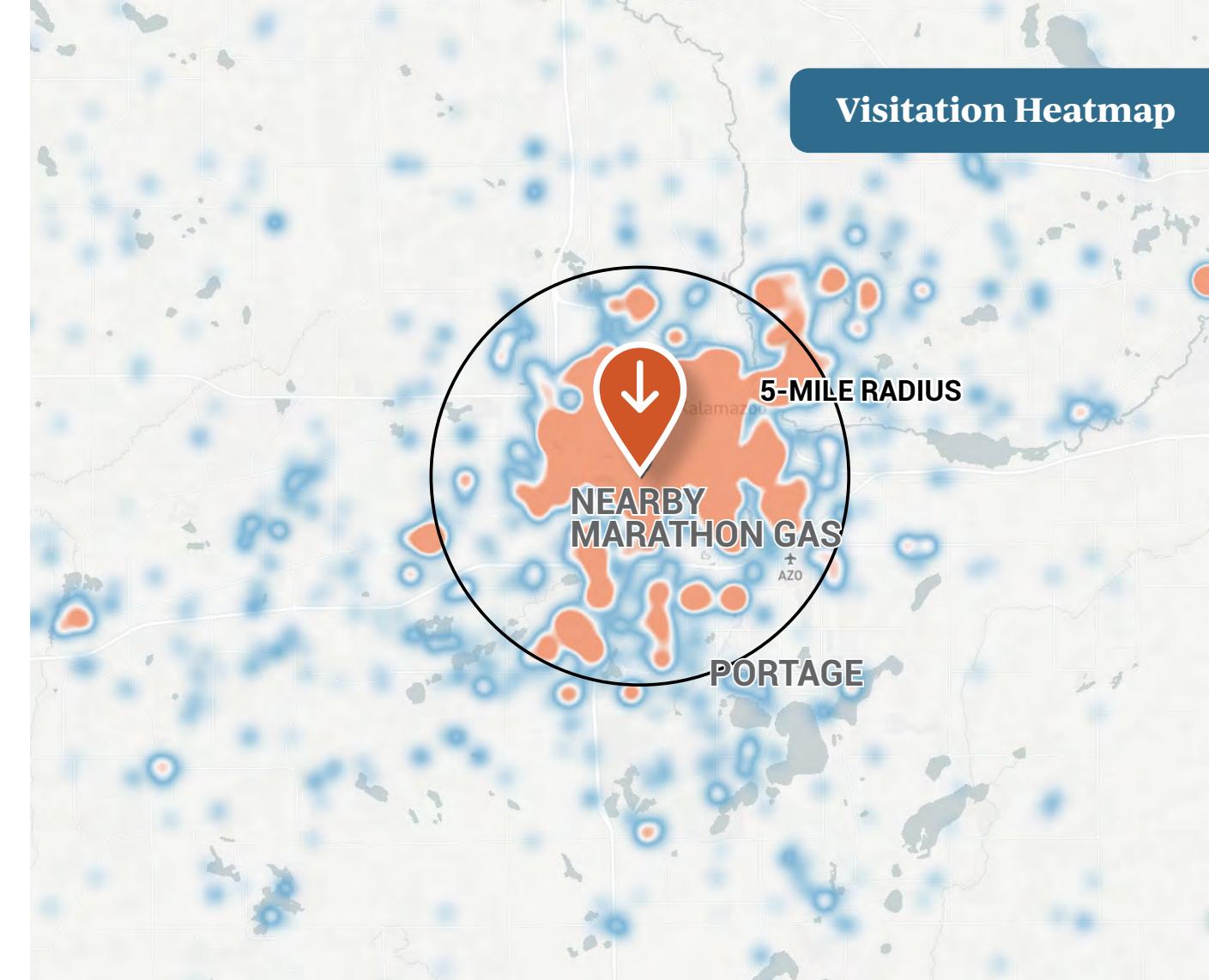
84.2K Visits

OVER PAST 12 MONTHS AT
THE NEARBY MARATHON GAS

6 Minutes

AVERAGE DWELL TIME AT
THE NEARBY MARATHON GAS

Visitation Heatmap



The shading on the map above shows the **home location of people who visited the nearby Marathon Gas over the past 12 months**. Orange shading represents the highest concentration of visits.

*Map and data on this page provided by Placer.ai. Placer.ai uses location data collected from mobile devices of consumers nationwide to model visitation and demographic trends at any physical location.



Kalamazoo, MI

HIGH QUALITY OF LIFE & LOW COST OF LIVING



262,215

KALAMAZOO MSA
ESTIMATED POPULATION

\$16.6 B

KALAMAZOO MSA GDP

MUSKEGON

Regional Map

GRAND RAPIDS
(51.2 MILES)

LANSING
(81.2 MILES)

LAKE
MICHIGAN

HOLLAND

SOUTH HAVEN

KALAMAZOO

PORTAGE

About Kalamazoo

- Kalamazoo is the county seat of Kalamazoo County, with an estimated population of 73,122 residents
- Located in southwestern Michigan, it has earned recognition as one of the most affordable cities in the nation and as a Top 50 Best Places to Live in the U.S. by *Money.com*
- Kalamazoo offers a vibrant arts and culture scene, family friendly entertainment, and access to more than 80 public lakes and the stunning Lake Michigan shoreline just a short drive away, creating an attractive place to work, live, and play
- The city hosts events such as the Kalamazoo Art Fair annually, recognized as the second oldest community art fair in America, drawing roughly 60,000 visitors over two days

Higher Education & Workforce

- The Kalamazoo region is a hub for research development in the healthcare and life science industries, featuring prominent employers like Pfizer and Stryker
- Additionally, it is home to several higher education institutions including Western Michigan University and Kalamazoo College



Ranked 3rd among Michigan universities for Best College for Future Leaders by *TIME* and *Statista* (2025)

- Situated less than 1 mile from the subject property, Western Michigan University's (WMU) main campus in Kalamazoo spans over 1,200 acres, with additional locations in Grand Rapids and the Homer Stryker M.D. School of Medicine in Kalamazoo
- Founded in 1903, the university offers more than 265 academic programs and is nationally known for strengths in aviation, business, education, engineering, and health sciences
- WMU serves as a major regional economic driver, supporting workforce development, research initiatives, and private sector collaboration through facilities such as the College of Aviation and the Western Michigan University Business Technology and Research Park



A Carnegie Research 2 University



265+

TOTAL ACADEMIC
PROGRAMS

17,605

NUMBER OF STUDENTS
ENROLLED FALL 2024

\$59.8M

IN RESEARCH AWARDS
(2024-2025)



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