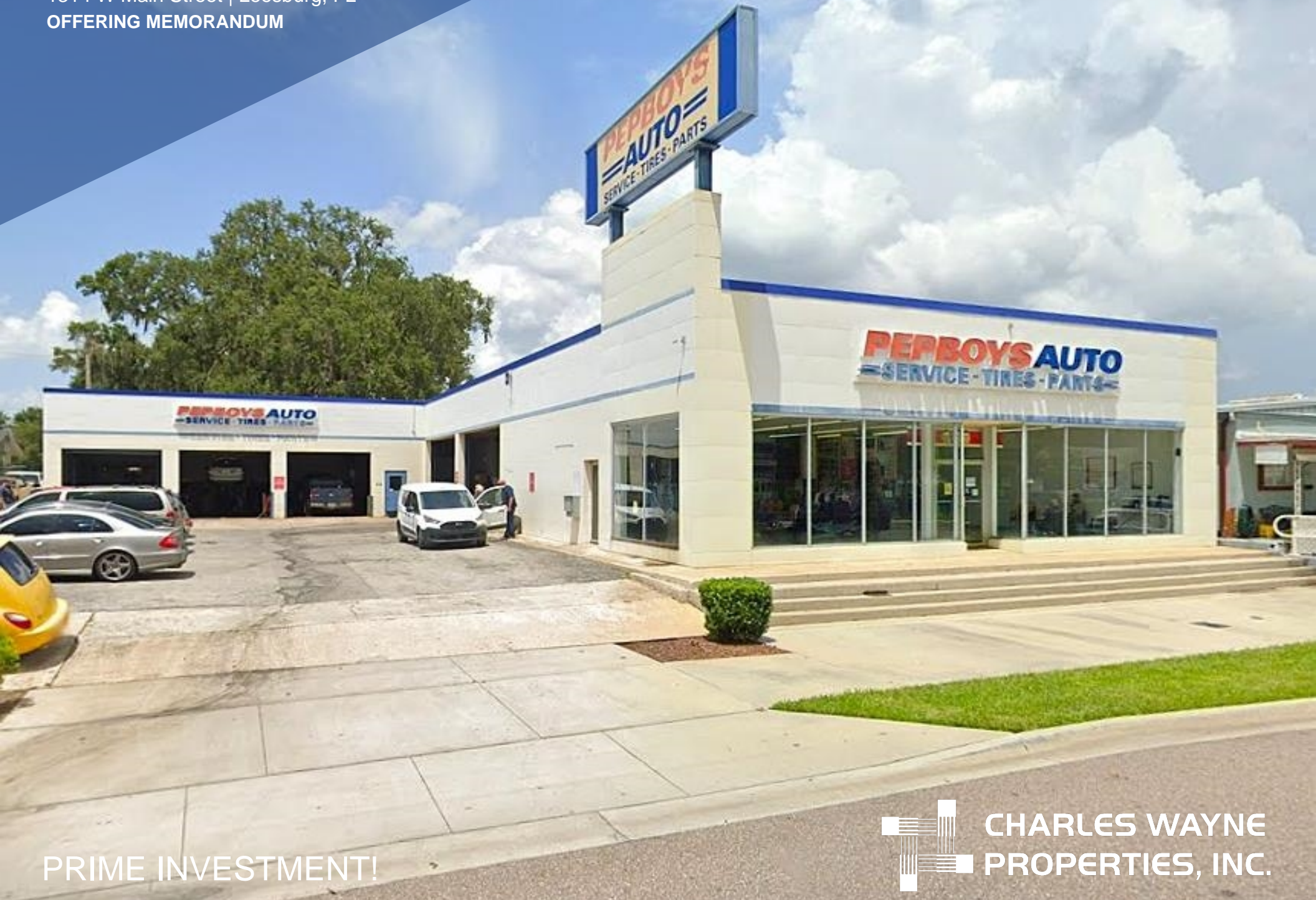


PEP BOYS AUTO

1314 W Main Street | Leesburg, FL

OFFERING MEMORANDUM



PRIME INVESTMENT!

 CHARLES WAYNE
PROPERTIES, INC.

Pep Boys Auto

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2210 Front Street Ste 102A, MELBOURNE, FL 32901

OFFERING SUMMARY

PRICE	\$1,291,739
CAP RATE	6.75%
LANDLORD RESPONSIBILITIES	NNN - Roof & Structure

PROPERTY SUMMARY

ADDRESS	1314 W Main Street Leesburg, FL 34748
COUNTY	Lake
BUILDING SF	8,968
LAND ACRES	.431
YEAR BUILT	2014 / 1960
TRAFFIC COUNTS	Combined 53,000+
PARKING RATIO	22 Spaces
OWNERSHIP TYPE	Fee Simple





Investment Highlights

- Charles Wayne Properties is pleased to present this seasoned and superbly located Pep Boys on busy Main Street in downtown Leesburg, FL
- This intersection boasts traffic counts of over 50,000 cars per day, giving the site excellent visibility and access
- Pep Boys has been operating in this location since 2009
- NNN Lease - Roof and Structure
- Pep Boys has recently exercised an option, demonstrating their commitment to the location
- Lease Expiration - October 31st, 2029
- Current Rent - \$87,192
- Two 5-Year Options remaining, with 5% rental increases every five years
- Tenant: The Pep Boys - Manny, Moe, & Jack LLC, a Delaware limited liability company



Area Highlights

- Pep Boys is located just east of the intersection of W Main Street and N 14th Street (Highway 27) in the heart of downtown Leesburg, FL, an intersection which boasts over 50,000 cars per day
- Leesburg is a city in Lake County, Florida with a population of approximately 33,000, which swells with tourists at various times of the year
- The city of Leesburg is part of the Orlando-Kissimmee-Sanford MSA, which has a total population of roughly 2.75 million people
- This area is very accessible via Hwy 44, 441, and 27, providing immediate access to Interstate 75 and the Florida Turnpike

Tenant Information

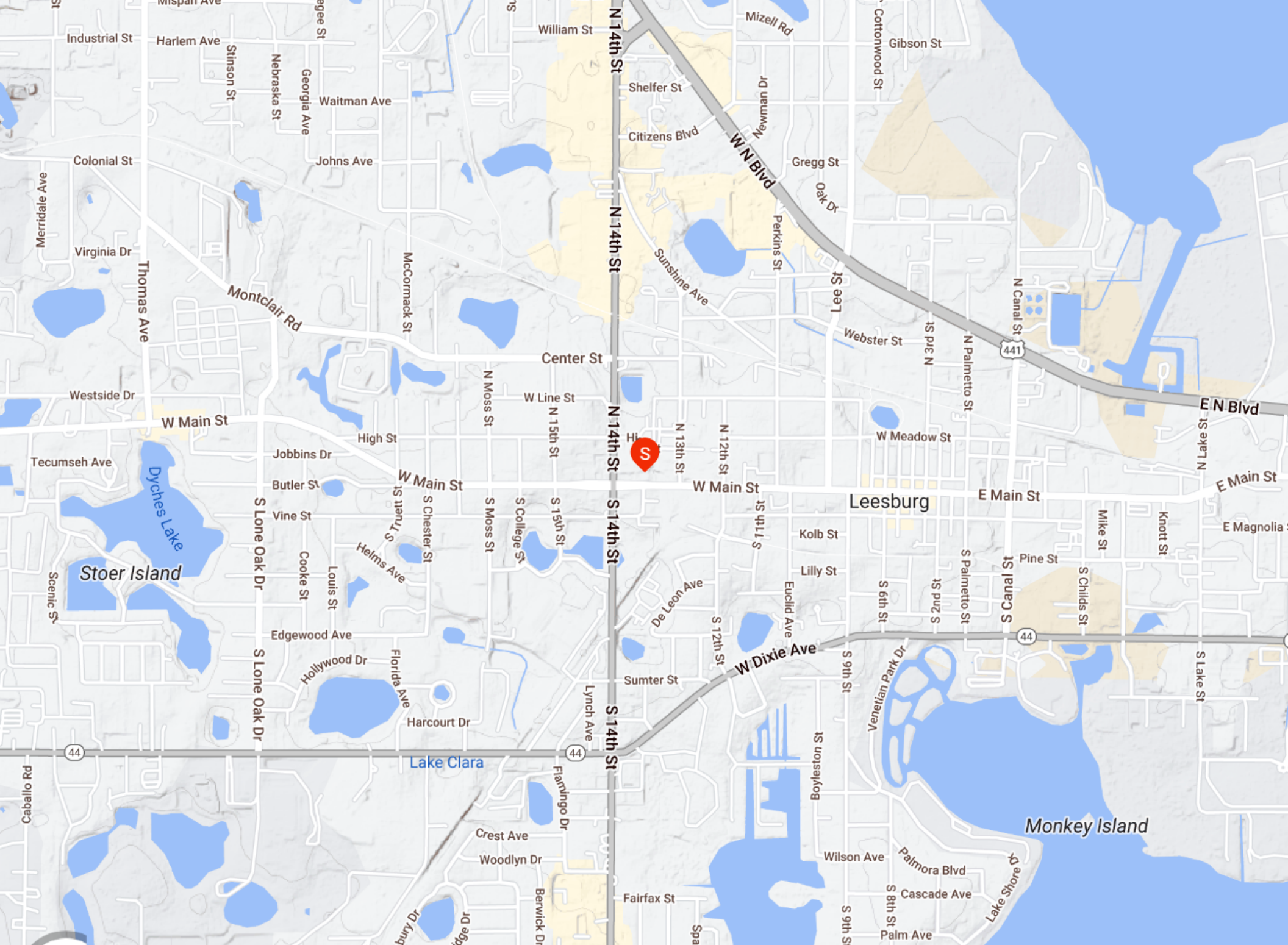
- The Pep Boys - Manny, Moe, & Jack (branded and commonly abbreviated as Pep Boys) is a full service and tire automotive aftermarket chain founded in 1921
- Currently headquartered in Philadelphia, Pep Boys operates over 850 stores and approximately 8,000 service bays in the United States and Puerto Rico
- Along with its full-service vehicle maintenance and repair capabilities, the company also serves the commercial auto parts delivery market
- Pep Boys is one of the leading sellers of replacement tires in the United States and employs more than 8,000 people

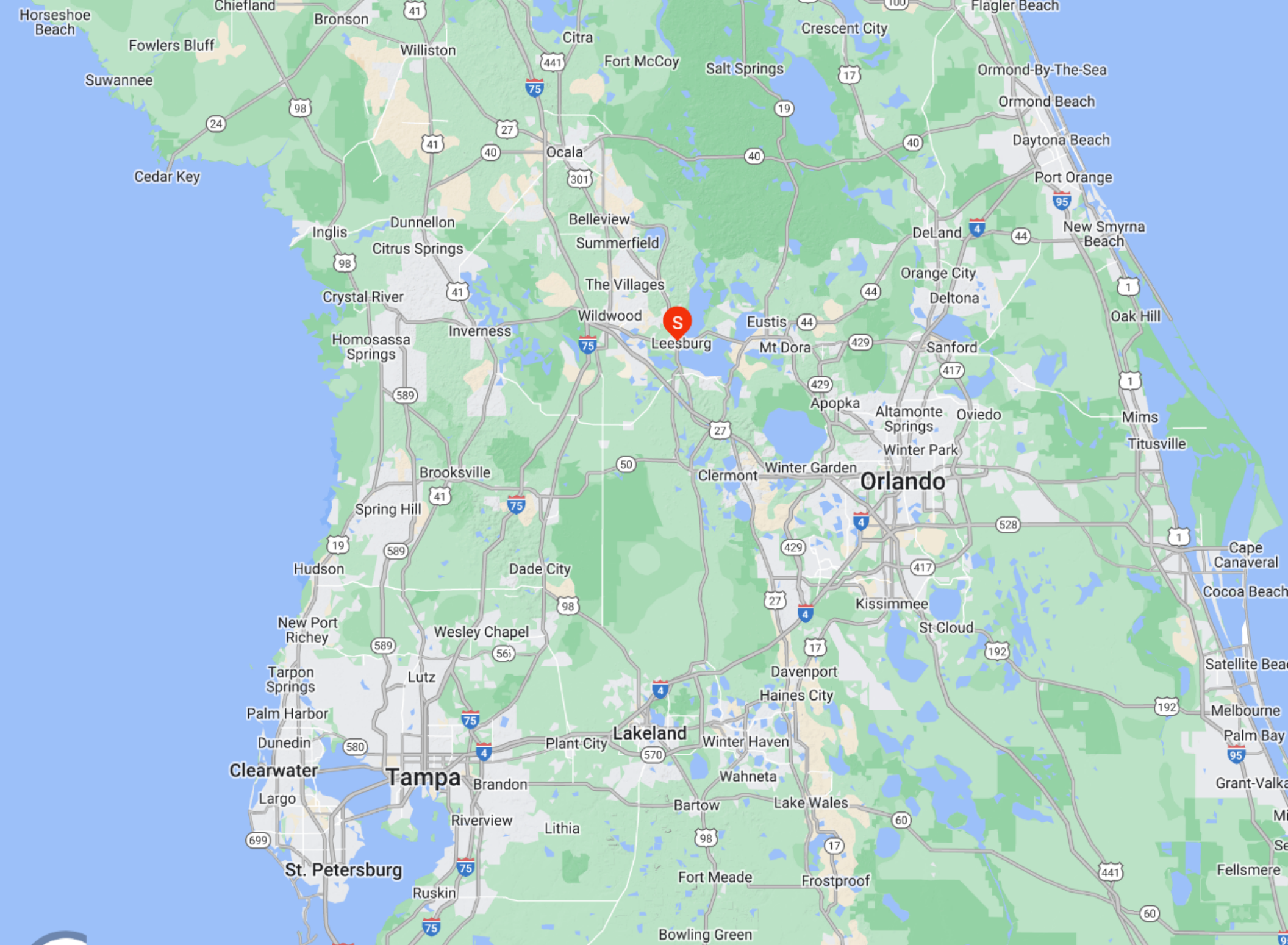


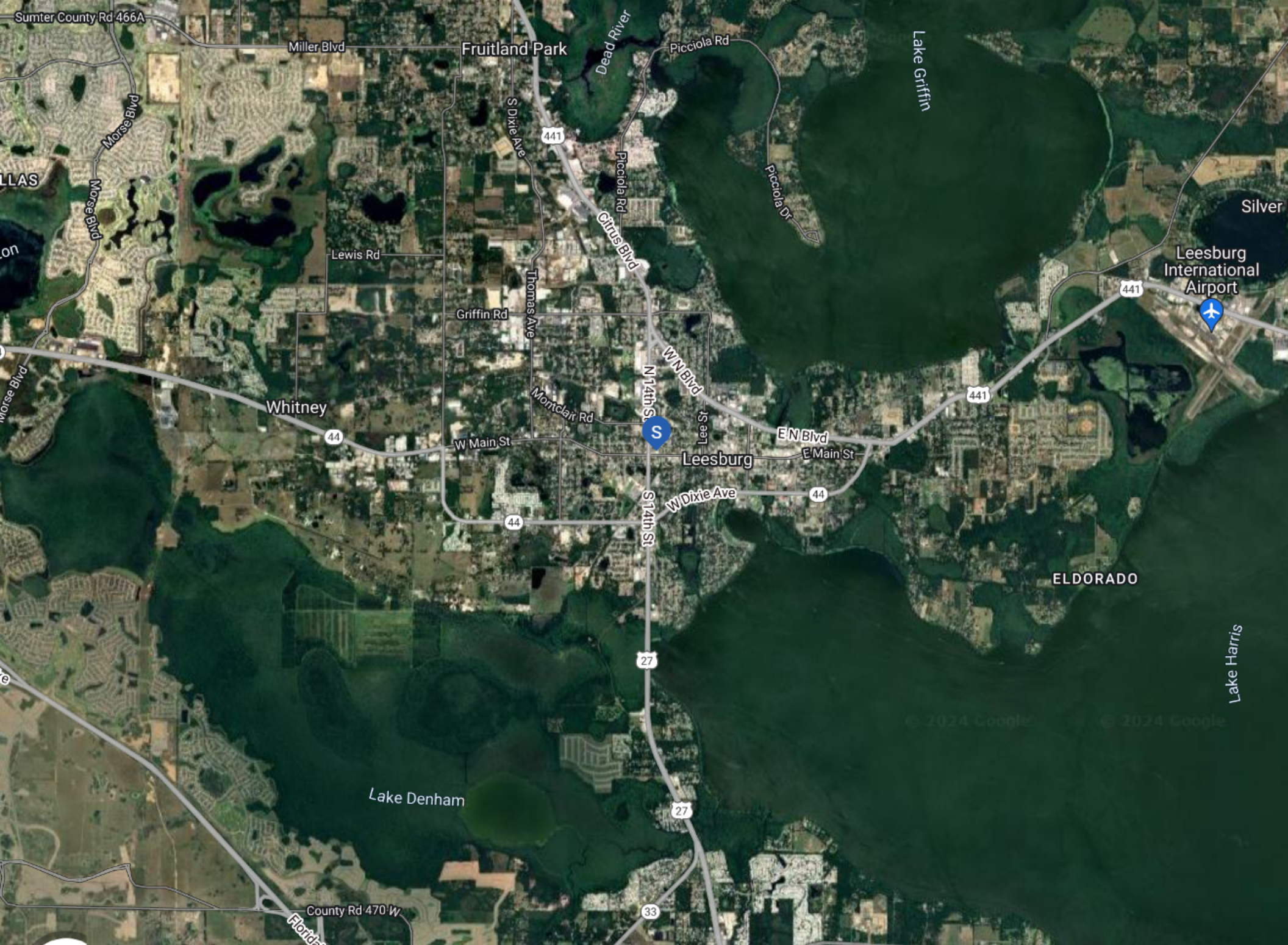
Demographics

POPULATION

	1.00 MILE	3.00 MILE	5.00 MILE
	7,084	28,418	57,717









GATEWAY PLAZA

BIG LOTS!
Aaron's
FAMILY DOLLAR

Wendy's

PIZZA HUT

THE HOME DEPOT

PALM PLAZA

Advance Auto Parts

BOB'S DISCOUNT LIQUOR

R&C

publix

DUNKIN'

POPEYES

UPS THE UPS STORE

DQ

planet fitness

Canine Kitchen

BIKE ER

Habitat for Humanity
Lake-Senter, Florida

LOT THE HORSE CROSSING

BANK OF AMERICA

FIRST ACADEMY HIGH SCHOOL

LEESBURG HIGH SCHOOL

ELEVEN

DONUT KING

7

PC PLANET

ALUMINIUM CONSTRUCTION

NAPA AUTO PARTS

POTATOE KING

CENTRAL FLORIDA Audiology

Hardee's

CIRCLE K

POR PRECISION OFF ROAD

Little Source Aluminum, Inc.

SOUTHSIDE SHOPPING

amazon

Chevron

CITITRENDS

Little Caesars

Walgreens

DCO COMMERCIAL FLOORS

SUPREME MOTORS

MID-STATE

LAKESIDE FOOT & ANKLE CENTER

RODEWAY INN

SalonCentric

OLLIE'S GOOD STUFF CHEAP

KFC

O'Reilly AUTO PARTS

SANT PAUL CATHOLIC CHURCH

SEVEN DRUMS

MELON PATCH THEATRE

SMILE DESIGN DENTISTRY

SUNOCO

SMITH'S FINE FLOORS

STANLEY & BOND

BANNER HARVEST

B X B

LEESBURG

E MAIN ST

E MAIN ST

441

441

44

44

27

EATERS

Computer

Bourlay Historic Nature Park

Trulieve

DOLLAR GENERAL

Nobles

SKATE WORLD boost mobile

RoMac BUILDING SUPPLY

UFHealth UNIVERSITY OF FLORIDA HEALTH

TURNERS KITCHEN + BAR

SKI BEACH bar & grill

Van'da's Soap Box

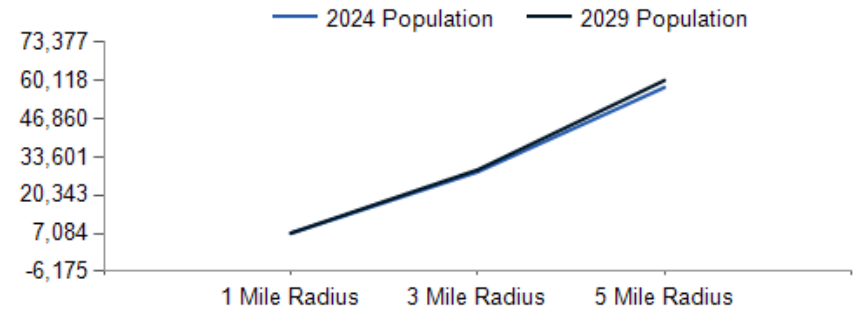
Miss Daisy's Flowers and Gifts
352-787-6806

441

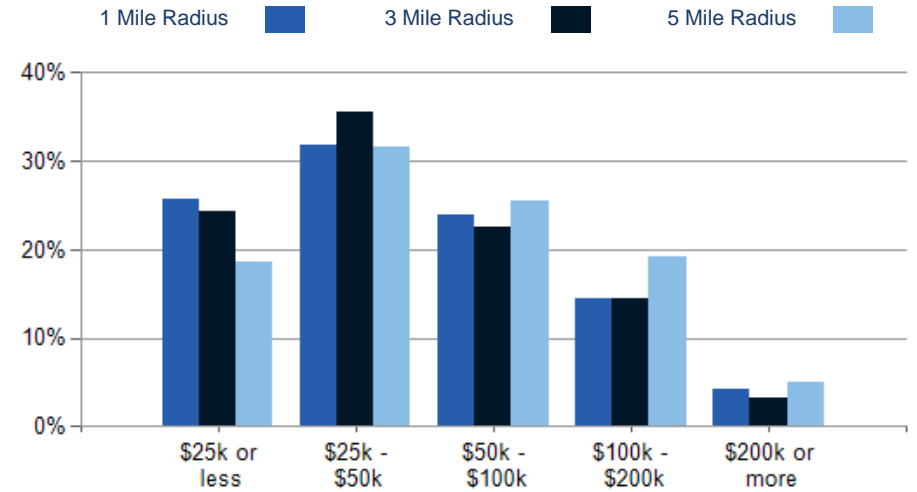
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	6,305	21,025	35,480
2010 Population	5,924	21,879	39,736
2024 Population	7,084	28,418	57,717
2029 Population	7,196	29,146	60,118
2024-2029: Population: Growth Rate	1.55%	2.55%	4.10%

2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	407	1,687	2,646
\$15,000-\$24,999	306	1,226	2,161
\$25,000-\$34,999	561	2,333	4,158
\$35,000-\$49,999	321	1,928	3,990
\$50,000-\$74,999	388	1,752	3,797
\$75,000-\$99,999	275	951	2,812
\$100,000-\$149,999	286	1,326	3,566
\$150,000-\$199,999	118	407	1,408
\$200,000 or greater	118	397	1,304
Median HH Income	\$39,433	\$39,710	\$49,826
Average HH Income	\$67,265	\$63,604	\$78,390

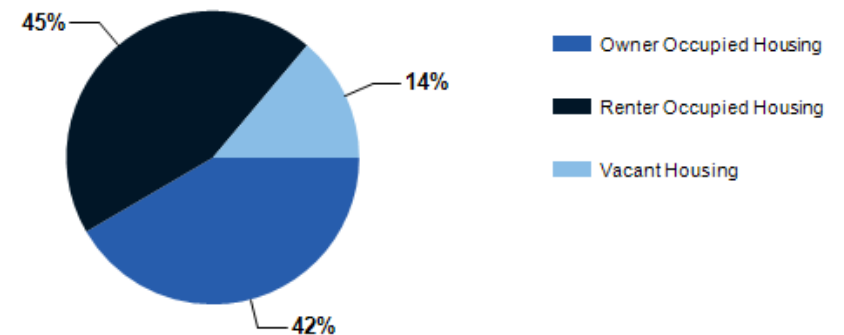
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	2,774	10,424	18,153
2010 Total Households	2,313	9,283	17,493
2024 Total Households	2,780	12,007	25,842
2029 Total Households	2,867	12,513	27,352
2024 Average Household Size	2.46	2.32	2.21
2024-2029: Households: Growth Rate	3.10%	4.15%	5.70%



2024 Household Income

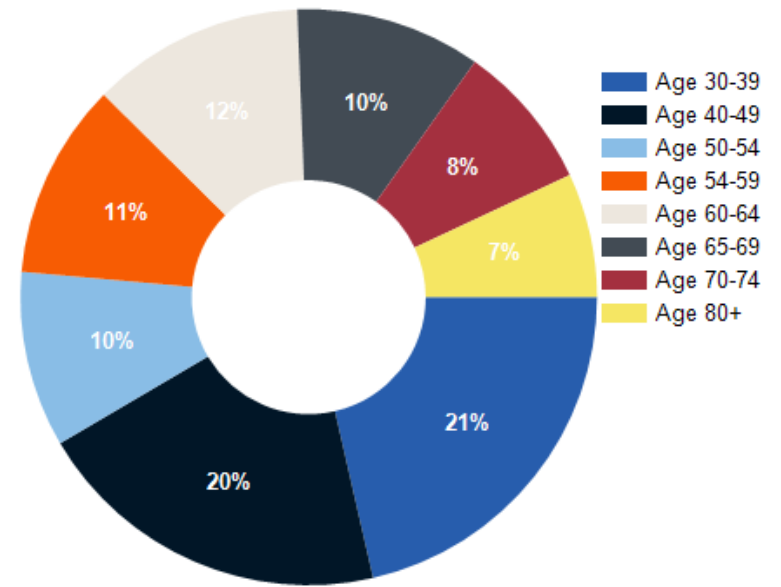


2024 Own vs. Rent - 1 Mile Radius

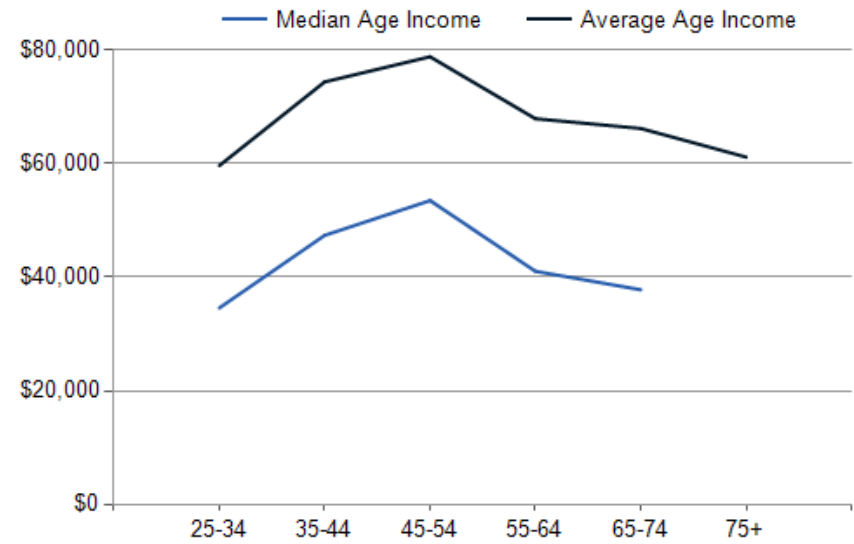


Source: esri

2024 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2024 Population Age 30-34	471	1,707	2,724
2024 Population Age 35-39	407	1,474	2,513
2024 Population Age 40-44	411	1,517	2,550
2024 Population Age 45-49	414	1,464	2,396
2024 Population Age 50-54	405	1,508	2,760
2024 Population Age 55-59	451	1,700	3,286
2024 Population Age 60-64	490	1,940	4,415
2024 Population Age 65-69	427	1,988	5,497
2024 Population Age 70-74	338	1,741	5,631
2024 Population Age 75-79	286	1,528	4,878
2024 Population Age 80-84	180	1,009	2,970
2024 Population Age 85+	210	1,080	2,324
2024 Population Age 18+	5,515	22,359	47,840
2024 Median Age	41	44	55
2029 Median Age	42	45	56



2024 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$34,567	\$38,691	\$43,091
Average Household Income 25-34	\$59,657	\$58,865	\$65,504
Median Household Income 35-44	\$47,369	\$47,062	\$58,869
Average Household Income 35-44	\$74,396	\$72,637	\$86,608
Median Household Income 45-54	\$53,500	\$49,959	\$59,652
Average Household Income 45-54	\$78,835	\$77,585	\$88,006
Median Household Income 55-64	\$41,040	\$41,596	\$58,155
Average Household Income 55-64	\$67,921	\$65,994	\$86,204
Median Household Income 65-74	\$37,785	\$38,942	\$54,079
Average Household Income 65-74	\$66,200	\$61,320	\$85,261
Average Household Income 75+	\$61,159	\$53,540	\$65,555



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