

# For Sale



## Jiffy Lube

1755 N New Florissant Rd  
Florissant, MO 63033



**Hunington**

**Hunington Properties, Inc.**

501 W President George Bush Hwy  
Suite #150

Richardson, TX 75080

**214-689-3600**

[hpiproperties.com](http://hpiproperties.com)

**BANG**  
REALTY

**Brian Brockman – Broker**

License #: 2017032771

Bang Realty-Missouri Inc.

**513-898-1551**

[bor@bangrealty.com](mailto:bor@bangrealty.com)

## ABSOLUTE NNN INVESTMENT OPPORTUNITY

### INVESTMENT HIGHLIGHTS

- Absolute NNN Single Tenant Auto Service
- Team Car Care East LLC Franchise Operated Jiffy Lube
- One of the Largest Jiffy Lube Franchisee's with over 230+ Locations across the United States of America
- Hard Corner With Combined Traffic Count Exceeding 44,000 Vehicles Per Day
- Two points of Ingress and Egress
- 2% Annual Rent Increases



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### Executive Summary

**Sale Price** \$866,086.00

**NOI** \$49,800.00

**Cap Rate** 5.75%

**Lease Term Remaining** 6+ Years

**Rent Increases** 2.00% Annual

**Building Size** 2,800 SF

**Lot Size** 0.57 Acre

**Year Built** 1985

**Tenant** Jiffy Lube

**Guarantor** Team Car Care East LLC



### Demographics

**Population (2025)**  
 1 mi. - 13,811  
 3 mi. - 104,315  
 5 mi. - 174,366

**Average HHI**  
 1 Mile: \$93,424  
 3 Mile: \$93,482  
 5 Mile: \$89,497

**Traffic Counts**  
 N Hwy 67: 29,898 vpd  
 N New Florissant Rd: 3,425 vpd



**Matthew Kivnani**  
 Vice President | Brokerage  
 matthew@hpiproperties.com  
 (469)604-8681

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## Tenant Overview



### LEASE OVERVIEW

Lease Type	Absolute NNN
Base Annual Rent	\$49,800.00
Lease Expiration	2/29/2032
Lease Term Remaining	6+ Years
Options & Increases	(2) 5-Year Renewal Options 2.00% Annual
Right of First Refusal	Yes
Insurance	Paid by Tenant
Parking Lot Maintenance	Paid by Tenant
Property Taxes	Paid by Tenant
Roof and Structure	Paid by Tenant
HVAC	Paid by Tenant



27 YEARS OF SUCCESS

FRANCHISEE

TEAM CAR CARE, LLC

HEADQUARTERS

IRVING, TX

230+ LOCATIONS









LINDBERGH BLVD 28,231 VPD

N NEW FLORISSANT RD 16,590 VPD



Public Storage





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