

## **Jiffy Lube**

1755 N New Florissant Rd Florissant, MO 63033



### **Hunington Properties, Inc.**

501 W President George Bush Hwy Suite #150

Richardson, TX 75080

214-689-3600

hpiproperties.com

## **BANG**

REALTY

Brian Brockman – Broker

License #: 2017032771 Bang Realty-Missouri Inc.

**513-898-1551** bor@bangrealty.com





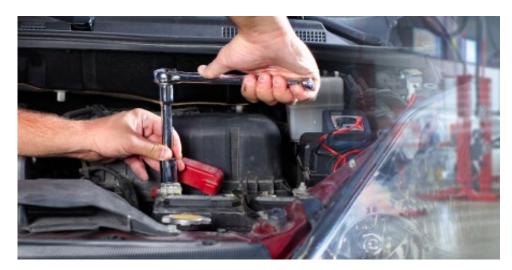
### **ABSOLUTE NNN INVESTMENT OPPORTUNITY**

#### **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







# **jiffy** lube

1755 N New Florissant Rd., Florissant, MO 63033

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	Daid by Tanant
Troperty luxes	Paid by Tenant
Roof and Structure	Paid by Tenant



**FRANCHISEE** 

TEAM CAR CARE, LLC

**HEADQUARTERS** 

**IRVING, TX** 

230+ LOCATIONS































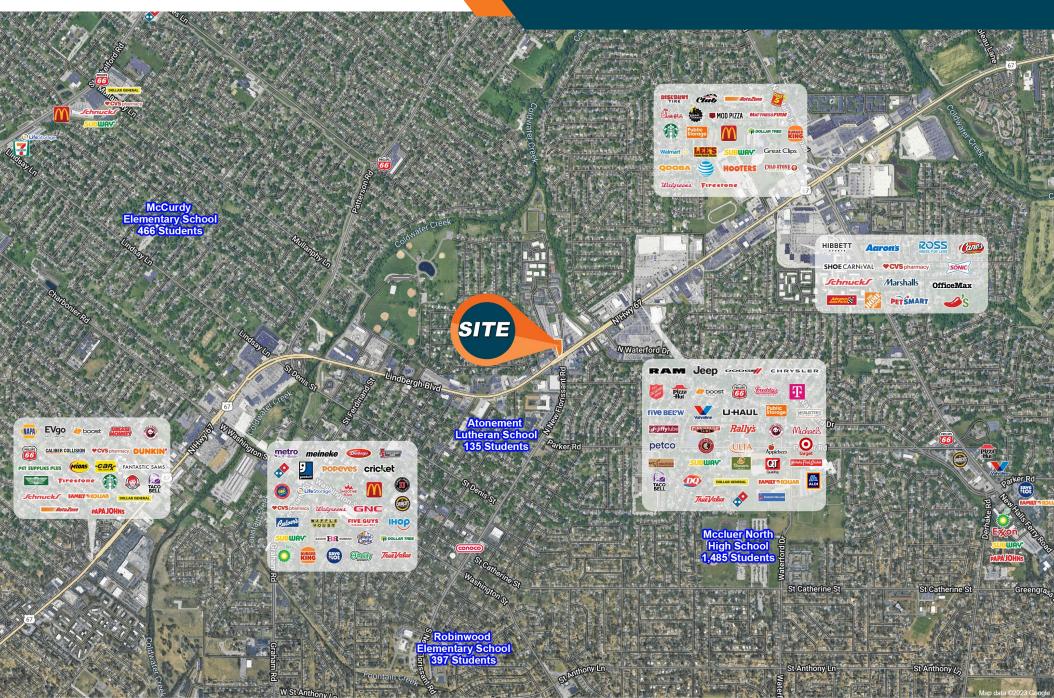




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