

MEINEKE

706 S DORT HWY, FLINT, MI 48503



Representative Photo

ABSOLUTE NNN SINGLE TENANT MEINEKE FOR SALE



Ayson Shammami
Managing Partner
248.579.5042
ayson@apexre.com

Sal Yaldo
Managing Partner
248.579.5045
sal@apexre.com

CONFIDENTIALITY & DISCLAIMER

All materials and information provided by APEX Commercial Real Estate Advisors, LLC, including those obtained from its directors, officers, agents, advisors, affiliates, or third-party sources, are presented without any guarantees or assurances regarding their accuracy, completeness, or reliability. This includes, but is not limited to, information about the property's condition, compliance with regulations, potential for development, suitability for specific uses, financial performance, or any other related matters.

APEX Commercial Real Estate Advisors, LLC and its affiliates do not provide any express or implied warranties regarding the accuracy or completeness of the materials or information shared. Any materials, whether written or verbal, should not be considered a substitute for a party's independent research and due diligence. Unless explicitly agreed upon in writing, APEX Commercial Real Estate Advisors, LLC does not conduct investigations or due diligence on behalf of any party.

IT IS THE RESPONSIBILITY OF EACH PARTY TO CONDUCT THEIR OWN DUE DILIGENCE AND INVESTIGATION

Any party considering or entering a transaction should independently verify all information and conduct necessary inspections and assessments, including consulting with third-party professionals of their choice. Financial data should be thoroughly reviewed, including by examining supporting documents, reports, and seeking guidance from appropriate financial experts. APEX Commercial Real Estate Advisors, LLC makes no representations or warranties regarding the accuracy, completeness, or applicability of any financial data or assumptions. Additionally, APEX Commercial Real Estate Advisors, LLC does not provide financial advisory services related to transactions. Any financial projections or rent estimates shared are not guarantees of actual performance, and parties must evaluate relevant factors, such as market conditions, government regulations, and vacancy trends, to determine their own assessments.

Legal matters should be reviewed with a qualified attorney. Tax concerns should be discussed with a certified public accountant or tax attorney. Title inquiries should be directed to a title officer or attorney. Questions about a property's condition and regulatory compliance should be addressed with engineers, architects, contractors, consultants, or the appropriate government agencies.

All properties and services offered by APEX Commercial Real Estate Advisors, LLC are marketed in full compliance with all applicable fair housing and equal opportunity laws.

TABLE OF CONTENTS:

3. Offering Summary
4. Aerial Map
5. Aerial Map
6. Tenant Profile
7. Regional Map
8. Demographics Map & Report
9. Meet The Team



32300 Northwestern Highway | Suite 210
Farmington Hills, MI 48334
(248) 579-5045
www.apexre.com

OFFERING SUMMARY

Sale Price	\$1,376,230
Cap Rate	6.5%
NOI	\$89,455
Price/PSQF	\$258.50
Tenant	Meineke
Guarantor	Marcor Holdings LLC (52 Unit Operator)
Building Size	5324
Total Lot Size	0.39 Acres
Lease Commencement	November 10, 2025
Lease Expiration	November 30, 2045
Term Remaining	20 Years
Rental Increases	10% Every 5 Years
Renewal Options	4, 5 Year Options
Lease Type	Absolute NNN
Landlord Obligations	None
Roof	Tenant
Parking Lot	Tenant
HVAC	Tenant
CAM	Tenant
Taxes	Tenant
Insurance	Tenant

RENT SCHEDULE

Year 1-5	\$89,455.00
Year 6-10	\$98,401.00
Year 11-15	\$108,241.00
Year 16-20	\$119,065.00
Four, Five Year Options	10% in Each Option

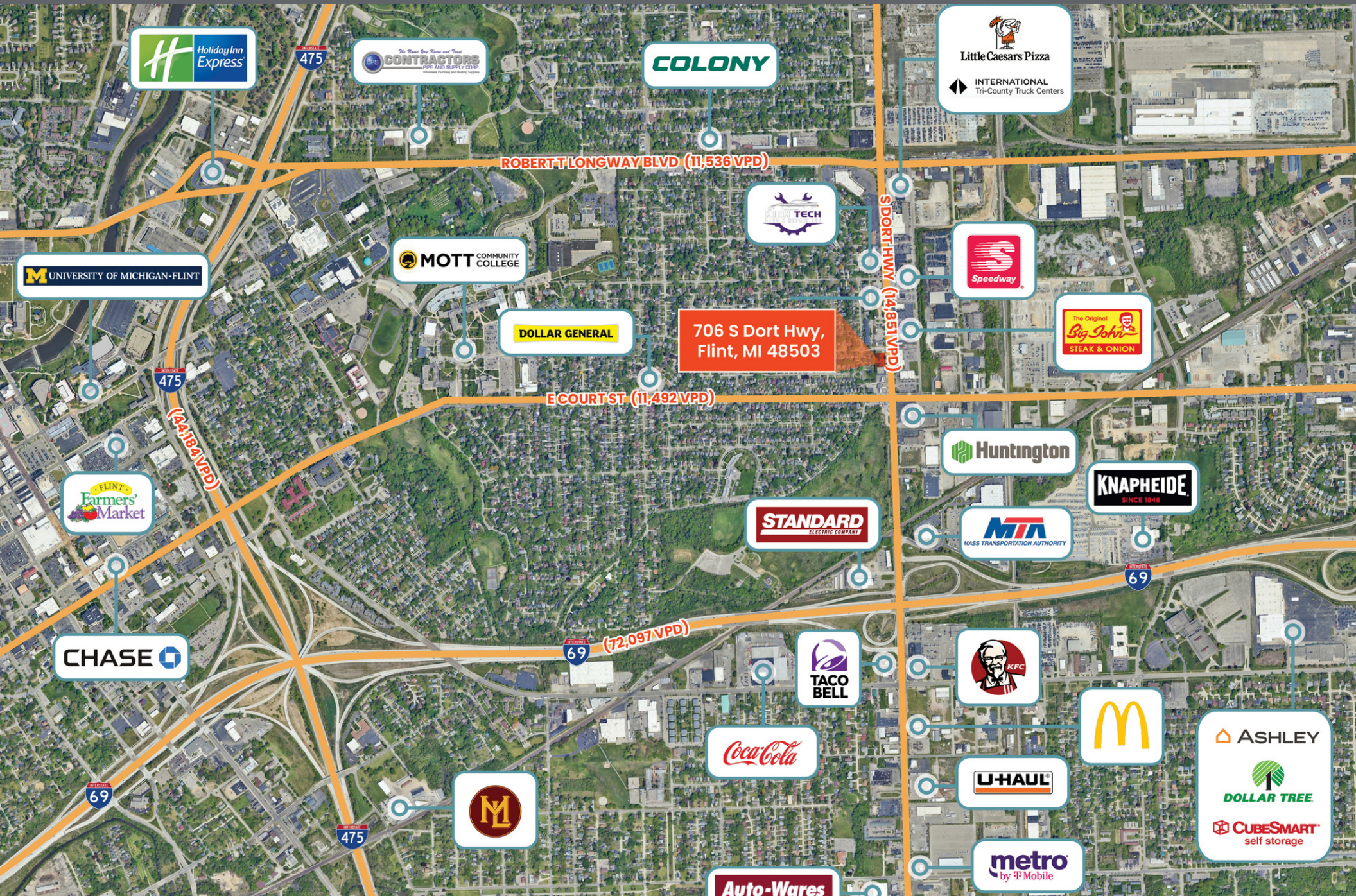


Representative Photo

PROPERTY HIGHLIGHTS

- Long-term lease structure provides durable, predictable cash flow with zero landlord responsibilities.
- Tenant is responsible for roof, parking lot, HVAC, CAM, taxes, and insurance, eliminating capital expenditure and operating risk.
- 10% rental increases every 5 years, delivering consistent NOI growth and inflation protection throughout the primary term.
- Lease is guaranteed by Marcor – a 52-unit Meineke operator, providing additional credit strength beyond the brand. (Marcor is the Largest Meineke Operator)
- Meineke provides non-discretionary automotive services, supporting stable performance across economic cycles.
- Lease runs through November 2045, offering nearly two decades of secure income with renewal options thereafter.
- The property is positioned within a dense, high-traffic retail corridor anchored by numerous national tenants including Target, Meijer, Kroger, Lowe's, Home Depot, CVS, Walgreens, McDonald's, Taco Bell, Starbucks, and others.





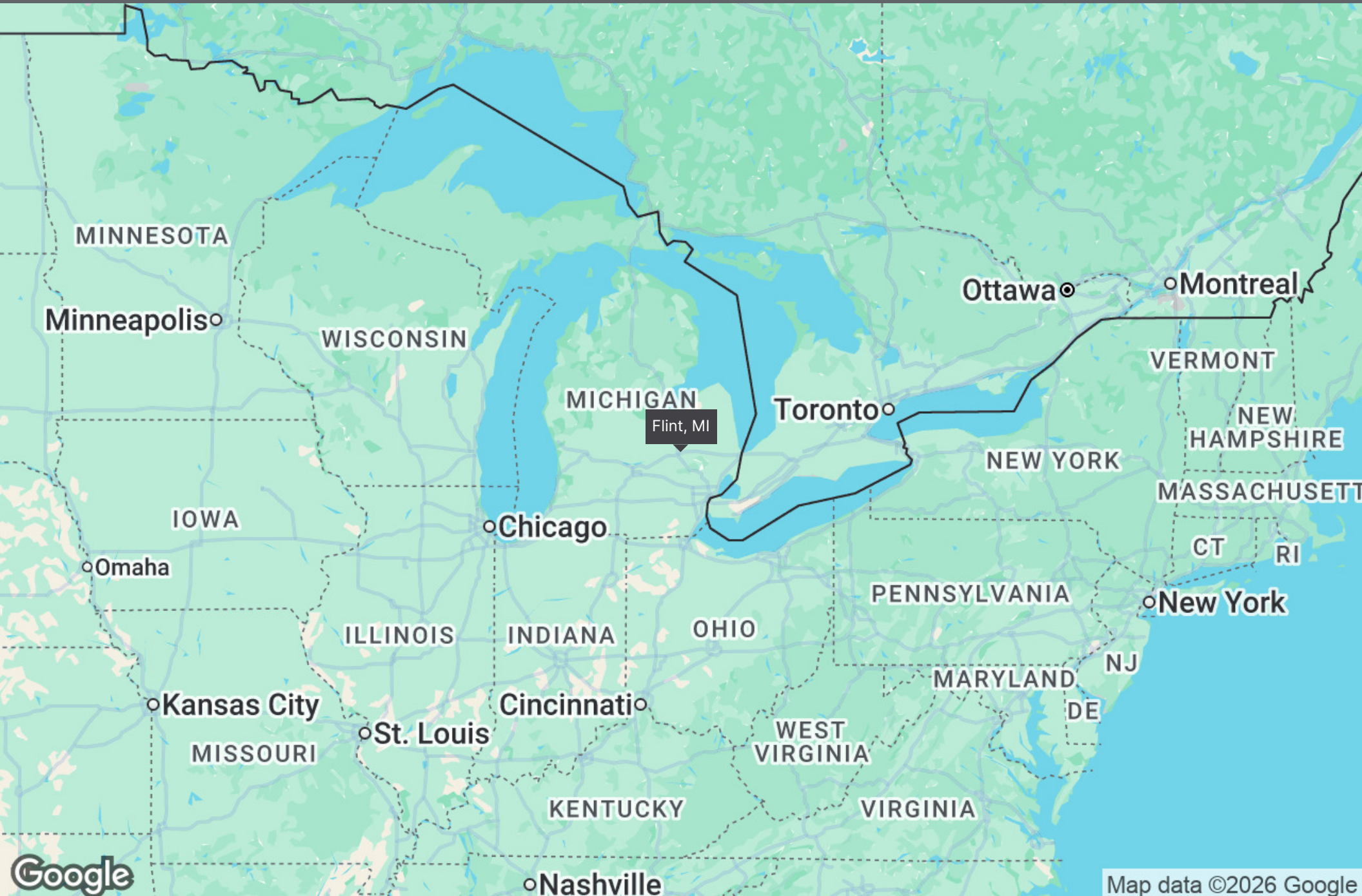


OVERVIEW

Meineke is a national car care brand with a strong market presence and steady customer demand. The company operates approximately 1,478 locations across the United States, providing investors with a broad and stable footprint. Its business model focuses on essential automotive services that customers require regardless of economic cycles, supporting consistent traffic and repeat visits. Meineke operates under Driven Brands Holdings, one of the largest automotive service groups in the country, which provides access to robust operational systems, marketing support, and established supply chains. Shops generate revenue from a range of services, including vehicle maintenance, brakes, oil changes, and general repair work. These offerings tend to produce predictable sales, as vehicles require ongoing care. The brand benefits from a franchise-based structure that reduces corporate risk while supporting steady expansion. Many locations are positioned in high-traffic retail corridors, attracting a broad customer base. With its long operating history, extensive network, and consistent service demand, Meineke maintains a solid position in the automotive service sector and offers investors a tenant with stable performance and strong brand recognition.

TENANT OVERVIEW

Company:	Meineke
Founded:	1972
Locations:	1,475
Total Revenue:	\$2.3 Billion
Headquarters:	Charlotte, NC
Website:	www.meineke.com



DEMOGRAPHICS MAP & REPORT

MEINEKE

POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	6,576	52,526	137,251

Average Age	41	40	40
-------------	----	----	----

Average Age (Male)	39	38	38
--------------------	----	----	----

Average Age (Female)	41	41	41
----------------------	----	----	----

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,863	22,285	57,561

# of Persons per HH	2.3	2.4	2.4
---------------------	-----	-----	-----

Average HH Income	\$65,775	\$49,863	\$54,756
-------------------	----------	----------	----------

Average House Value	\$108,319	\$96,340	\$110,094
---------------------	-----------	----------	-----------

RACE

	1 MILE	3 MILES	5 MILES
Total Population - White	2,992	26,610	68,096

Total Population - Black	2,727	19,741	54,762
--------------------------	-------	--------	--------

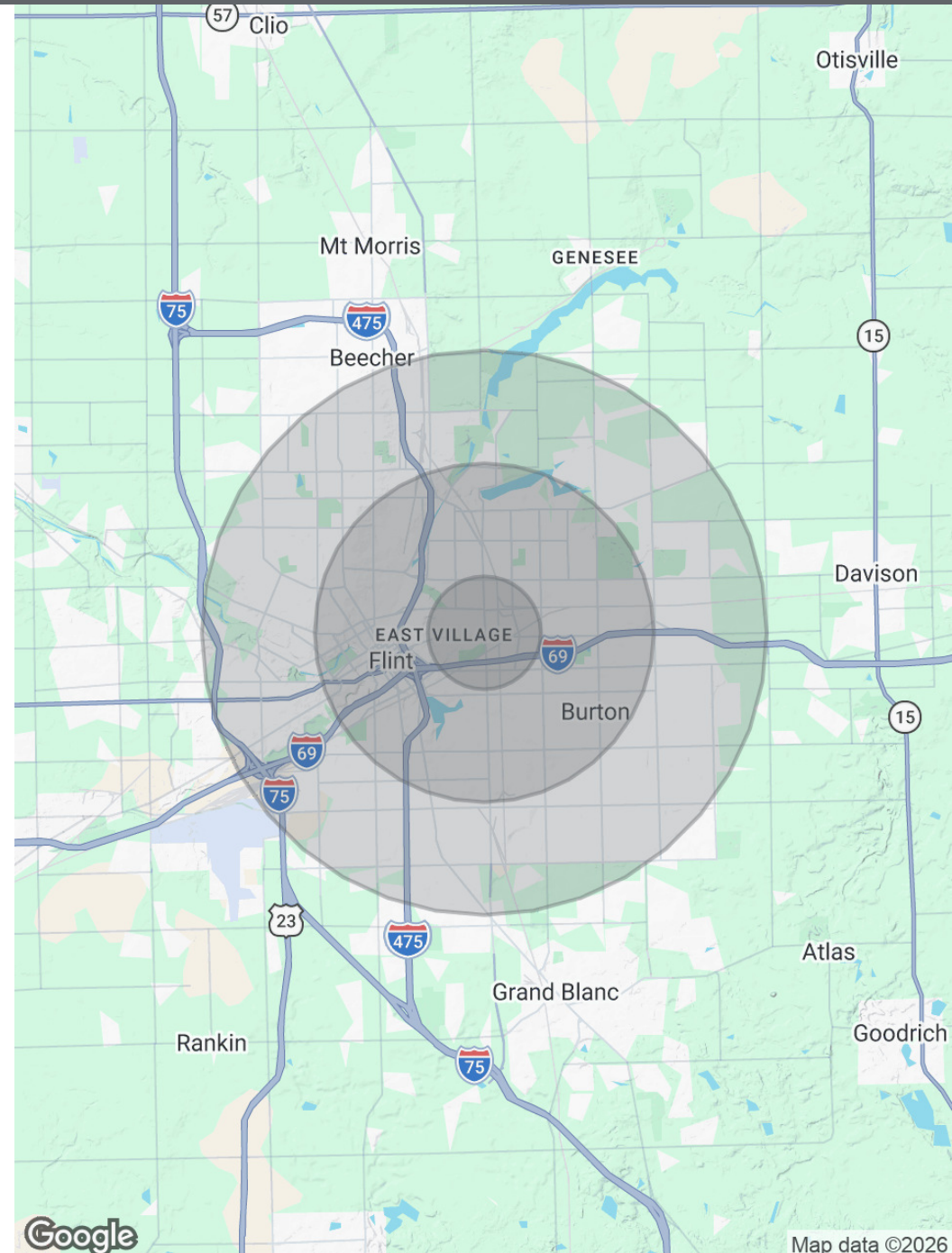
Total Population - Asian	48	297	768
--------------------------	----	-----	-----

Total Population - Hawaiian	4	19	34
-----------------------------	---	----	----

Total Population - American Indian	27	315	725
------------------------------------	----	-----	-----

Total Population - Other	152	1,273	2,604
--------------------------	-----	-------	-------

2020 American Community Survey (ACS)





AYSON SHAMMAMI

Managing Partner

Direct: 248.579.5042 **Cell:** 248.554.5709
ayson@apexre.com



SAL YALDO

Managing Partner

Direct: 248.579.5045 **Cell:** 248.996.7069
sal@apexre.com

MEINEKE

706 S DORT HWY, FLINT, MI 48503



Representative Photo

ABSOLUTE NNN SINGLE TENANT MEINEKE FOR SALE



Ayson Shammami
Managing Partner
248.579.5042
ayson@apexre.com

Sal Yaldo
Managing Partner
248.579.5045
sal@apexre.com