

MEINEKE

1845 N WAYNE RD, WESTLAND, MI 48185



Representative Photo

ABSOLUTE NNN MEINEKE SINGLE TENANT FOR SALE



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OFFERING SUMMARY

| | |
|----------------------|--|
| Sale Price | \$2,406,000 |
| Cap Rate | 6.85% |
| NOI | \$164,868 |
| Price/PSQF | \$203.38 |
| Tenant | Meineke |
| Guarantor | Marcor Holdings LLC (37 Unit Operator) |
| Building Size | 11,830 SQF |
| Total Lot Size | 1.17 Acres |
| Lease Commencement | November 10, 2025 |
| Lease Expiration | November 30, 2045 |
| Primary Lease Term | 20 Years |
| Original Lease Term | 20 Years |
| Rental Increases | 10% Every 5 Years |
| Renewal Options | 4, 5 Year |
| Lease Type | Absolute NNN |
| Landlord Obligations | None |
| Roof | Tenant |
| Parking Lot | Tenant |
| HVAC | Tenant |
| CAM | Tenant |
| Taxes | Tenant |
| Insurance | Tenant |

RENT SCHEDULE

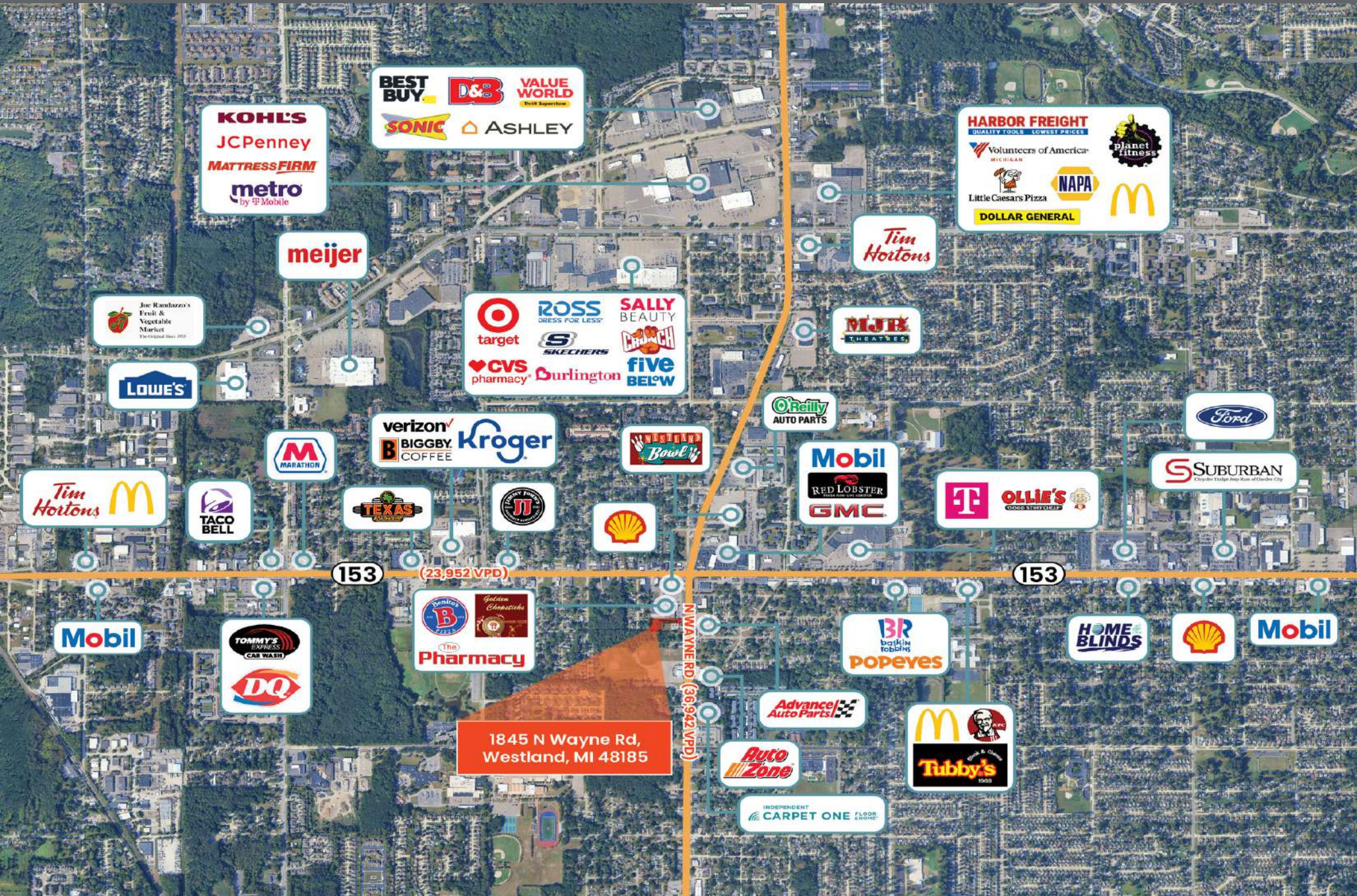
| | |
|-------------------------------|----------------------------|
| Year 1-5 | \$164,868.00 |
| Year 6-10 | \$181,354.80 |
| Year 11-15 | \$199,490.28 |
| Year 16-20 | \$219,439.31 |
| Four, Five Year Option | 10% in Each Options |



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 37-unit Meineke operator, providing additional credit strength beyond the brand. (Marcor is the Second 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





meineke®

DOING CAR CARE RIGHT

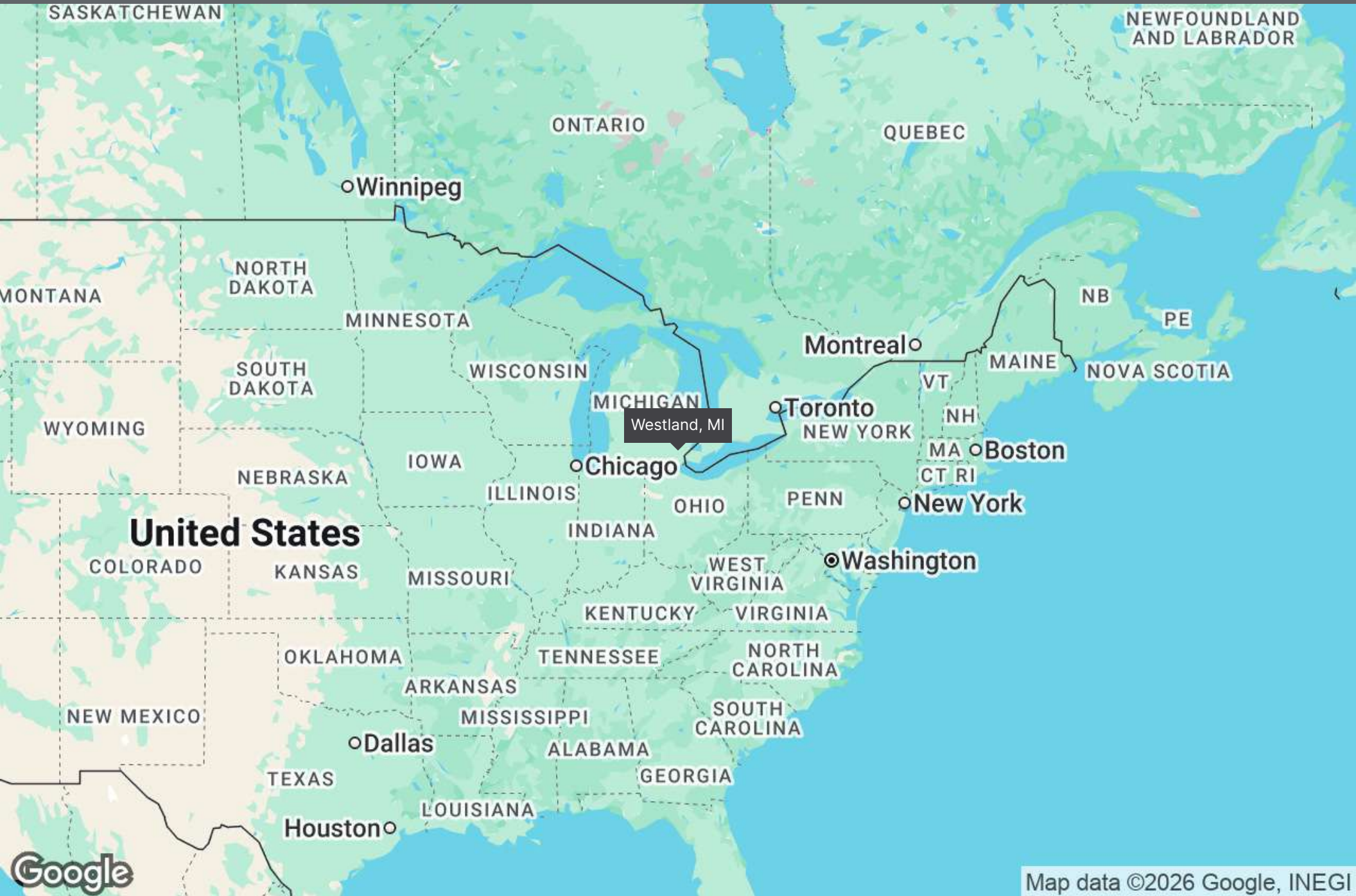


CUSTOM TEXT

Meineke is a national car care brand with strong market presence and steady customer demand. The company operates about 1,478 locations across the United States, which gives investors a broad and stable footprint. Its model focuses on essential automotive services that customers need regardless of market cycles, which supports consistent traffic and repeat visits. The brand runs under Driven Brands Holdings, one of the largest automotive service groups in the country. This structure gives Meineke access to strong operational systems, marketing support, and supply chains. Shops generate revenue from services that include maintenance, brakes, oil changes, and repair work. These services tend to produce predictable sales because vehicles require ongoing care. The company benefits from a mix of franchise operators, which reduces corporate risk and helps maintain steady expansion. Many locations sit in high traffic retail corridors that attract a wide audience. Meineke continues to hold a solid position in the automotive service sector. Its long history, network size, and consistent service demand offer investors a tenant with stable performance and strong brand recognition.

TENANT OVERVIEW

| | |
|----------------|--|
| Company: | Meineke |
| Founded: | 1972 |
| Locations: | 1,478 |
| Total Revenue: | \$2.3 Billion |
| Headquarters: | Charlotte, NC |
| Website: | www.meineke.com |



Map data ©2026 Google, INEGI

POPULATION

| | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 12,570 | 107,339 | 262,823 |
| Average Age | 44 | 42 | 41 |
| Average Age (Male) | 41 | 41 | 40 |
| Average Age (Female) | 45 | 43 | 42 |

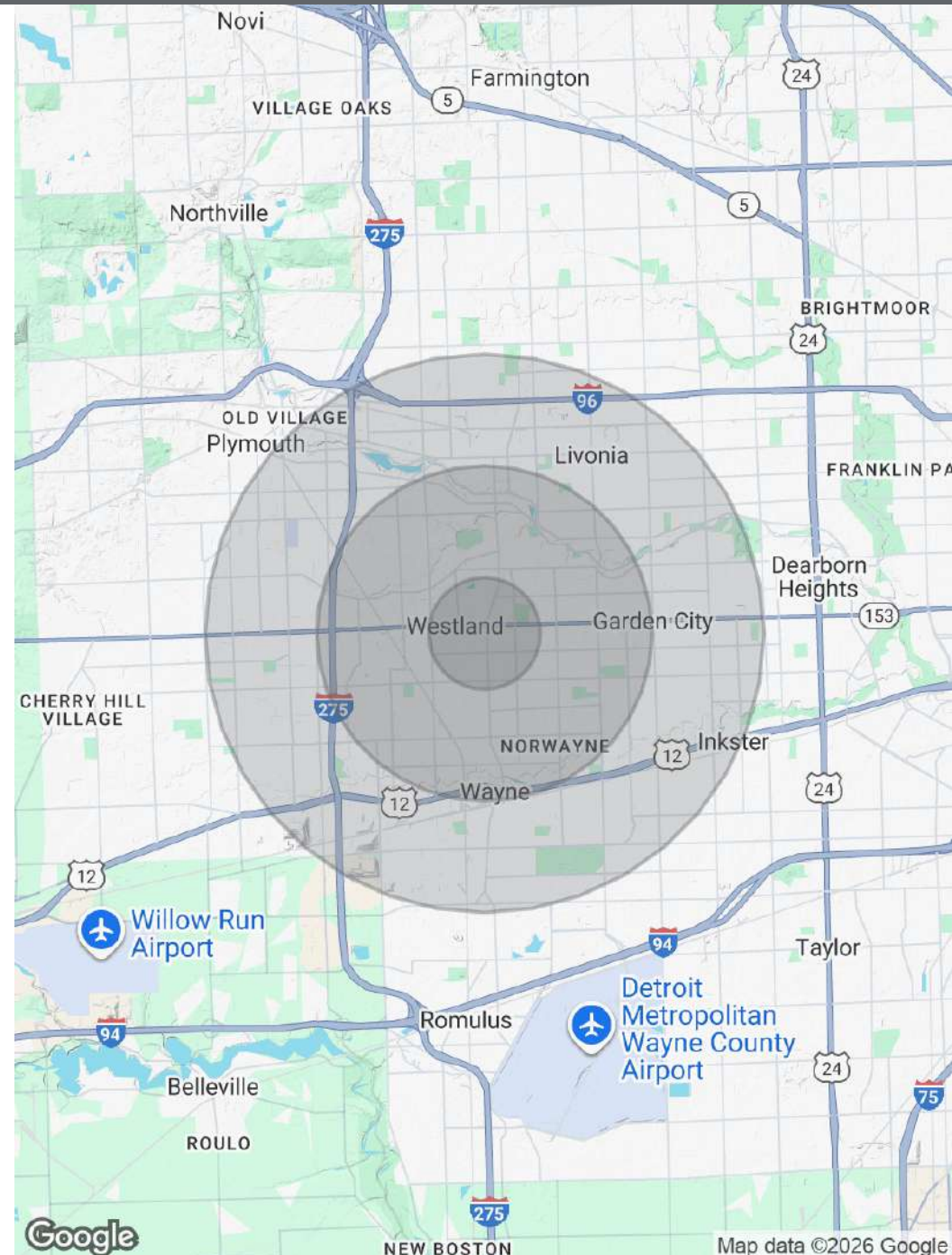
HOUSEHOLDS & INCOME

| | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 6,431 | 47,220 | 109,445 |
| # of Persons per HH | 2 | 2.3 | 2.4 |
| Average HH Income | \$63,639 | \$82,915 | \$91,503 |
| Average House Value | \$194,524 | \$205,714 | \$230,459 |

RACE

| | 1 MILE | 3 MILES | 5 MILES |
|------------------------------------|--------|---------|---------|
| Total Population - White | 7,593 | 72,021 | 175,207 |
| Total Population - Black | 3,194 | 19,600 | 48,628 |
| Total Population - Asian | 583 | 5,427 | 15,239 |
| Total Population - Hawaiian | 2 | 19 | 43 |
| Total Population - American Indian | 73 | 502 | 1,014 |
| Total Population - Other | 230 | 1,515 | 3,547 |

Demographics data derived from AlphaMap





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