

For Sale



Jiffy Lube

11345 New Halls Ferry Rd
Florissant, MO 63033



Hunington

Hunington Properties, Inc.

7700 Windrose Ave. Suite 03-128

Plano, Texas 75024

214-689-3600

hpiproperties.com

ABSOLUTE NNN INVESTMENT OPPORTUNITY

INVESTMENT HIGHLIGHTS

- Absolute NNN - Requiring Zero Landlord Responsibilities
- Jiffy Lube With 3+ Years Remaining on Current Term - St.Louis MSA
- Operated by Team Car Care LLC - the 2nd Largest Franchisee and Operator of the Jiffy Lube With Over 490 Stores Across the United States of America
- Great Visibility on New Halls Ferry Rd
- Traffic Counts Exceed 21,000 Vehicles Per Day Directly in Front of Subject Property
- Located Near the Intersection of New Halls Ferry Rd & I-270 With Numerous National Credit Tenants Nearby Including Starbucks, Walmart, McDonald's, Dollar Tree, The Home Depot, and Many More



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Executive Summary

Sale Price	Inquire for Price
NOI	\$109,452
Lease Term Remaining	3+ Years
Building SF	3,878 SF
Lot Size	0.46 AC
Year Built	1988
Tenant	Jiffy Lube
Guarantor	Team Car Care LLC



Demographics

Population (2023)	1 mi. - 9,983 3 mi. - 98,354 5 mi. - 230,111
Average HHI	1 mi. - \$63,356 3 mi. - \$63,682 5 mi. - \$62,265
Traffic Counts	Hwy 270: 64,420 vpd New Halls Ferry Rd: 21,227 vpd



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Tenant Overview



LEASE OVERVIEW

Lease Type	Absolute NNN
Base Annual Rent	\$109,553
Rent Commencement	4/1/2017
Lease Expiration	3/1/2027
Remaining Lease Term	3+ Years
Options & Increases	3, 5-Year Renewal Options 7.5% Rent Increases
Right of First Refusal	Yes
Insurance	Paid by Tenant
Parking Lot Maintenance	Paid by Tenant
Property Taxes	Paid by Tenant
Roof & Structure	Paid by Tenant
HVAC	Paid by Tenant



FRANCHISEE

TEAM CAR CARE, LLC

HEADQUARTERS

IRVING, TX

490+ LOCATIONS

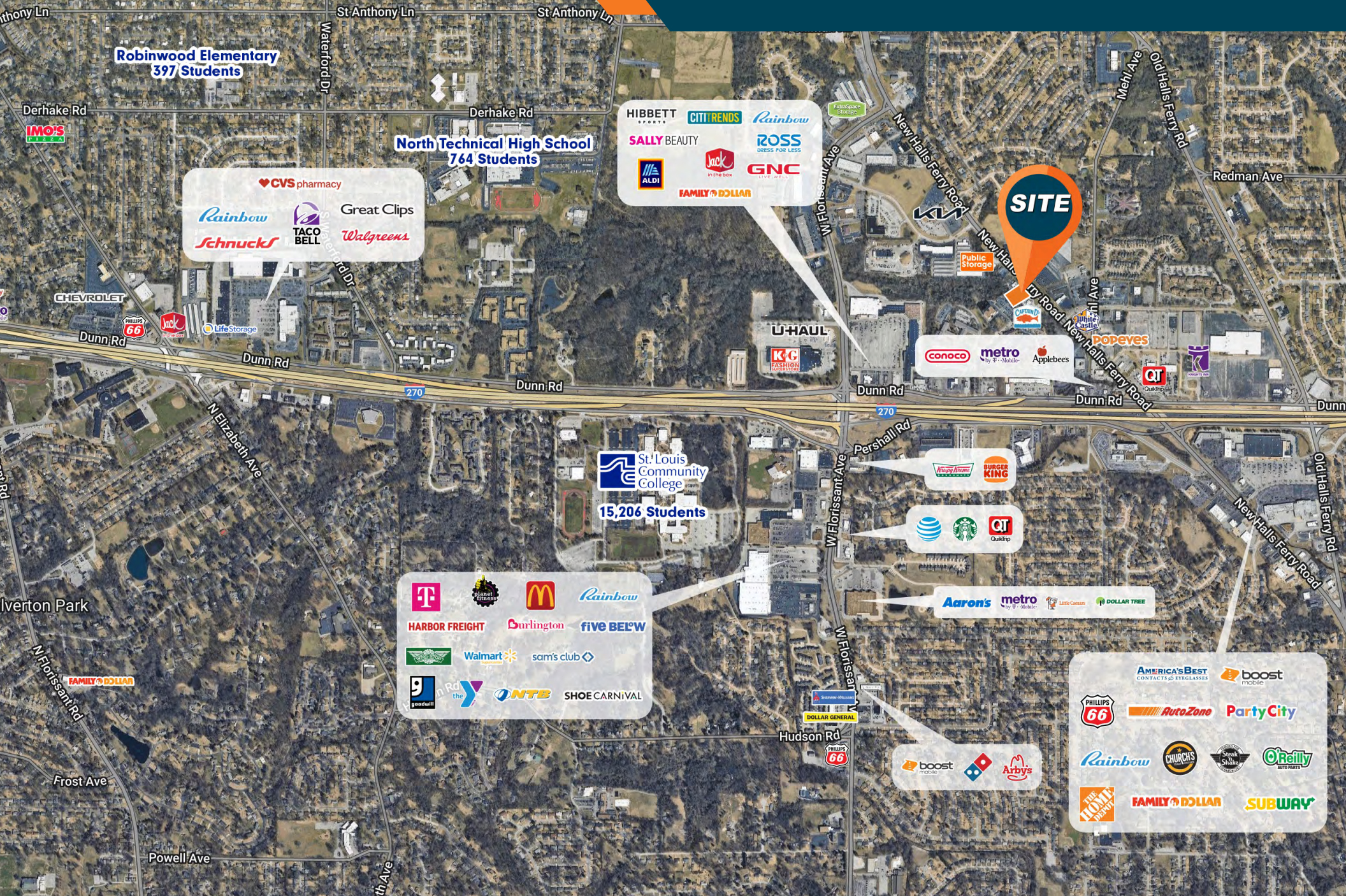












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