

# For Sale



## Jiffy Lube

1755 N New Florissant Rd  
Florissant, MO 63033



## Hunington

**Hunington Properties, Inc.**

7700 Windrose Ave. Suite 03-128

Plano, Texas 75024

**214-689-3600**

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



## ABSOLUTE NNN INVESTMENT OPPORTUNITY

### INVESTMENT HIGHLIGHTS

- Absolute NNN Single Tenant Auto Service
- Team Car Care LLC Franchise Operated Jiffy Lube
- 2nd Largest Jiffy Lube Franchisee With Over 500 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



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### Executive Summary

Sale Price	Inquire for Price
NOI	\$45,000
Lease Term Remaining	2+ Years
Building Size	2,800 SF
Lot Size	0.57 Acre
Year Built	1985
Tenant	Jiffy Lube
Guarantor	Team Car Care LLC



### Demographics

Population (2023)	1 mi. - 13,684 3 mi. - 105,009 5 mi. - 173,445
Average HHI	1 Mile: \$70,754 3 Mile: \$75,704 5 Mile: \$71,590
Traffic Counts	N Hwy 67: 33,248 vpd N New Florissant Rd: 1,452 vpd



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## Tenant Overview



### LEASE OVERVIEW

Lease Type	NNN
Base Annual Rent	\$45,000
Rent Commencement	3/11/2011
Lease Expiration	2/28/2026
Lease Term Remaining	2+ Years
Options & Increases	1, 5-Year Renewal Option Option: 10% Rent Increase
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

490+ LOCATIONS

























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