

# For Sale



## Car-X Tire & Auto

8579 Michigan Road  
Indianapolis, IN 46268



## Hunington

**Hunington Properties, Inc.**

7700 Windrose Ave. Suite 03-128

Plano, Texas 75024

**214-689-3600**

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



## NET LEASE INVESTMENT OPPORTUNITY



**30+ YEARS OPERATING HISTORY**

**HEADQUARTERS**

**INDIANAPOLIS, IN**

**5+ LOCATIONS**

### INVESTMENT HIGHLIGHTS

- Recent 10-Year Lease Extension; Tenant Showing Strong Commitment to This Location
- Walmart Outparcel; Car-X Tire & Auto With 9+ Years Remaining in Primary Term
- Extremely Busy Intersection With Combined Vehicles Per Day 75,500+
- Limited Landlord Responsibilities - Roof & Structure Only
- Attractive 10% Rental Increase In The Primary Term
- 4 Double Bay (8 Total Bays) Auto Shop
- Services Offered At This Location May Include: Brakes, Tires, Oil Changes, Exhaust, Batteries, Inspections, and Maintenance.
- Located in Main Retail Corridor With National Tenants Such As McDonalds, Chick-Fil-A, Lowes, Walmart, and Costco

## CAR-X TIRE & AUTO

8579 Michigan Road, Indianapolis, IN 46268



### Executive Summary

Sale Price	Inquire for Price
NOI	\$108,000
Lease Term Remaining	8.5+ Years
Building Size	4,950 SF
Lot Size	0.78 AC
Year Built	1989
Tenant	Car-X Tire & Auto



### Demographics

Population (2023)	1 mi. - 9,754
	3 mi. - 62,771
	5 mi. - 151,752
Average HHI	1 mi. - \$75,656
	3 mi. - \$104,186
	5 mi. - \$131,228
Traffic Counts	Michigan Rd: 33,336 vpd W 86th Street: 42,181 vpd



**Matthew Kivnani**  
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## Lease Overview

### LEASE SUMMARY

Lease Type	NNN
Base Annual Rent	\$108,000
Rent Commencement	10/8/2022
Lease Expiration	10/7/2032
Lease Term Remaining	8.5+ Years
Scheduled Rent Increases	10/8/2027; 10% Rent Increases Every 5 Years in Primary
Options & Increases	(4) 5-Year Options   10% Every Option
Right of First Refusal	No
Insurance	Paid by Tenant
Parking Lot Maintenance	Paid by Tenant
Property Taxes	Paid by Tenant
Roof & Structure	Paid by Landlord
HVAC	Paid by Tenant

### RENT SCHEDULE

LEASE YEARS	ANNUAL RENT
Primary Term: 10/8/2022-10/7/2023	\$108,000.00
Primary Term: 10/8/2023-10/7/2024	\$108,000.00
Primary Term: 10/8/2024-10/7/2025	\$108,000.00
Primary Term: 10/8/2025-10/7/2026	\$108,000.00
Primary Term: 10/8/2026-10/7/2027	\$108,000.00
Primary Term: 10/8/2027-10/7/2028	\$118,800.00
Primary Term: 10/8/2028-10/7/2029	\$118,800.00
Primary Term: 10/8/2029-10/7/2030	\$118,800.00
Primary Term: 10/8/2030-10/7/2031	\$118,800.00
Primary Term: 10/8/2031-10/7/2032	\$118,800.00
First Renewal Option: 10/8/2032-10/7/2037	\$121,176.00
Second Renewal Option: 10/8/2037-10/7/2042	\$123,599.52
Third Renewal Option: 10/8/2042-10/7/2047	\$126,071.51
Fourth Renewal Option: 10/8/2047-10/7/2052	\$128,592.94





















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