

MATTHEWS™



meineke®

1315 Main St | Hamilton, OH 45013

Retail
Investment Opportunity
Offering Memorandum

EXCLUSIVELY LISTED BY



Jack Kulick

Associate Vice President

(310) 919-5711

jack.kulick@matthews.com

License No. 0216798 (CA)

Matthew Wallace

Broker of Record

Broker Lic. No. BRKP.2024002419 (OH)

Firm Lic. No. REC.2022007141 (OH)



MATTHEWS™

PROPERTY OVERVIEW

Meineke

1315 Main St, Hamilton, OH 45013

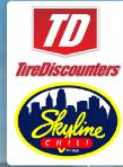


INVESTMENT HIGHLIGHTS

Property Highlights

- **Recent Tenant Backfill & Capital Investment** - The property was recently backfilled by the current tenant, who has invested approximately \$95,000 in tenant improvements, demonstrating long-term commitment to the location and enhancing the overall quality and functionality of the building.
- **Long-Term Lease of 20 Years** provides security of income.
- **Absolute NNN Lease Structure** - The offering features an Absolute NNN lease with zero landlord responsibilities, providing a truly passive investment opportunity with no management or maintenance obligations.
- **Strong, Growing Franchise Operator** - The tenant, Marcor, LLC, is an award-winning franchisee currently operating 39 locations with active expansion plans to grow to 100+ units. Their proven operational success and growth strategy provide additional credit strength and long-term stability. Reach out to broker for more information.
- **Built-In Rent Growth** - The lease includes 10% rental increases every five years, offering investors a reliable hedge against inflation and structured income growth over the term of the lease.
- **Tax Advantages** - Auto service properties may qualify for accelerated depreciation schedules, potentially enhancing after-tax returns. (Investors should consult their tax or accounting professional for specific guidance.)
- **E-Commerce & Recession-Resistant Industry** - The auto service sector is considered recession-resilient and internet-resistant, as vehicle maintenance and repair remain essential services regardless of economic conditions. Demand is driven by necessity rather than discretionary spending.
- **Strong Retail Synergy** - The property benefits from co-tenancy and proximity to high-performing national retailers including CVS, Wendy's, Kroger, Aldi, Taco Bell, Raising Cane's, Lowe's, Walmart Supercenter, and others, generating consistent cross-traffic and enhancing site visibility.
- **High Traffic Counts** - Located on Main Street with exposure to approximately $\pm 21,000$ vehicles per day, the site offers strong visibility and accessibility.
- **Larger Parcel Size** - Situated on approximately ± 0.60 acres, the parcel provides adequate parking and site functionality.





Stahlheber Rd

Main St ± 21,000 VPD

Subject Property



1315 Main St
Hamilton, OH 45013

±3,532 SF
GLA

1989/ 2026
Year Built/ Renovated

±21,000
Vehicles Per Day

NNN
Lease Type

4
Bays



FINANCIAL OVERVIEW

Meineke

1315 Main St, Hamilton, OH 45013



FINANCIAL SUMMARY

\$1,328,544
List Price

6.25%
Cap Rate

\$376.14
Price Per SF

±0.60 AC
Lot Size

Property Details

Tenant Name:	Meineke
Guarantor:	Marcor, LLC (±39) w/ Personal Guaranty
Ownership	Fee Simple
Lease Type	NNN
Original Lease Term	20 years
Lease Commencement	11/10/2025
Initial Term Expiration	11/30/2045
Years Remaining	±20 Years
Rent Increases	10% every 5
Options to Renew	Four, 5-year
LL Responsibilities	None

Rent Schedule

Term	Years	NOI/YR	NOI/MTH	Yield
Base Term	1-5	\$83,034	\$6,920	6.25%
Base Term	6-10	\$91,337	\$7,611	6.88%
Base Term	11-15	\$100,471	\$8,373	7.56%
Base Term	16-20	\$110,518	\$9,210	8.32%
Option 1	21-25	\$121,570	\$10,131	9.15%
Option 2	26-30	\$133,727	\$11,144	10.07%
Option 3	31-35	\$147,100	\$12,258	11.07%
Option 4	36-40	\$161,810	\$13,484	12.18%

TENANT SUMMARY

Year Founded
1972

Headquarters
Charlotte, NC

Ownership Status
Public

Employees
10,000+

Locations
900

Annual Revenue
2.3+ Billion



Tenant Overview

Meineke Car Care Centers is a leading automotive repair franchise specializing in full-service vehicle maintenance and repair solutions across the United States and internationally. Headquartered in Charlotte, North Carolina, Meineke supports a vast network of independently owned and operated locations that provide services including brake repair, exhaust system service, oil changes, tires, and general automotive maintenance. Backed by strong brand recognition and national marketing support, Meineke combines local ownership with corporate expertise to deliver reliable, convenient, and affordable car care solutions to individual consumers and fleet customers alike.

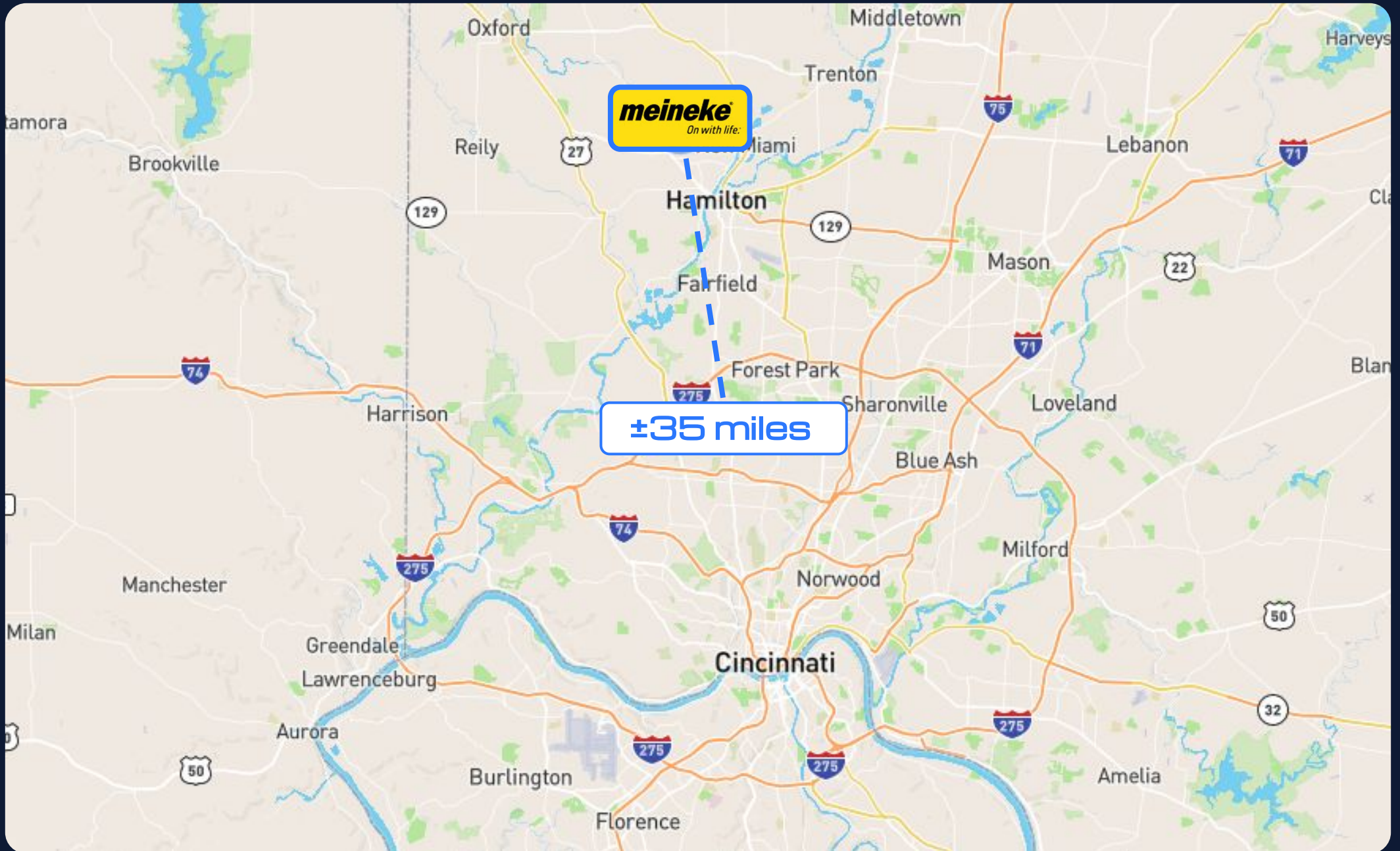
Why Invest in Meineke?

- **Extensive Operational Scale:** With more than 900 locations across North America, Meineke operates within a highly fragmented automotive repair industry. Its national footprint, centralized procurement capabilities, and shared services platform provide franchisees with purchasing power, marketing scale, and operational efficiencies that independent operators often lack.
- **Credit Stability with Upside Potential:** As part of Driven Brands, Meineke benefits from access to established capital markets and structured financial management. While the broader automotive service sector may carry moderate leverage typical of franchise platforms, the essential nature of vehicle maintenance supports steady demand, even during economic slowdowns.
- **Growth via Acquisitions and Organic Expansion:** Driven Brands has a strong history of strategic acquisitions and brand expansion within the automotive services space.
- **Strong Brand and Market Position:** Founded in 1972, Meineke is a nationally recognized automotive service brand known for convenient, full-service repair and maintenance. Its combination of local franchise ownership and national marketing support positions it as a trusted, go-to provider for everyday drivers seeking reliable and affordable car care.

MARKET OVERVIEW

Meineke

1315 Main St, Hamilton, OH 45013



HAMILTON, OH

Local Market Overview

Located within the northern Cincinnati metropolitan area in Butler County, Hamilton, Ohio is a well-established community supported by ongoing economic revitalization and residential reinvestment. The city has experienced modest population shifts in recent years while maintaining a stable residential base and strengthening household income levels.

Hamilton offers a balanced housing profile, with a meaningful share of owner-occupied homes complemented by steady rental demand. The renter base is supported by workforce households, young professionals, and families seeking attainable housing options within commuting distance of Cincinnati and surrounding employment hubs.

Accessibility is a key component of the market’s appeal. Hamilton benefits from convenient access to major regional corridors, including U.S. Route 127, State Route 4, and State Route 129, which provide connectivity to Interstate 75 and the broader Cincinnati metro area. These transportation routes facilitate commuter traffic and support local business activity.



Population	1-Mile	3-Mile	5-Mile
Current Year Estimate	10,984	52,452	91,574

Households	1-Mile	3-Mile	5-Mile
Current Year Estimate	4,713	21,032	35,867

Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$81,315	\$82,481	\$87,714

CINCINNATI, OH MSA

Market Demographics

309,000

Total Population

\$51,707

Median HH Income

142,810

of Households

38.9%

Homeownership Rate

155,000

Employed Population

41.3%

% Bachelor's Degree

33

Median Age

\$215,300

Median Property Value

Local Market Overview

Cincinnati is a leading commercial and cultural center in the Midwest, offering a diverse economic foundation, strategic geographic positioning, and a steadily evolving urban landscape. As one of the most established cities in the region, Cincinnati plays a vital role in regional logistics, retail, finance, and healthcare, with multiple nationally recognized corporations maintaining major operations or headquarters in the area. This economic diversity supports long-term market stability and contributes to a healthy environment for real estate investment.

The city's location along the Ohio River and its access to major interstate highways, rail lines, and a growing airport hub have made Cincinnati a key link in national distribution and supply chain networks. This logistical advantage has fueled growth in industrial and retail sectors, while also attracting new development across residential and commercial real estate. The city has invested heavily in downtown revitalization and urban infill, resulting in an increasingly vibrant core with a rising mix of residential, office, retail, and entertainment offerings.



MATTHEWS™

EXCLUSIVELY LISTED BY



Jack Kulick

Associate Vice President

(310) 919-5711

jack.kulick@matthews.com

License No. 0216798 (CA)

Matthew Wallace | Broker of Record | Broker Lic. No. BRKP.2024002419 (OH) | Firm Lic. No. REC.2022007141 (OH)

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 1315 Main St, Hamilton, OH, 45013 ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews™. is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews™., the property, or the seller by such entity.

Owner and Matthews™. expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.