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4748 N. Brandywine Dr.
Peoria, IL 61614

Auto Investment Opportunity

Offering Memorandum

MATTHEWS™



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Exclusively Listed By



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Investment Overview



\$1,393,688
List Price

\$933,915
Building Price

\$459,773
Business Price

\$115
PSF Building

Contact Broker | For Business Financials

Furniture, Fixings, and Equipment
Contact Broker for FF&E List

\$5,000 Annually
Billboard Rent



Image capture: Aug 2023 © 2026 Google

*Conceptually Rendered Signage
Image capture: Aug 2023 © 2026 Google

*Buyer to verify GLA and Lot Size with a new survey.

Investment Highlights



Property Highlights

- **Turnkey Automotive Operation** - The property is fully equipped and currently operating as an automotive paint and collision repair facility, allowing a new owner to step into an established business without the time and expense associated with development, permitting, and buildout. With a building size of $\pm 8,121$ SF and a lot size of 0.89 AC, there is ample space to park and work on vehicles. Additionally, there is meaningful opportunity to grow the business through improved operational efficiencies, expanded insurance relationships, enhanced marketing strategies, and increased service capacity.
- **High-Visibility Location** - Positioned along North Brandywine Drive, the site benefits from approximately $\pm 49,600$ vehicles per day (W Glen Ave & W War Memorial Dr), providing excellent visibility and accessibility. This high-traffic location supports consistent customer acquisition and reinforces the long-term viability of the business. Large retailers in close proximity like Target, TJ Maxx, the Northwoods Mall, and Walmart bring a constant flow of traffic and contribute to more housing developments in the region.
- **Recession-Resilient Industry** - Automotive repair and collision services are generally less sensitive to economic downturns, as vehicle maintenance and accident-related repairs remain necessary regardless of broader market conditions. This stability makes the business an attractive option for investors seeking consistent performance.
- **Below Replacement Cost Investment** - At approximately \$115 per square foot, the acquisition cost is significantly below the estimated cost to construct a comparable automotive facility today. This provides a margin of safety and positions the buyer with immediate embedded value in the real estate.



TJ-maxx **PET SMART**
target **LOWE'S** **five BELOW**
BARNES & NOBLE



Illinois Central College
±8,008 Students

Schnucks
QDOBA MEXICAN EATS **MCALISTER'S** DELI
Culver's **JJ** **Advance** Auto Parts



Subject Property

W Glen Ave ± 18,100 VPD

W **McDonald's** **Chick-fil & DUNKIN'**

Aquarium OBSESSIONS

MISSION BBQ

Northwoods Mall
JCPenney **AMERICAN EAGLE** OUTFITTERS
Bath & Body Works **maurices**
TILTED 10 **TILTED 10** **TILTED 10**



petco **Portillo's** HOT DOGS- BEEF- BURGERS- SALADS
Burlington **FIVE GUYS** BURGERS and FRIES
ROSS **Panera** **DOLLAR TREE**
DRESS FOR LESS BREAD



± 36,500 VPD

Travelodge

N University St ± 22,500 VPD

HyVee



N Sterling Ave ± 27,800 VPD

CHEVROLET

W War Memorial Dr ± 31,500 VPD

Peoria International Airport
±10 Miles Away

HOBBY LOBBY **Walmart** Supercenter

ALDI



N Branchywine Dr

W Memorial Dr ± 31,500 VPD

4748 N. Brandywine Dr.
Peoria, IL 61614

±8,121 SF
GLA

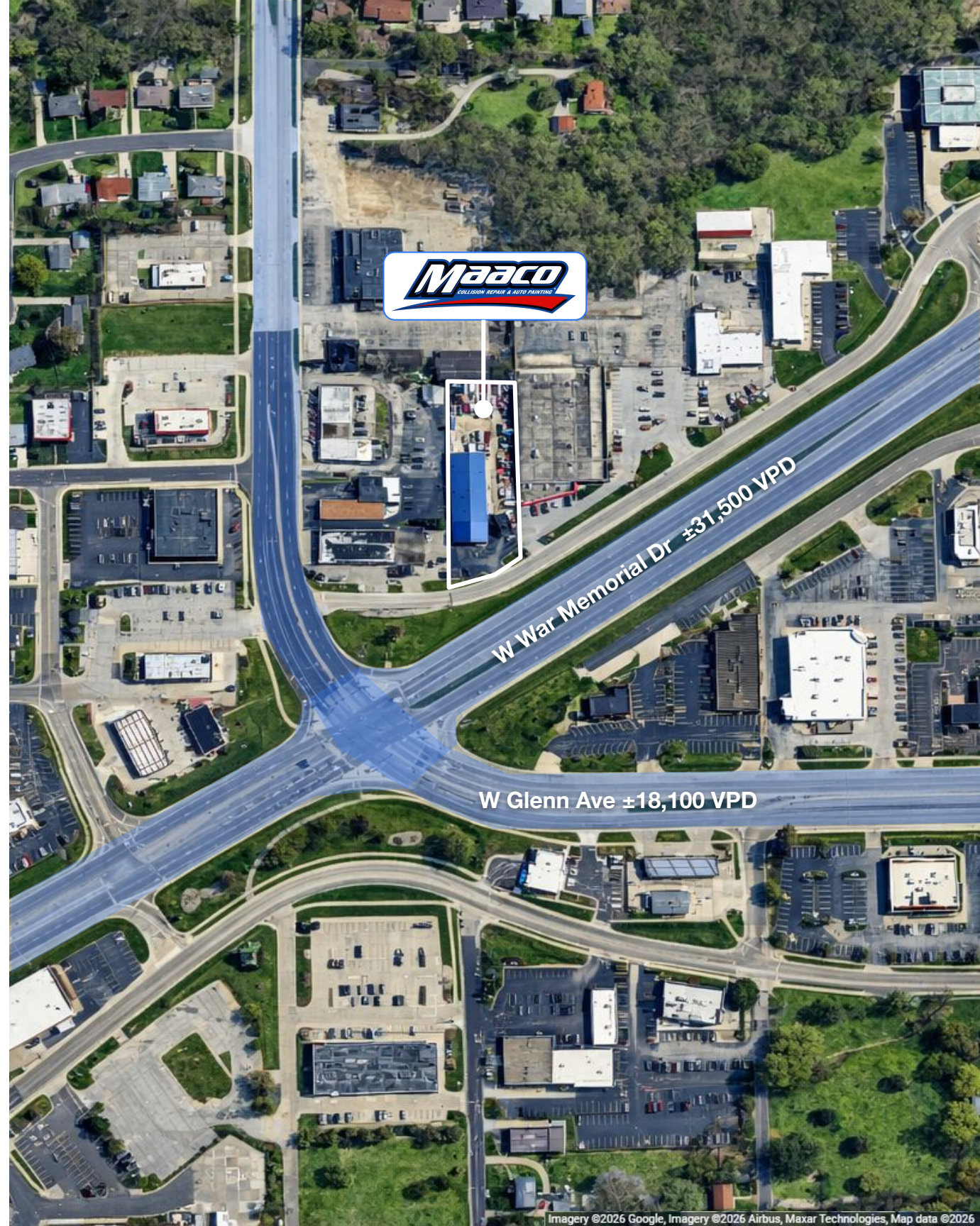
1988
Year Built

±49,600 VPD
W Glen Ave | W War Memorial Dr

±0.89 AC
Lot Size

\$115
Price Per SF

*Buyer to verify GLA and Lot Size with a new survey.



Tenant Summary



Year Founded
1972

Headquarters
Charlotte, NC

Ownership Status
Privately held

Employees
500+

Locations
400+

Annual Revenue
\$50 million

Tenant Overview

Maaco is a leading automotive paint and collision repair franchise operating across the United States and Canada. Founded in 1972 and headquartered in Charlotte, North Carolina, the company specializes in value-oriented services including auto painting, dent repair, and collision restoration for both individual vehicle owners and commercial fleets.

The brand operates through a large network of independently owned and operated franchise locations, allowing it to maintain broad geographic coverage while leveraging local market expertise. This model supports consistent customer demand and repeat business, particularly from cost-conscious consumers and fleet operators seeking efficient, affordable repair solutions.

Maaco is a subsidiary of Driven Brands Holdings Inc., providing access to national marketing, operational support, and purchasing efficiencies. With strong brand recognition and a high-volume service model, Maaco is a stable and scalable tenant within the automotive aftermarket sector.

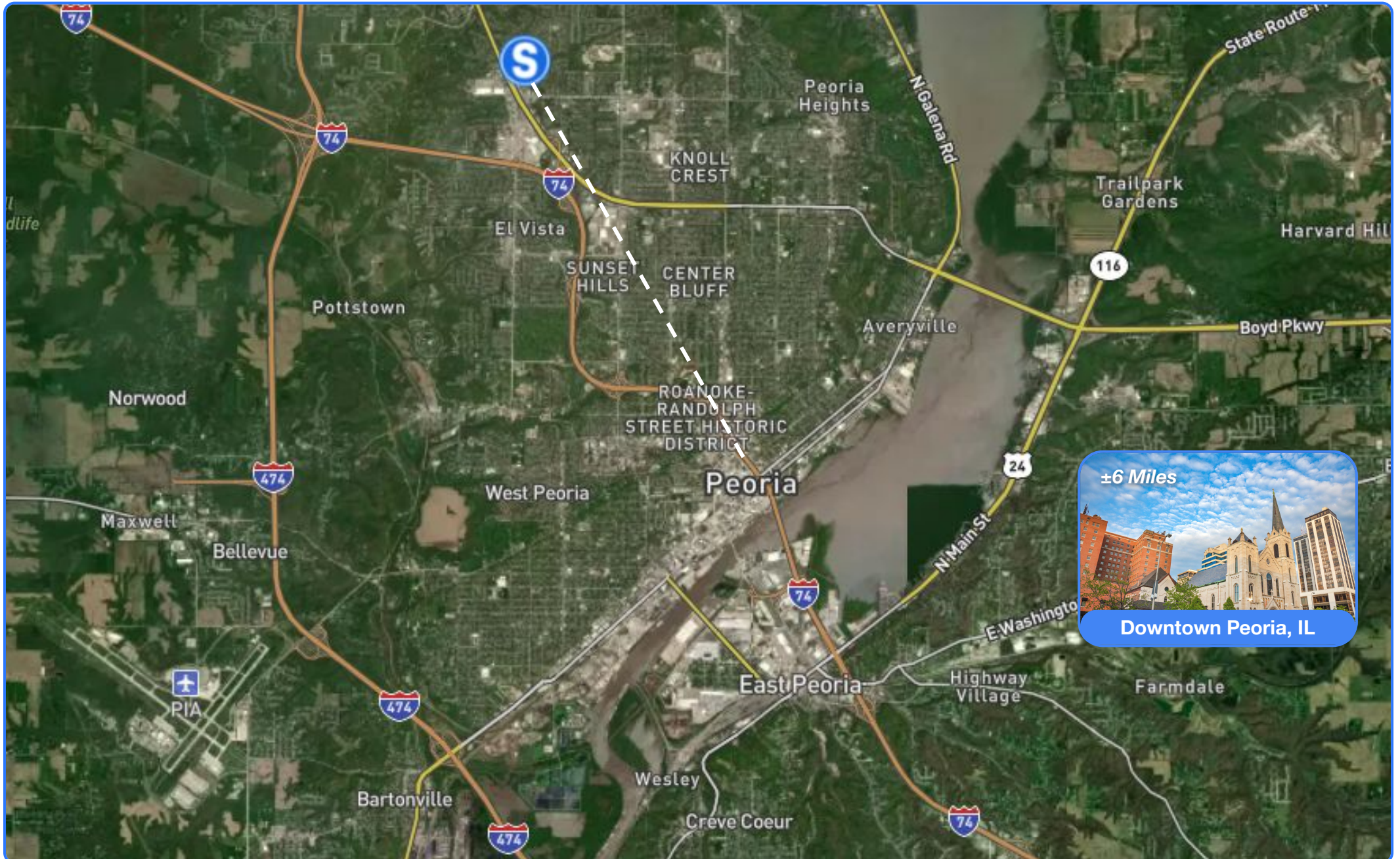
Why Invest in Maaco?

- **Financial Resilience:** Stable, franchise-driven revenue model supported by consistent demand for collision repair and vehicle maintenance. Backed by parent company Driven Brands, providing strong financial support and diversification.
- **Operational Scale:** Extensive network of 400+ locations across North America enables broad market reach and efficient service delivery through a localized franchise model.
- **Credit Stability:** Benefits from Driven Brands' public company backing, access to capital markets, and ongoing operational improvements supporting long-term stability.
- **Growth Strategy:** Continued expansion through new franchise development, same-store sales growth, and increasing demand driven by an aging vehicle fleet and fleet service opportunities.
- **Market Position:** Well-established brand in the automotive aftermarket sector, known for affordable, high-volume services and strong appeal to both individual consumers and commercial fleet operators.

Market Overview

Maaco

4748 N. Brandywine Dr. Peoria, IL 61614



Peoria, IL



111,000

Total Population

52,000

Employed Population

36

Median Age

\$99,869

Average HH Income

Local Market Overview

Peoria, Illinois functions as a central economic hub within the state, benefiting from its strategic position along the Illinois River and its connectivity to regional transportation corridors. The city has experienced stable population trends supported by a diversified employment base spanning healthcare, manufacturing, and logistics. Median household incomes remain competitive within the Midwest, while the cost of living and housing affordability continue to attract both residents and businesses seeking operational efficiency. The area's workforce is supported by higher education institutions and technical training centers that align with the needs of local industries.

The broader Peoria metropolitan area offers a balanced mix of urban infrastructure and suburban livability, making it attractive for both employers and residents. Ongoing investment in healthcare systems, infrastructure modernization, and riverfront redevelopment has reinforced the region's economic resilience. With a strong presence of legacy employers and a growing emphasis on innovation and advanced manufacturing, Peoria continues to position itself as a stable and accessible market within the Midwest.

Property Demographics

Population	3-Mile	5-Mile	10-Mile
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Current Year Estimate	63,479	120,133	204,950
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Households	3-Mile	5-Mile	10-Mile
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Current Year Estimate	28,595	51,628	86,217
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Income	3-Mile	5-Mile	10-Mile
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Average Household Income	\$92,358	\$90,808	\$99,869
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Economy

Peoria, Illinois serves as a regional economic center for central Illinois, supported by a diversified base that includes healthcare, manufacturing, education, and professional services. The city has a long-standing industrial legacy, particularly in heavy equipment and advanced manufacturing, which has evolved alongside growth in medical services, research, and higher education.

Major healthcare systems and universities anchor employment and contribute to workforce stability, while Peoria's central location along the Illinois River and access to interstate highways support logistics and regional distribution. A comparatively low cost of living and business-friendly operating environment continue to attract employers seeking efficiency, workforce accessibility, and long-term market stability.

Attractions

Peoria offers a well-rounded mix of cultural, recreational, and lifestyle amenities that enhance its appeal as a place to live and work. The Illinois River and Peoria Riverfront serve as focal points for entertainment and community activity, hosting festivals, dining, and public events throughout the year. Cultural assets such as the Peoria Civic Center, museums, and performing arts venues provide consistent regional draw, while Bradley University contributes to a collegiate presence that supports arts, athletics, and local businesses.

Outdoor recreation is a defining feature, with an extensive park system, nearby nature preserves, and access to trails that support hiking, biking, and river-based activities. Together, these amenities support resident retention, regional tourism, and long-term quality of life.

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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.

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