



3030 Lincoln Way W South Bend, IN 46601

**Retail  
Investment Opportunity**

Offering Memorandum

Corporate-Guaranteed Lease ( $\pm 9$  Years Remaining) | Investment-Grade Tenant | Surrounding National Tenants



Representative Photo

## Exclusively Listed By



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# Property Overview



**\$990,000**

List Price

**±9 Years**

Lease Term Remaining

**NN+**

Lease Type

**±6,480 SF**

GLA

**±0.96 AC**

Lot Size

**1995/2007**

Year Built/Renovated

## Investment Highlights

### Lease & Location Highlights

- Tenant recently executed a lease extension through June 2035, with three additional five-year renewal options, extending potential occupancy through 2050 and demonstrating long-term operational commitment.
- Close proximity to the University of Notre Dame and South Bend International Airport.
- Strong local population of 134,977 residents within a five-mile radius.
- Healthy average household income of \$83,531 within a five-mile radius.
- Strong retail synergy with surrounding national tenants including McDonald's, Taco Bell, Wendy's, Arby's and more.
- Tenant is responsible for CAM, real estate taxes, insurance, HVAC, and parking lot maintenance, providing a low-management, passive investment structure.

### Tenant Highlights

- O'Reilly Auto Parts (NYSE: ORLY) is one of the nation's largest automotive aftermarket parts providers, serving both professional installers and do-it-yourself customers.
- The lease is corporately guaranteed by O'Reilly Automotive, Inc. (S&P: BBB+), a publicly traded, investment-grade company with an approximate \$75 billion market capitalization and a footprint of 6,100+ stores across the U.S., Mexico, and Puerto Rico.
- As an essential retailer, O'Reilly Auto Parts maintained continuous operations and rent payments throughout the COVID-19 pandemic, demonstrating resilience across economic cycles and sustained investor appeal within the net lease sector.

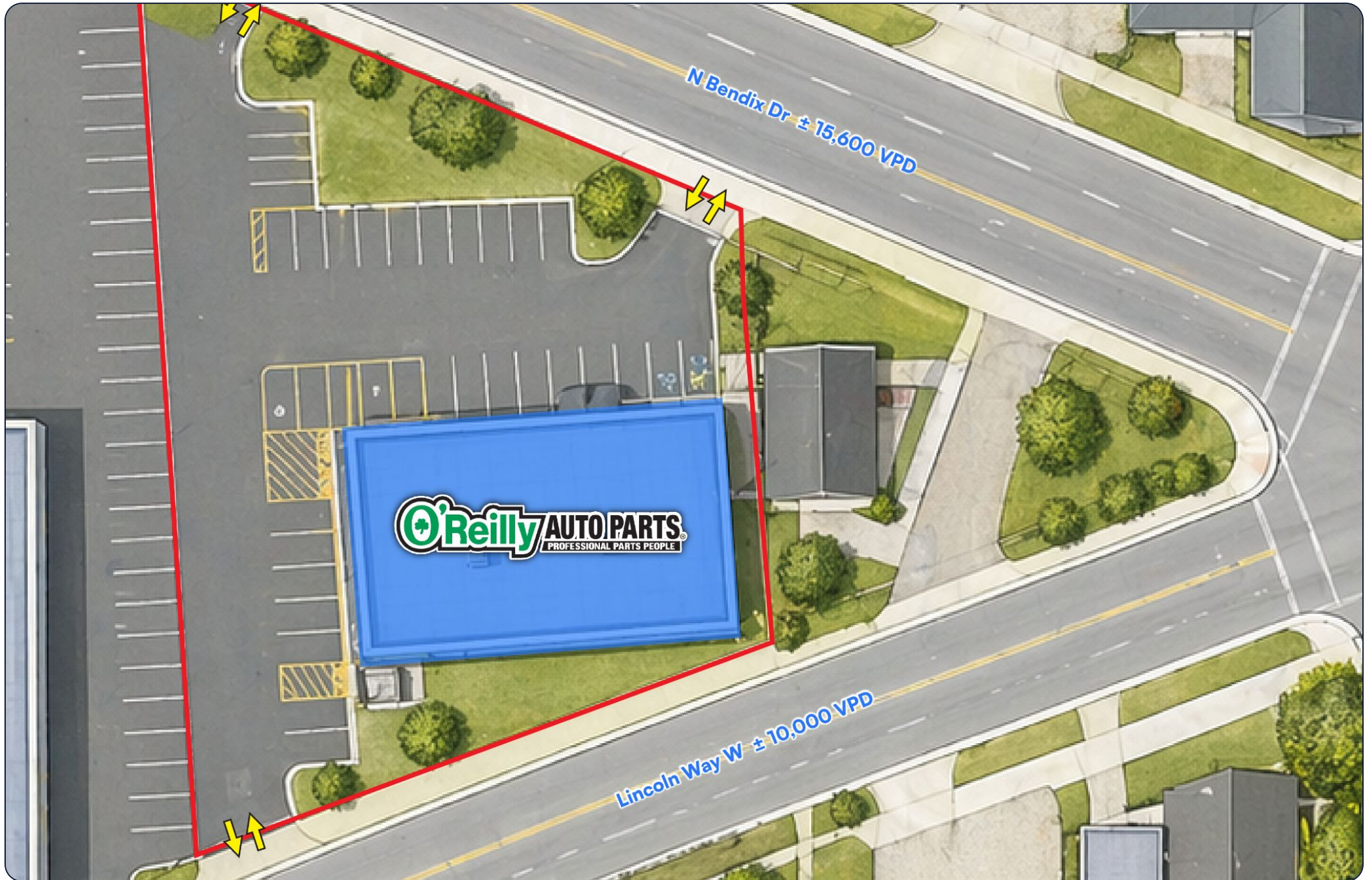
# Aerial Map



# Aerial Map



# Site Plan



# Financial Overview

3030 Lincoln Way W South Bend, IN 46601



Representative Photo

# Financial Summary

**\$990,000**

List Price

**6.00%**

Cap Rate

**1995/2007**

Year Built/Renovated

**±9 Years**

Lease Term Remaining

**±0.96 AC**

Lot Size



## Tenant Summary

Tenant Trade Name	O'Reilly Auto Parts
Type of Ownership	Fee Simple
Lease Guarantor	Corporate
Lease Type	NN+
Roof, Structure	Landlord Responsibility
Original Lease Term	20 Years
Rent Commencement Date	7/1/2007
Lease Expiration Date	6/30/2035
Term Remaining on Lease	±9 Years
Increase	5% in Option Periods
Options	Three, 5-Year

Date	Monthly Rent	Annual Rent	Increases	Cap Rate
Current - 6/30/2027	\$4,764.00	\$57,168.00	-	5.77%
<b>7/1/2027 - 6/30/2035</b>	<b>\$4,950.00</b>	<b>\$59,400.00</b>	-	<b>6.00%</b>
7/1/2035 - 6/30/2040 (Option 1)	\$5,197.50	\$62,370.00	5.26%	6.30%
7/1/2040 - 6/30/2045 (Option 2)	\$5,457.38	\$65,488.56	5.00%	6.62%
7/1/2045 - 6/30/2050 (Option 3)	\$5,730.25	\$68,763.00	4.76%	6.95%

\*Seller will provide credit for rent difference at close.

# Tenant Overview

Year Founded  
1957

Headquarters  
Springfield, MO

Ownership Status  
Publicly Traded (NASDAQ: ORLY)

Employees  
±90,000

Locations  
±6,100

Owner  
Shareholders

Bridgestone Credit Rating  
S&P BBB+, Moody's Baa1



## Tenant Overview

O'Reilly Automotive, Inc., founded in 1957 and headquartered in Springfield, Missouri, is one of the largest specialty retailers of automotive aftermarket parts, tools, supplies, equipment, and accessories in the United States. The company serves both professional service providers and do-it-yourself customers, offering a wide assortment of products including replacement parts, maintenance items, and performance accessories. With more than 6,100 locations across 48 states and expanding operations in Mexico, O'Reilly has built a reputation for superior customer service, reliable product availability, and efficient supply chain operations.

## Why Invest in O'Reilly Auto Parts?

- **Strong Market Leadership:** O'Reilly ranks among the largest automotive aftermarket retailers in the U.S., with a growing store base and an expanding international footprint.
- **Consistent Financial Performance:** The company has a proven track record of revenue growth, profitability, and shareholder returns, supported by its scale and efficient operations.
- **Defensive Industry Fundamentals:** Automotive parts and maintenance demand is recurring and non-discretionary, providing stability even in fluctuating economic environments.
- **Robust Distribution Network:** O'Reilly's extensive distribution system ensures efficient product flow and strong in-stock positions, enhancing customer loyalty and repeat business.
- **Investment-Grade Strength:** With credit ratings of S&P BBB+ and Moody's Baa1, O'Reilly offers investors confidence in its financial stability and long-term creditworthiness.
- **Trusted Brand & Service Model:** Known for its knowledgeable team members and customer-first service approach, O'Reilly has built a strong brand reputation that resonates with both professional and DIY customers.



# South Bend, IN

## Market Demographics

**134,977**  
Total Population

**\$83,531**  
Average HH Income

**34**  
Median Age

**52%**  
Homeownership Rate



## Local Market Overview

South Bend, Indiana serves as the economic and cultural anchor of Northern Indiana, supported by steady population stability and a diversified regional economy. The area benefits from a strong institutional presence led by the University of Notre Dame, which drives consistent demand for retail, dining, and service-oriented businesses. Population trends remain stable with modest growth in surrounding suburban communities, while median household incomes reflect a balanced mix of student, workforce, and professional demographics. The city has seen increased reinvestment in its downtown corridors and commercial districts, enhancing consumer traffic and retail viability.

Retail properties in South Bend benefit from a combination of local demand and regional draw, particularly along primary corridors and near university-driven activity centers. Infrastructure improvements and mixed-use developments have contributed to increased foot traffic and consumer engagement. The presence of healthcare systems, advanced manufacturing, and education sectors supports a reliable employment base, which translates into consistent retail spending.

## Property Demographics

Population	3-Mile	5-Mile	10-Mile
Current Year Estimate	65,209	134,977	263,394
2020 Census	61,695	132,382	261,772
Growth 2020-Current Year	5.70%	1.96%	0.62%
Households	3-Mile	5-Mile	10-Mile
Current Year Estimate	23,221	51,734	106,099
2020 Census	21,322	49,916	104,232
Growth 2020-Current Year	8.91%	3.64%	1.79%
Income	3-Mile	5-Mile	10-Mile
Average Household Income	\$76,671	\$83,531	\$95,069

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## Broker of Record | Kyle Matthews | Broker Lic. No.: RB17001213 (IN) | Firm Lic. No.: RC52200195 (IN)

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **3030 Lincoln Way W, South Bend, IN, 46601** ("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.

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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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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.

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