



**Retail
Investment Opportunity**
Offering Memorandum



4425 US-92 | Lakeland, FL 33801

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PROPERTY OVERVIEW

Classic Collision
4425 US-92 Lakeland, FL 33801



INVESTMENT HIGHLIGHTS

Property Highlights

- **100% Occupied Multi-Tenant Industrial Asset with NNN leases** – The property is fully leased to four complementary automotive and industrial tenants, providing diversified income streams and operational synergy.
- **Strong In-Place Cash Flow with 6.75-Year WALT** – The asset features a weighted average lease term of approximately 6.75 years, providing durable long-term income stability and reduced rollover risk.
- **Below-Market In-Place Rents Create Significant Upside** – Average rents of just \$7.32/SF are well below replacement cost and current market industrial rates in the Lakeland market, providing investors with substantial mark-to-market potential over time.
- **NNN Lease Structure** – Tenants reimburse operating expenses, helping provide stable and predictable cash flow for ownership.
- **Attractive Basis at Approximately \$109/SF** – The offering presents an opportunity to acquire a functional 50,467 SF industrial asset at a basis significantly below replacement cost in one of Florida's fastest-growing industrial corridors.
- **Growing Tenant – Classic Collision (67.27% of GLA)** – The property is anchored by Classic Collision, one of the nation's fastest-growing collision repair operators, with continued nationwide expansion supported by institutional capital and industry consolidation trends.
- **Annual Rental Increases Provide Organic NOI Growth** – Leases include annual and periodic rental escalations, helping drive long-term income growth and hedge against inflation.



INVESTMENT HIGHLIGHTS

Property Highlights

- **Strategically Located Between Tampa & Orlando** – Lakeland’s central Florida location along the I-4 corridor continues to attract industrial users, logistics operators, and manufacturing businesses seeking access to both major MSAs.
- **Beneficiary of Explosive Polk County Growth** – Polk County remains one of the fastest-growing counties in Florida and the nation, fueled by population migration, employment growth, and continued industrial development throughout Central Florida.
- **Dense and Growing Demographics** – The property serves a population of approximately 394,600 residents within a 10-mile radius, supporting long-term demand for automotive repair and industrial services.
- **Auto-Service Oriented Asset in Supply-Constrained Segment** – Collision repair and automotive service facilities remain highly desirable due to increasing vehicle complexity, growing repair demand, and limited available inventory.
- **±50,467 SF Industrial Facility Situated on ±4.47 Acres** – Large-scale site provides ample parking, outdoor storage, circulation, and operational flexibility for industrial and automotive users.
- **Functional Multi-Tenant Configuration** – The property is designed to accommodate multiple users with separate suites, supporting diversified tenancy while maintaining operational efficiency.
- **High Barrier-to-Entry Industrial Product Type** – Functional automotive and light industrial facilities with excess land, yard area, and specialized build-outs remain difficult and costly to replicate in today’s construction environment.
- **Excellent Accessibility & Visibility Along US-92** – Positioned on a major commercial corridor with strong connectivity to Lakeland, Interstate 4, and the broader Central Florida region.
- **Proximity to Major Transportation Infrastructure** – Convenient access to Interstate 4 allows efficient connectivity to Tampa, Orlando, Port Tampa Bay, and Central Florida logistics networks.



PROPERTY PHOTOS





Central Leisure Lake
Mobile Home Park

FAMILY
DOLLAR

JR GOLF
CARTS

SAVER
SELF STORAGE

Givaudan

Clayton
homes

HercRentals®

DOLLAR
GENERAL

Palm Breeze Estates
Mobile Home Park

Subject
Property

± 27,500 VPD



SRS
DISTRIBUTION





Southeastern University
±13,636 Students



Santa Fe Catholic High
±356 Students



FINAL TOUCH COLLISION LLC
Auto Body Shop

Royalty Custom Restoration LLC
Auto Repair Shop

Container Reconditioners, LLC
Container Service



New Development

Revitalizing 92" CRA Strategic Plan

The City of Lakeland and the Lakeland CRA have launched a Memorial Boulevard Economic Development Strategy to transform the 6-mile US-92 corridor from a vehicle-focused highway

Subject Property

± 27,500 VPD





SaddleCreek
LOGISTICS SERVICES
Warehouse
±1,000 Employees

New Construction
Lennar at Saddle Creek Preserve
±425 Homes

Walmart
Warehouse
300-600 Employees

New Development
Revitalizing 92" CRA Strategic Plan
The City of Lakeland and the Lakeland CRA have launched a Memorial Boulevard Economic Development Strategy to transform the 6-mile US-92 corridor from a vehicle-focused highway

exalt health
INPATIENT REHABILITATION HOSPITAL
Exalt Health Inpatient Rehabilitation Hospital
Operates 36-bed with accommodations capable of supporting up to 72 comprehensive medical

Winn-Dixie
Hungry Howie's
FLAVORED CRUST PIZZA
McDonald's

HAMLET AUTOMOTIVE
SRS
DISTRIBUTION

The Hamptons
Mobile Home Park

Walmart
Supercenter
Top 1% of National Locations
Source: AlphaMap



± 27,500 VPD



QJBT
Warehouse
±142 Employees

W
7 ELEVEN

Sunshine Village
Mobile Home Park

CC
CLASSIC COLLISION
Subject Property

TEXAS PIPE & SUPPLY



± 14,200 VPD

Publix

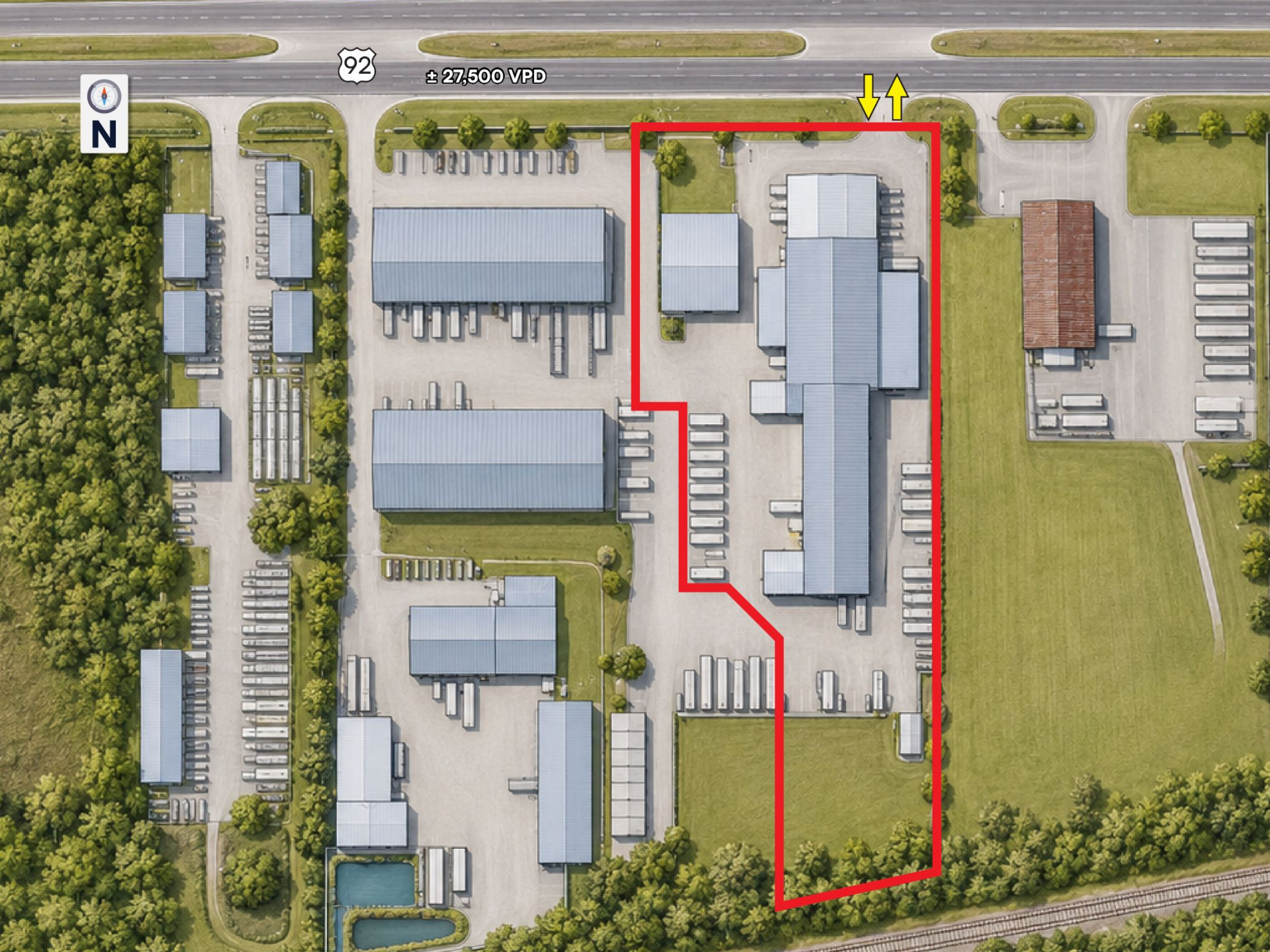
Industrial Dense Area
CEMEX QUIKRETE
What America's Made Of
SMITH AVERETT
SEPTIC TANKS
EQUIPMENT AND SUPPLY COMPANY

± 59,000 VPD





± 27,500 VPD



FINANCIAL OVERVIEW

Classic Collision
4425 US-92 Lakeland, FL 33801



FINANCIAL SUMMARY

\$5,510,000

List Price

6.70%

Cap Rate

\$109

Price Per SF

\$369,180

Net Operating Income



RENT ROLL

Suite	Tenant Name	Suite Size	Occupancy	Lease Expiration	Lease Type	Increases	Rent/Sf	Base Rent/Mo	Annual Rent
1	Classic Collision	±33,951	67.27%	3/31/2033	NNN	5%, Five Years	\$7.42	\$21,000	\$252,000
2	Hamlet Automotive	±6,966	13.80%	4/30/2033	NNN	5% Annually	\$6.33	\$3,675	\$44,100
3	Tail Pipes & Accessories	±4,800	9.51%	4/30/2033	NNN	5% Annually	\$7.35	\$2,940	\$35,280
4	Hall Fabrication	±4,750	9.41%	4/30/2033	NNN	5% Annually	\$7.96	\$3,150	\$37,800
Total Sf:		±50,467 SF	100.00%				Monthly Income:	\$30,765	
Total Occupied Sf:		±50,467 SF	100.00%				Annual Income:	\$369,180	
Total Available Sf:		±0 SF	0.00%				Average Rent Psf:	\$7.32	
							WALT:	6.75 Years	

TENANT SUMMARY

Year Founded
1983

Headquarters
Atlanta, GA

Ownership Status
Private

Employees
514+

Locations
330+

Annual Revenue
\$486.5M+



Tenant Overview

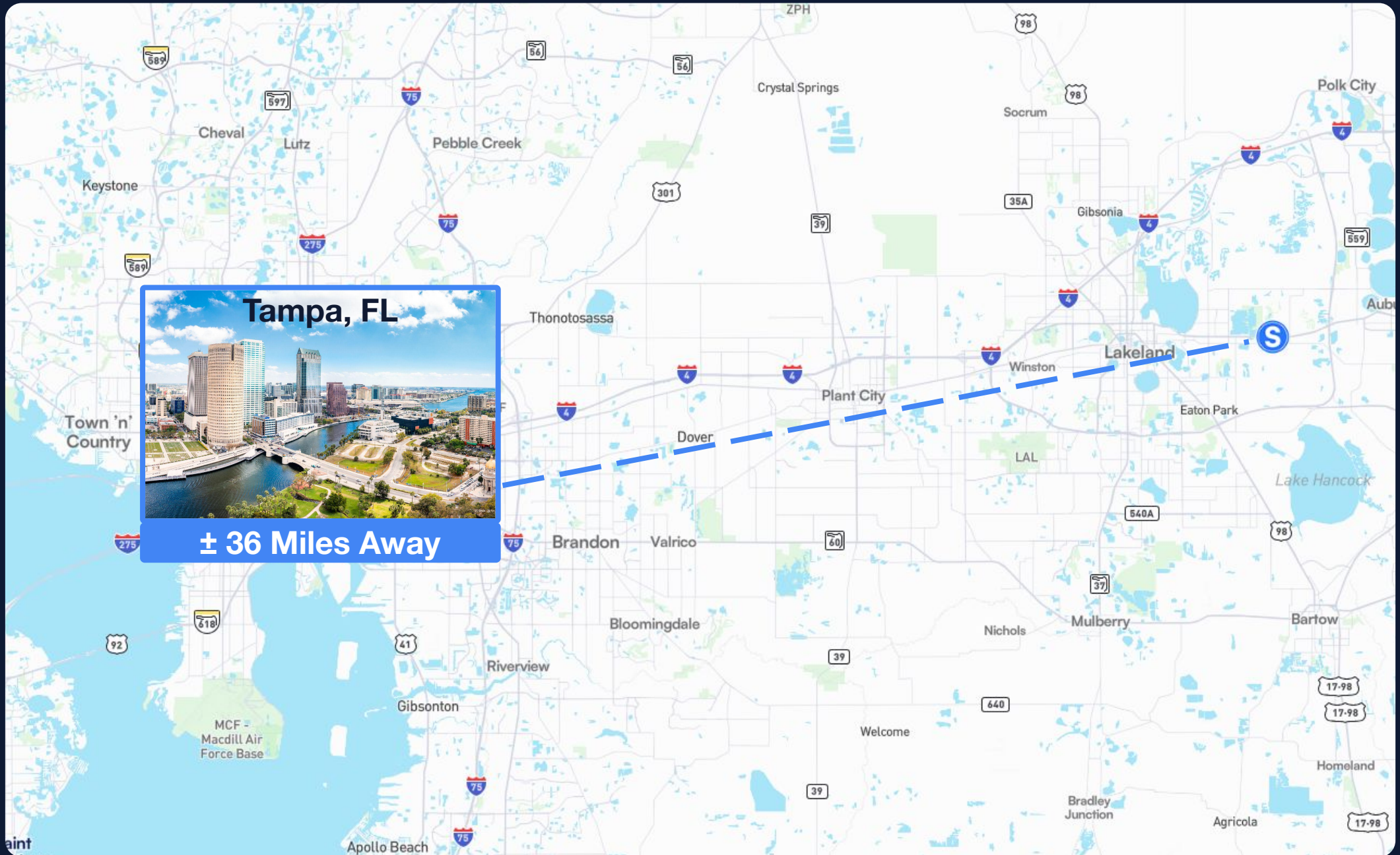
Classic Collision is one of the largest and fastest-growing privately held operators in the U.S. automotive collision repair industry. Headquartered in Sandy Springs, Georgia, the company has built a national footprint through a disciplined, acquisition-driven growth strategy. With over 330 locations across the country, Classic Collision offers full-service collision repair, glass replacement, paint refinishing, and advanced driver-assistance system (ADAS) calibration, positioning itself as a one-stop destination for both retail customers and commercial fleet partners.

Why Invest in Classic Collision?

- **Financial Resilience:** - Privately held with PE backing, Classic Collision shows strong, consistent revenue growth—estimated at \$486M+ annually—driven by essential, inelastic demand for collision repair services.
- **Operational Scale:** - With over 330 locations nationwide, Classic is a leading consolidator in a fragmented market. Its scale enables centralized operations, lower procurement costs, and enhanced insurer partnerships.
- **Credit Stability with Upside:** - While unrated, the company's backing by TPG and New Mountain Capital provides capital strength, stable cash flow, and institutional oversight—positioning it well for long-term lease structures.
- **Growth Through Acquisitions and Expansion:** - Classic has completed 100+ acquisitions, rapidly growing its national footprint while expanding into high-margin services like ADAS calibration and EV repair.
- **Strong Market Position:** - Known for standardized quality and full-service capabilities, Classic is a preferred partner for insurers and fleets, offering reliable, warrantied repairs across all locations.

MARKET OVERVIEW

Classic Collision
4425 US-92 Lakeland, FL 33801



LAKELAND, FL

Market Demographics

822,000

Total Population

\$71,000

Median HH Income

+2.1%

Annual Population
Growth Rate

39

Median Age



Local Market Overview

Lakeland, Florida has emerged as one of Central Florida’s fastest-growing regional markets, benefiting from its strategic position along the Interstate 4 corridor between Tampa and Orlando. The city and broader Polk County area continue to experience strong population growth driven by household migration, employment expansion, and relative affordability compared to neighboring coastal markets. Lakeland’s accessibility to both major metros has attracted logistics, manufacturing, healthcare, and distribution users seeking lower occupancy costs while maintaining regional connectivity. The area’s expanding residential base, improving infrastructure, and increasing consumer spending continue to support retail and multifamily demand across the market.

The local economy has diversified significantly over the past two decades, transitioning from its historic agricultural roots into a modern distribution and industrial hub. Major employers in healthcare, warehousing, education, and advanced manufacturing have fueled employment growth while supporting sustained commercial development. Lakeland’s location between two of Florida’s largest employment centers provides access to a labor force and consumer base exceeding seven million residents across the broader Central Florida region. Continued in-migration and economic expansion have contributed to rising housing demand, increased commercial investment activity, and long-term development momentum throughout Polk County.

Property Demographics

Population	3-Mile	5-Mile	10-Mile
Five-Year Projection	25,598	68,910	406,924
Current Year Estimate	23,952	65,044	371,298
2020 Census	23,359	63,866	348,093
Growth Current Year-Five-Year	6.87%	5.94%	9.60%
Growth 2020-Current Year	2.54%	1.84%	6.67%
Households	3-Mile	5-Mile	10-Mile
Five-Year Projection	10,468	26,046	158,451
Current Year Estimate	9,700	24,387	144,816
2020 Census	9,218	23,508	133,605
Growth Current Year-Five-Year	7.92%	6.80%	9.42%
Growth 2020-Current Year	5.23%	3.74%	8.39%
Income	3-Mile	5-Mile	10-Mile
Average Household Income	\$72,066	\$88,705	\$104,096

TAMPA, FL MSA

Tampa is a major metropolitan center in Florida and one of the state's most dynamic economic and cultural hubs. Known for its strategic transportation infrastructure—anchored by Tampa International Airport and a robust port system—Tampa offers strong connectivity for both domestic and international business. The region's diverse economy is driven by sectors such as financial services, healthcare, technology, defense, logistics, and tourism. With a steadily growing population, business-friendly climate, and an expanding corporate presence, Tampa blends relative affordability, a skilled workforce, and a high quality of life, making it an increasingly attractive market for investment and growth.

Retailers and businesses operating in Tampa benefit from a rapidly expanding and diverse consumer base, strong population growth, and sustained demand across both urban and suburban submarkets. Positioned as a key gateway to Florida, Tampa is supported by an integrated transportation network that includes major interstate access, Tampa International Airport, and one of the state's most active seaports—supporting long-term commercial expansion and economic stability. The region continues to outperform national averages in population growth and in-migration, fueled by corporate relocations, a growing professional and healthcare workforce, and Florida's favorable tax and cost-of-living advantages.

Total Population
3.4 Million

Annual Visitors
15.8 Million

Tourism Economic Impact
\$20 Billion

GDP
\$243.3 Billion



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