



SANDS INVESTMENT GROUP  
NET INVESTMENTS... NET RESULTS



Gerber Collision & Glass  
6933 Vickie Circle  
West Melbourne, FL 32904

# EXCLUSIVELY MARKETED BY:



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# INVESTMENT SUMMARY

Sands Investment Group is Pleased to Exclusively Offer For Sale the 15,080 SF Gerber Collision & Glass Located at 6933 Vickie Circle in West Melbourne, Florida. This Deal Includes a Tenant That Has Been Paying Rent in Full During the Pandemic Proving the Ability to Perform at This Location.

## OFFERING SUMMARY

PRICE	\$2,088,000
CAP	6.50%
NOI	\$135,720
PRICE PER SF	\$138.46
GUARANTOR	Corporate

## PROPERTY SUMMARY

ADDRESS	6933 Vickie Circle West Melbourne, FL 32904
COUNTY	Brevard
BUILDING AREA	15,080 SF
LAND AREA	1.43 AC
BUILT	1984



# HIGHLIGHTS

- Paying Rent in Full During Pandemic Proving the Ability to Perform at This Location
- Corporate Guaranteed By Parent Company Boyd Group, Which is Publicly Traded on Toronto Stock Exchange
- Gerber Collision Operates Over 500 Locations Across the United States
- Strategically Located in the Central Park District With Several Other Auto Repair, Electrical Supply, Hardware and Plumbing Companies; and is Adjacent to the Orlando Melbourne International Airport
- Surrounding Traffic Counts Off Vickie Circle at Wickham Road and NASA Blvd Average Around 69,701 VPD
- Excellent Demographics With a Population of 122,290 Residents Making an Average Household Income of \$67,670 Within a 5-Mile Radius
- Melbourne Square Mall With Anchors Like JCPenney, Dillard's, Dick's and Macy's is a Short 3.5-Miles Away
- Just 6-Miles to the Andretti Thrill Amusement Park and 8-Miles to the Indialantic Beaches Along the Eastern Coast Line
- Melbourne is Located About an Hour From Orlando and One Hour South of the Kennedy Space Center
- Neighboring Tenants Include: Tractor Supply, Lowe's, Home Depot, Dollar General, Walgreens, Dunkin', Target, Wendy's, Red Lobster, Olive Garden, Arby's and Publix



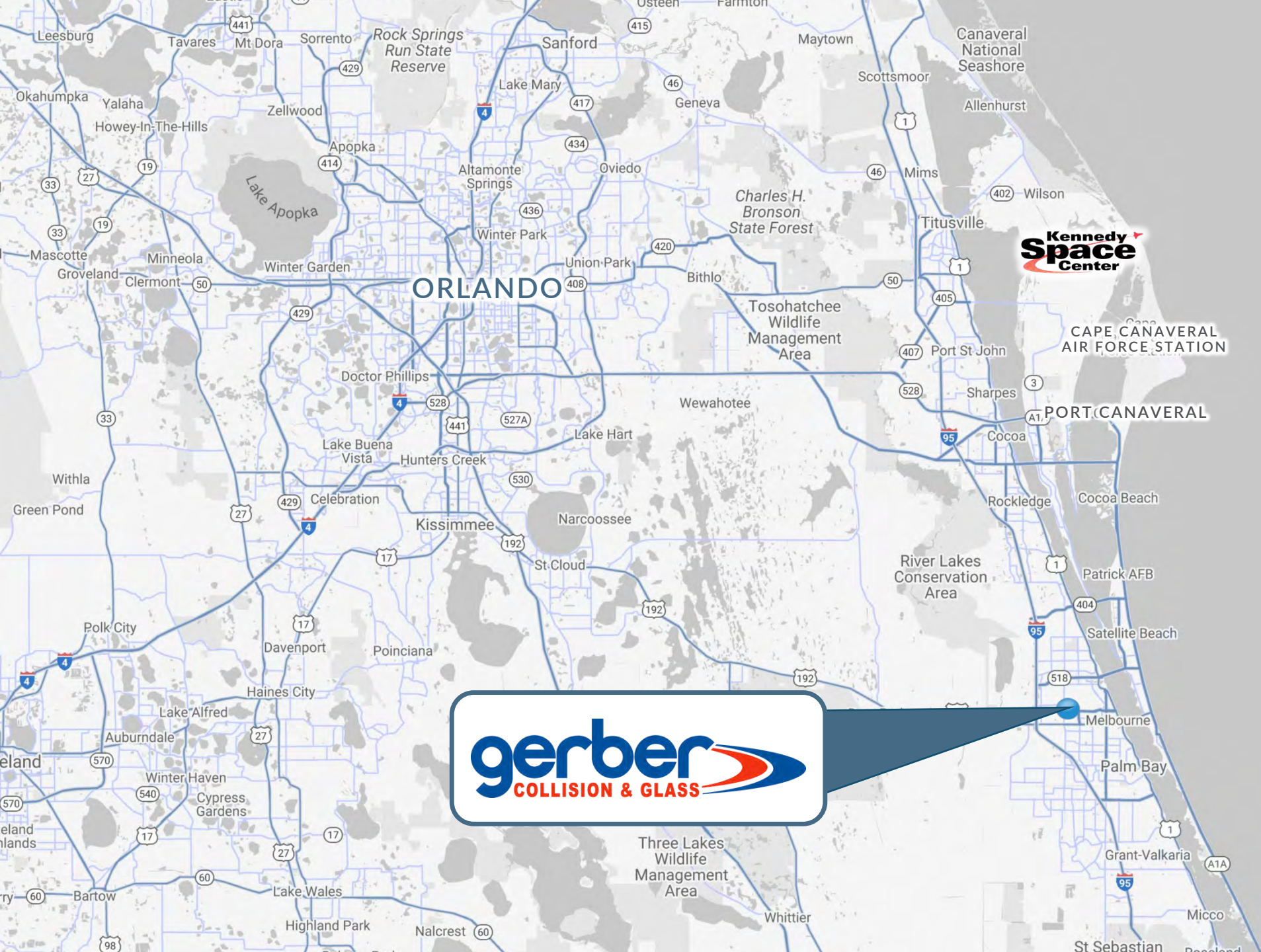
# LEASE SUMMARY

TENANT	Gerber Collision & Glass
PREMISES	A Building of Approximately 15,080 SF
LEASE COMMENCEMENT	January 2, 2015
LEASE EXPIRATION	January 1, 2025
LEASE TERM	4+ Years Remaining
RENEWAL OPTIONS	4 x 5 Years
RENT INCREASES	5% Every 5 Years
LEASE TYPE	Double Net (NN)
PERMITTED USE	Automotive
PROPERTY TAXES	Tenant's Responsibility
INSURANCE	Tenant's Responsibility
COMMON AREA	Tenant's Responsibility
ROOF & STRUCTURE	Landlord's Responsibility
REPAIRS & MAINTENANCE	Tenant's Responsibility
HVAC	Tenant's Responsibility
UTILITIES	Tenant's Responsibility
RIGHT OF FIRST REFUSAL	Yes

SQUARE FOOTAGE	ANNUAL BASE RENT	RENT PER SF
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15,080 SF	\$135,720	\$9.00
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ORLANDO

**Kennedy  
Space  
Center**

CAPE CANAVERAL  
AIR FORCE STATION

PORT CANAVERAL

**gerber**  
COLLISION & GLASS

FERGUSON

nexAir

BK

MAVERICK  
STRENGTH & CONDITIONING EQUIPMENT

Morgan Bros.  
Supply Inc.

SECUREWAY  
STORAGE CENTER

Housman's  
ALUMINUM & SCREENING INC.

OMEGA  
GARAGE DOORS

SEKD  
Southeast Kitchen  
Distributors

AMERICAN FREIGHT  
FURNITURE - MATTRESS

Goodman  
GOODMAN DISTRIBUTION, INC.

A Shade Above  
HOME LIGHTING SHOWROOM

DUNKIN'



BESTWAY  
AUTO SALES

enterprise

Classic Kitchens  
of Brevard, Inc.

INJURY  
CARE CLINIC

THE A/C  
STORAGE PLACE

Advance  
Auto Parts

Bizzarro  
Pizza

7-ELEVEN



W NASA Blvd



Best India

Hibiscus  
Substation

GraybaR

Space Coast  
Imports

AMPLE  
STORAGE

Billet  
Innovations

Kopf's Auto  
Repair, Inc.

Top Performance  
Automotive

CLIMATIC  
REFRIGERATION & AIR CONDITIONING, INC.  
Serving Brevard Since 1978

VEHICLE  
DOCTOR

Florida Breeze  
Air And Heat

Vickie Circle

gerber  
COLLISION & GLASS





W NASA Blvd



703,000 SF Mall -  
Includes Over 125  
of the Finest Stores  
& Restaurants



Florida Breeze  
Air And Heat



Vickie Circle

Top Performance  
Automotive



W NASA Blvd

**gerber**  
COLLISION & GLASS

Ashley HOMESTORE Mobil  
Days Inn LA QUINTA WOODSPRING SUITES  
Hampton by Hilton Denny's  
CIRCLE K SUNOCO Shell

LA Z BOY BENNIGAN'S  
NORTHERN TOOL + EQUIPMENT TSC TRACTOR SUPPLY CO  
Badcock HOME FURNITURE & more

target Starbucks HAVERTYS Olive Garden  
DUNKIN' Arby's McDonald's  
PLAY IT AGAIN SPORTS CVS pharmacy  
Bassett PNC Original

BEST BUY H&M DICK'S SPORTING GOODS macy's ROSS DRESS FOR LESS JCPenney  
PETSMART THE CHILDREN'S PLACE VICTORIA'S SECRET Dillard's Burlington  
AMERICAN EAGLE Bath & Body Works HOLLISTER WELLS FARGO Starbucks  
Chick-fil-A claire's SEPHORA SMOKEY BONES Cheddar's verizon  
CHASE CHAMPS AutoZone  
PAC SUN EXPRESS LA FITNESS francesca's  
tropical CAFE RACK ROOM SHOES Foot Locker TIRE KINGDOM zumiez  
CHARLEY'S OUTBACK TILLY'S BJ'S RESTAURANT BREWHOUSE  
Red Robin GNC extended STAY AMERICA FRIDAYS  
ESPORTA rue21 metro by T-Mobile WHITEHOUSE BLACKMARKET

LOWE'S ACE  
TD Bank Wawa

Publix Popeyes RED LOBSTER  
SALLY BEAUTY hair cutters DOLLAR TREE

sam's club CHUCK E. CHEESE'S  
goodwill FAIRFIELD INN & SUITES Marriott Holiday Inn Express  
DUNKIN' RaceTrac  
ROOMS TO GO AMERICAS BEST VALUE INN & SUITES

THE HOME DEPOT DOLLAR GENERAL  
Bank of America  
SUPERCUTS TRUIST

JOANN Party City COURTYARD Starbucks  
BARNES & NOBLE BED BATH & BEYOND Pier 1 Imports  
Office DEPOT OfficeMax orange theory TACO BELL BURGER KING  
CHIPOTLE Steak Shake AFFORDABLE DENTURES & IMPLANTS Jason's deli CRUNCH T  
TIRE PLUS TOTAL CAR CARE the Vitamin Shoppe MEN'S WEARHOUSE MATTRESS FIRM five BELOW

S Wickham Rd

192

INTERSTATE 95

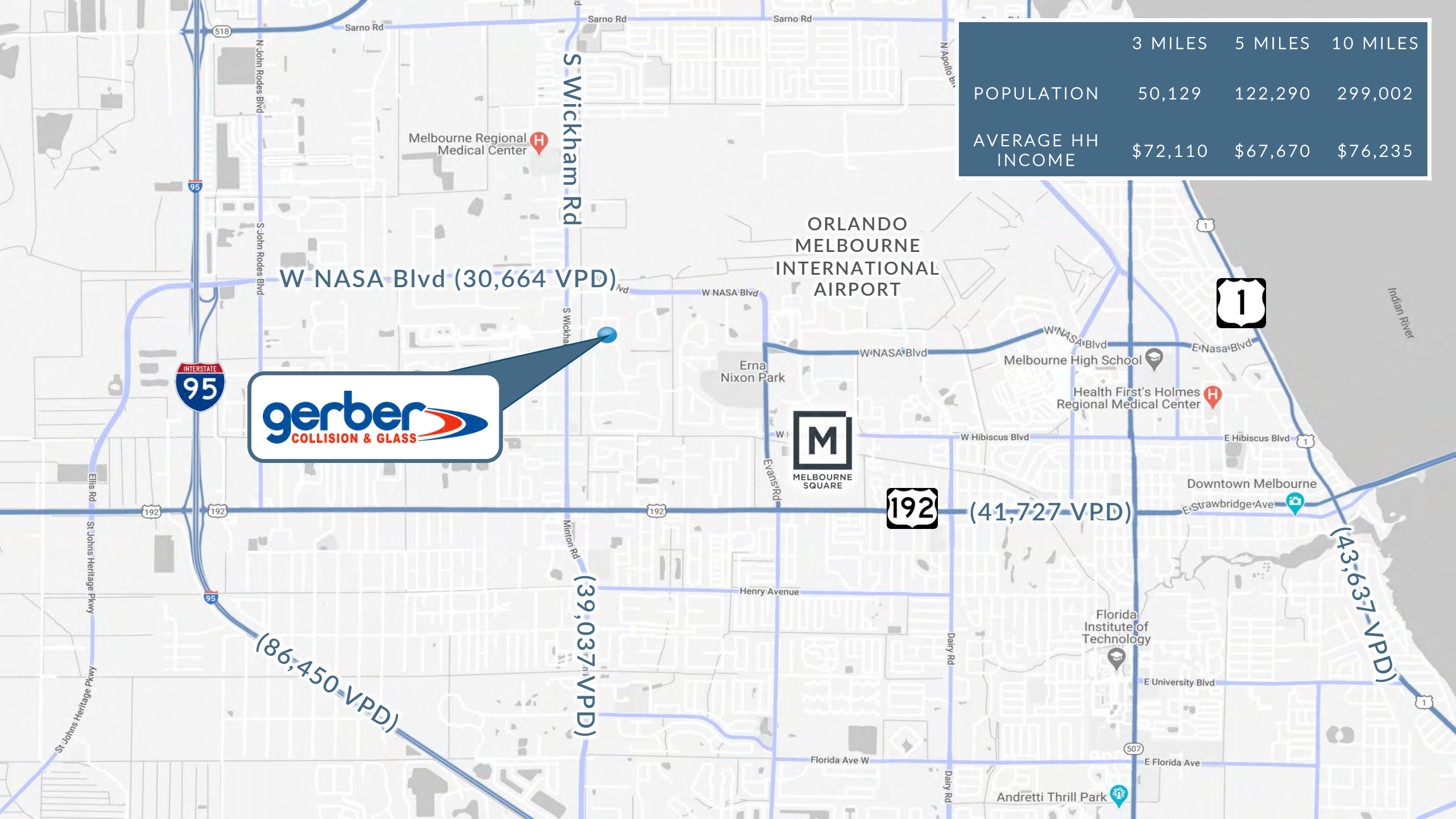
## WEST MELBOURNE | BREVARD COUNTY | FL

West Melbourne is part of Melbourne which is a city in Brevard County, FL. It is 72 miles southeast from Orlando. As of the 2019 estimate census, there was a population of 84,373 residents. The municipality is the second-largest in the county by both size and population. Melbourne is a principal city of the Palm Bay - Melbourne - Titusville, Florida Metropolitan Statistical Area. The City of Melbourne is the economic engine of Brevard County, capitalizing on high-tech industries, location on the Space Coast and our established relationships with the region's educational and research leaders. Melbourne's historic downtowns provide ever increasing entertainment options and unique retail choices. Melbourne's unparalleled natural amenities and a strong sense of community stewardship make the City one of the best places to live, work and raise a family.

Melbourne is near Port Canaveral. Port Canaveral is a cruise, cargo, and naval port in Brevard County, Florida, United States. It is one of the busiest cruise ports in the world with 4.5 million cruise passengers passing through during 2018. Over 6 million short tons of bulk cargo moves through each year. According to a 2018 NASA study, spaceport operations had a total economic impact of nearly \$4 billion on Florida's economy, and for every 10 direct jobs at the Kennedy Space Center an average of 13 jobs are created within the state. Orlando Melbourne International Airport is located near the center of the city. Melbourne contains defense and technology companies with a high concentration of high-tech workers.

Melbourne is a Florida city southeast of Orlando. The Eau Gallie Arts District, on the Indian River Lagoon, is known for its galleries and Foosaner Art Museum. Period buildings include the Rossetter House Museum & Gardens, restored to its 1908 appearance. Across the lagoon, Howard E. Futch Memorial Park at Paradise Beach faces the Atlantic Ocean. North, Brevard Zoo features a kayak tour through an African habitat. The city is also near the NASA Kennedy Space Center. From operating the Kennedy Space Center Bus Tour to serving lunch at the Moon Rock Cafe, their goal is to provide stewardship and hospitality in special places dedicated to creating memorable guest experiences as unique as the destination. People can go and visit and actually get to watch rockets be launched.





	3 MILES	5 MILES	10 MILES
POPULATION	50,129	122,290	299,002
AVERAGE HH INCOME	\$72,110	\$67,670	\$76,235



W NASA Blvd (30,664 VPD)

ORLANDO  
MELBOURNE  
INTERNATIONAL  
AIRPORT



(41,727 VPD)



(43,637 VPD)



(86,450 VPD)

(39,037 VPD)



# TENANT PROFILE

Founded in 1937 by Phil Gerber, Gerber Collision & Glass has provided quality auto collision and glass repair service for more than 80 years. What started as a single auto glass and trim shop in Chicago has grown to one of the largest auto collision and glass repair companies in North America.

All Gerber locations have achieved the highest training level recognized in the collision industry, the I-CAR Gold Class Professionals® designation. We use advanced equipment like our resistance welders, which produce factory-quality welds, and we repair your vehicle safely and quickly, using computerized vehicle measuring systems and the latest technical data services.

You can also count on Gerber for convenience. We make it easy to file an insurance claim because we have relationships with nearly every U.S. insurance carrier. With more than 500 locations, there's likely to be a Gerber near you, with hours to fit your busy schedule.



COMPANY TYPE  
Private



FOUNDED  
1937



# OF LOCATIONS  
500+



HEADQUARTERS  
Elmhurst, IL



WEBSITE  
[gerbercollision.com](http://gerbercollision.com)

# CONFIDENTIALITY AGREEMENT

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Sands Investment Group and should not be made available to any other person or entity without the written consent of Sands Investment Group.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Sands Investment Group has not verified, and will not verify, any of the information contained herein, nor has Sands Investment Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release Sands Investment Group and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.





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