



RETAIL PROPERTY FOR SALE

## MAVIS DISCOUNT TIRE

3235 US Highway 1, Lawrenceville, NJ 08648

Exclusively listed by:

**JOE LOPEZ**

Associate Advisor

248.702.0728

jlopez@encorereis.com

**EVAN LYONS**

Senior Director

248.702.0298

elyons@encorereis.com

In conjunction with:

**BRIAN BROCKMAN**

Bang Realty, Inc.

Brian@bangrealty.com

513.657.3645

# TABLE OF CONTENTS

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## Contents

COVER PAGE	1
EXECUTIVE SUMMARY	3
LOCATION OVERVIEW	4
TENANT PROFILES	5
ADDITIONAL PHOTOS	6
ADDITIONAL PHOTOS	7
ADDITIONAL PHOTOS	8
RETAILER MAP	9
REGIONAL MAP (FULL PAGE)	10
LOCATION MAPS (FULL PAGE)	11
AERIAL MAP (FULL PAGE)	12
DEMOGRAPHICS MAP & REPORT	13
BACK PAGE	14



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CLICK ON THE FOLLOWING LINKS:  Google Map  Street View



## EXECUTIVE SUMMARY

### OFFERING SUMMARY

List Price:	\$2,900,000
NOI:	\$210,612
Cap Rate:	7.26%
Land Acreage:	2.07 Acres
Building Size:	10,099
Price / SF:	\$287.16

### LEASE SUMMARY

Lease Type:	NNN
Taxes / Insurance / CAM:	Tenant Responsibilities
Roof / Structure:	Tenant Responsibilities
Term Remaining:	3 Years Remaining
Original Lease Term:	20 Years
Commencement Date:	11/21/2003
Current Term Expiration:	11/30/2023
Options:	4, Five-Year Options
Increases:	7.5% in Options
Guarantor:	Mavis Tire Supply LLC

### PROPERTY HIGHLIGHTS

- Absolute NNN | Zero Landlord Responsibilities
- Corporately Guaranteed | Equipped with Eight Service Stations
- Situated on Highway 1 | Major North/South Thoroughfare in New Jersey
- Heavily Populated and Affluent Demographics | 126,000 Residents Within a 5-Mile Radius | Average Household Income of \$119,000
- Located Just Off of Interstate-295 | Minutes From Trenton and Princeton
- Directly Across the Quaker Bridge Mall | Two-Level Super-Regional Indoor Mall Comprised of 1,084,000 Square Feet
- Other Nearby Retailers Include Costco, Hobby Lobby, Nordstrom Rack, Bed Bath & Beyond, Walmart, The Home Depot, Lowe's, Whole Foods and Trader Joe's

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## LOCATION OVERVIEW



### LOCATION OVERVIEW

Lawrenceville is located in Mercer County and between Princeton and Trenton. Within Mercer County there are five colleges and universities. Mercer County sits within an hour between New York City and Philadelphia. The property also sits on US Highway 1 or US Route 1 which is a major North South thoroughfare in New Jersey. Mercer County boasts some of the finest cultural and historic sites in the state such as the Revolutionary War battle sites in Trenton and Princeton. Mercer County is also home to first-class parks, a living history farm, a wildlife center, four public golf courses, and the New York Yankees AA-affiliate, Trenton Thunder at Arm & Hammer Park on the Delaware River. And the CURE Insurance Arena hosts popular events, including the Harlem Globetrotters and Disney on Ice. Just up the road in Princeton is the Tony Award-winning McCarter Theatre.

Lawrenceville, located in Lawrence Township, is steeped in history. Founded as Maidenhead in 1697 by Quakers, it lay along the King's Highway, the first Colonial road in New Jersey, the King's Highway/Route 206 was an important stage coach route through the state, and it was the first postal route across the state. It became part of the Lincoln Highway, which was the first transcontinental road in the United States. The Lawrenceville School, the prestigious preparatory boarding school, was established in 1810 and is an anchor of the community. Located on 700 acres, its presence and student population add to the community's sense of vibrancy. The Lawrenceville School was a leader in Lawrenceville revitalization efforts, joining with a group of concerned citizens to nurture the town back to a commercial hub.



## MAVIS DISCOUNT TIRE

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## TENANT PROFILES



### OVERVIEW

Company:  
Founded:  
Headquarters:  
Website:

Mavis Discount Tire  
1949  
Millwood, NY  
[www.mavistire.com](http://www.mavistire.com)

### TENANT OVERVIEW

Mavis Discount Tire is one of the largest independent multi-brand tire dealers in the United States and offers a menu of additional services including brakes, alignments, suspension, shocks, struts, oil changes, battery replacement and exhaust work.

Mavis Discount Tire has been saving people money on tires for more than 50 years. While the company was founded as Mavis Tire Supply Corporation in 1972, its roots can be traced back to 1949. It all started with Vic's Cycle Shop, which repaired bicycles sold by its neighbor, a toy shop. In no time at all, the tiny shop developed a great reputation for performing seemingly impossible bicycle repairs. One day, a customer requested that the bicycle shop repair a flat tire on his car. Using bicycle tire repair tools, Victor was able to repair the tire and, before long, the neighborhood's bicycle wizard found himself in the automobile tire business. Mavis continues to grow with the acquisition of Cole Muffler Brake in 2008, Somerset Tire (STS) in 2015, Kauffman Tire in 2018 and its recent merger with Express Oil and Tire Engineers allows it to keep pace with changing market demands and conditions. Today, over 500 bright, clean, fully equipped service centers can be found in 13 states.

## MAVIS DISCOUNT TIRE

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## SITUATED ON MAJOR THOROUGHFARE





## MAVIS DISCOUNT TIRE

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# EQUIPPED WITH EIGHT SERVICE STATIONS





## MAVIS DISCOUNT TIRE

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# DIRECTLY ACROSS FROM THE QUAKER BRIDGE MALL





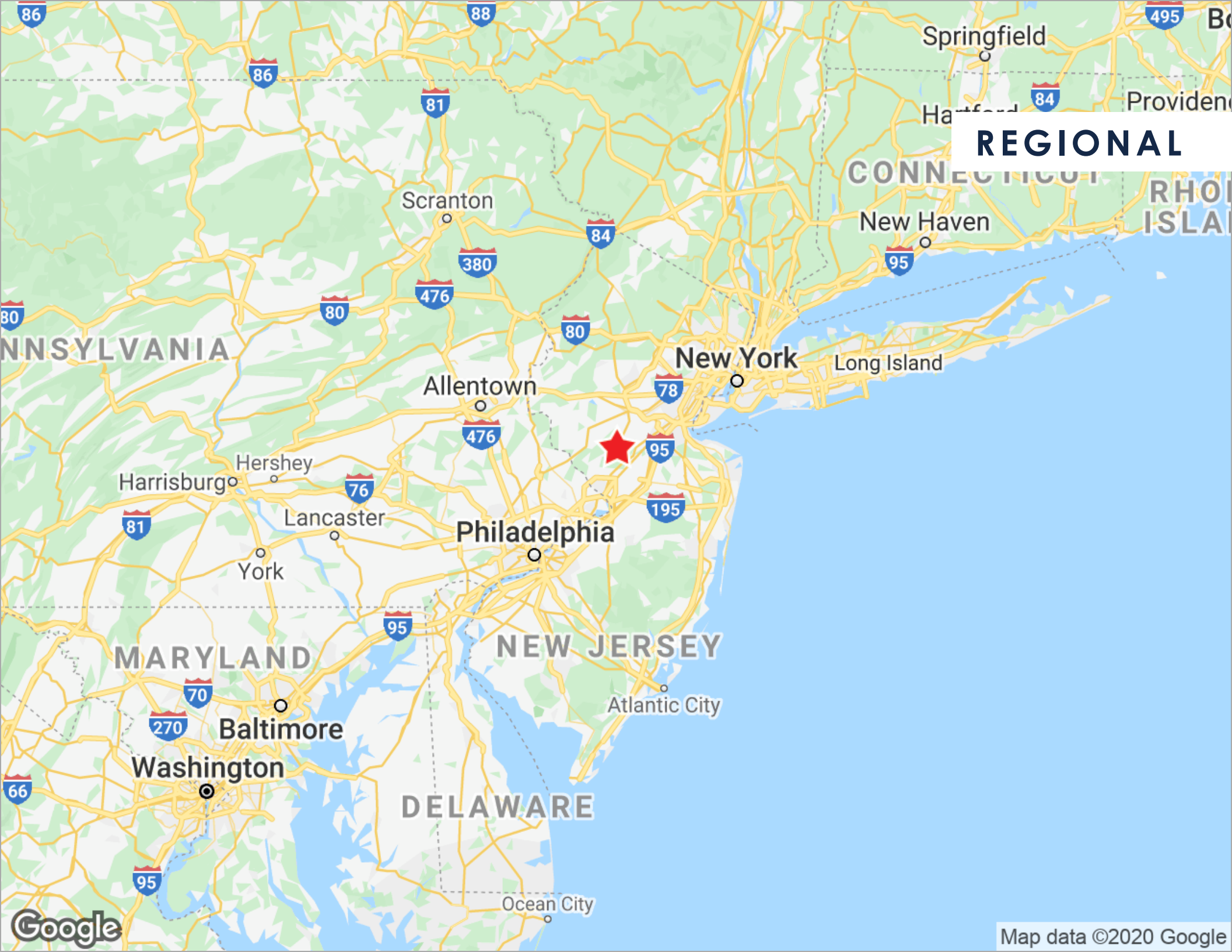
# MAVIS DISCOUNT TIRE

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## RETAILER MAP







**REGIONAL**



# LOCATION



CLARKSVILLE

638

295

1

295



**AERIAL**

Mavis Discount Tire



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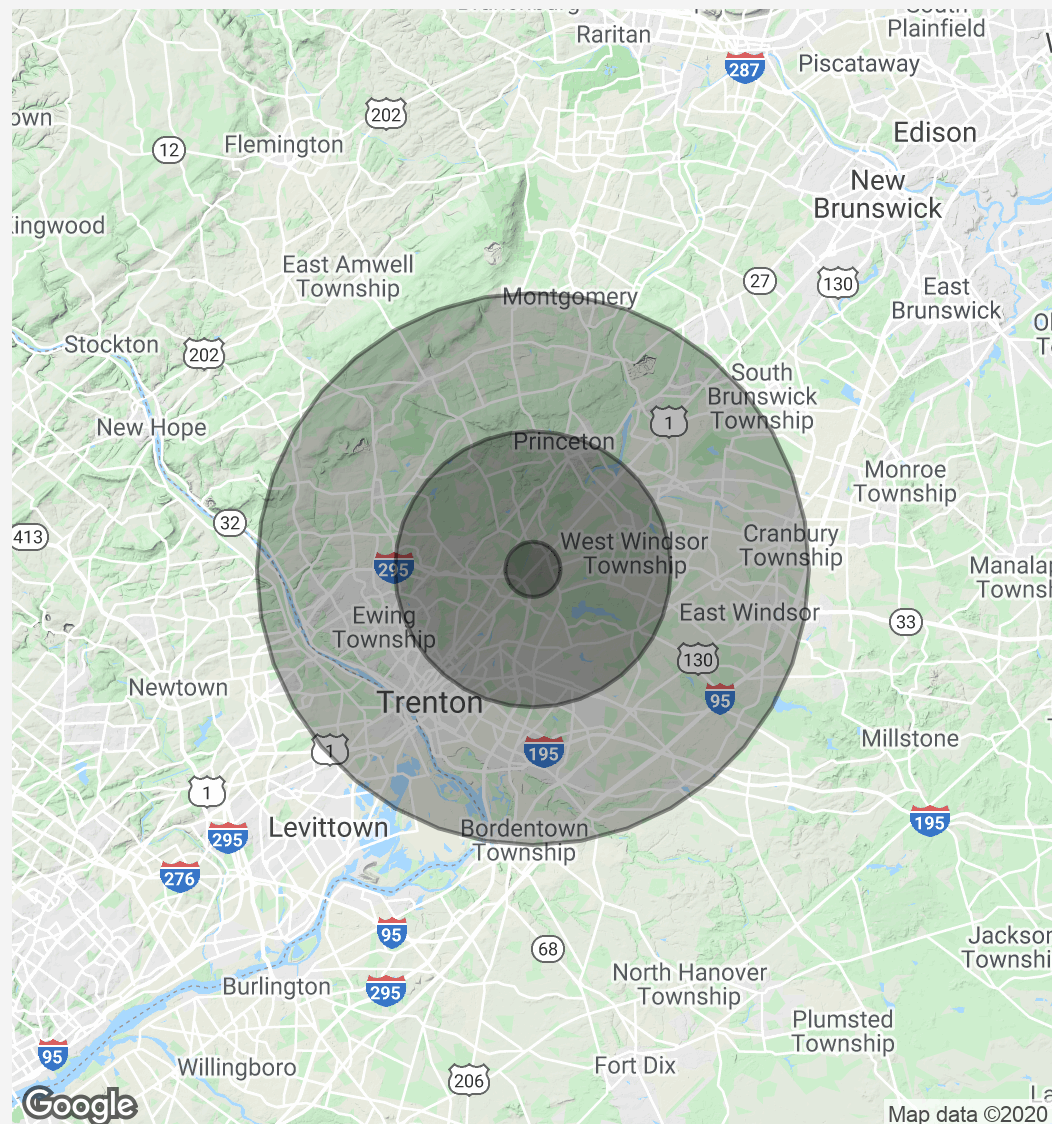
## DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,932	126,475	527,628
Average age	35.8	37.6	37.5
Average age (Male)	35.1	36.3	36.3
Average age (Female)	36.5	38.3	38.3

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,076	44,851	187,300
# of persons per HH	2.7	2.8	2.8
Average HH income	\$134,155	\$119,697	\$100,103
Average house value	\$377,756	\$401,012	\$372,469

\* Demographic data derived from 2010 US Census





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**ENCORE REAL ESTATE INVESTMENT SERVICES**  
30500 Northwestern Highway Suite 400  
Farmington Hills, MI 48334  
[Encoreinvestmentrealestate.com](http://Encoreinvestmentrealestate.com)

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**JOE LOPEZ**

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