

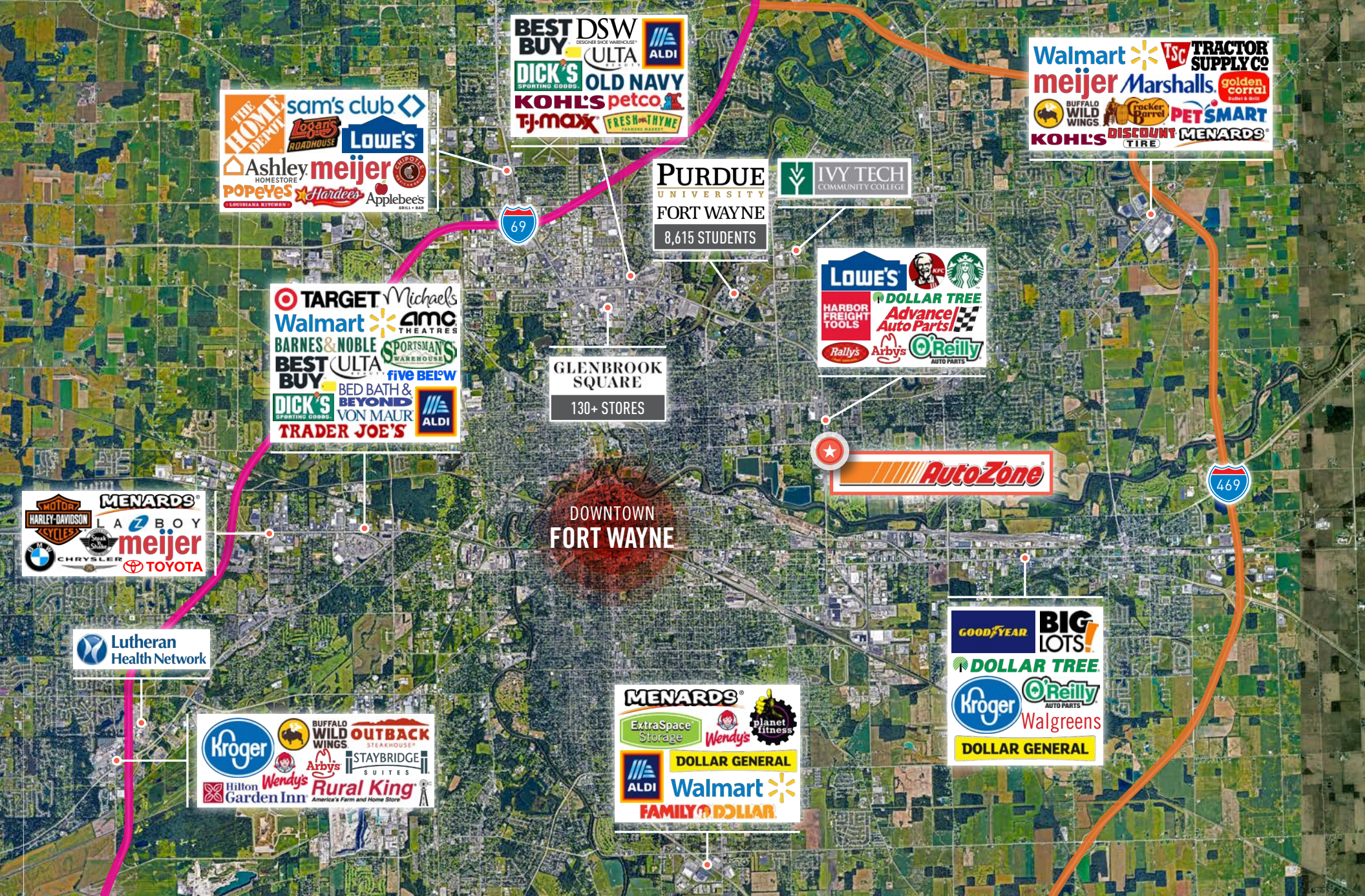
AUTOZONE

1310 NORTH COLISEUM BOULEVARD, FORT WAYNE, INDIANA



OFFERING MEMORANDUM

Marcus & Millichap



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Executive Summary

1310 North Coliseum Boulevard, Fort Wayne, IN 46805

FINANCIAL SUMMARY

Price	\$740,869
Cap Rate	5.75%
Building Size	8,030 SF
Net Cash Flow	5.75% \$42,600
Year Built	1977
Lot Size	.59 Acres

LEASE SUMMARY

Lease Type	Double-Net (NN) Lease
Tenant	AutoZone
Guarantor	Corporate
Roof & Structure	Landlord Responsible
Lease Commencement Date	April 15, 1991
Lease Expiration Date	December 31, 2023
Lease Term Remaining	2 Years
Rental Increases	10% Every 5 Years
Renewal Options	2, 5 Year Options

ANNUALIZED OPERATING DATA

Lease Years	Annual Rent	Cap Rate
Current - 12/31/2023	\$42,600.00	5.50%
Options	Annual Rent	Cap Rate
Option 1	\$46,860.00	6.33%
Option 2	\$51,546.00	6.96%

Base Rent	\$42,600
Net Operating Income	\$42,600
Total Return	5.75% \$42,600



Concordia Lutheran Church & School



Coliseum Donuts



11,900 CPD
LAKE AVE



26,590 CPD
N COLISEUM BLVD



JOHN OO CLINIC



INDUSTRIAL PARK

24/30 Surplus

26,590 CPD
N COLISEUM BLVD

CROSSING
HOME OF BUSINESS & ENTREPRENEURSHIP

KANAK

Cash America
SUPER PAWN

LAKESIDE
Cafe

DOLLAR GENERAL

Speedway

ATLAS
RESTAURANT SUPPLY

MIDAS

U-STOR
SELF STORAGE

TOP LINE
FURNITURE & MATTRESS
Metro Bingo

AutoZone

JOHN OO
CLINIC

AFS
AMPRO
FLEET
SYSTEMS

Property Description



INVESTMENT HIGHLIGHTS

- » **Corporate Guaranteed Lease with AutoZone**
- » 10% Rental Increases Every 5 Years with 2, 5 Year Renewal Options
- » **193,815 Residents within 5-Miles - Fort Wayne is the 2nd-Largest City in Indiana**
- » Nearly 38,500 Cars/Day at the Corner of Coliseum Boulevard and Lake Avenue
- » **Situated Along a Major Connector for the Fort Wayne Area**
- » Surrounded by National Retailers - Lowe's, Dollar Tree, McDonald's, Walgreens, Harbor Freight Tools, and More
- » **Less Than 6 Miles from Both the I-69 and I-469 Freeways**
- » Strong Daytime Population - 208,800 Employees in Surrounding Area



DEMOGRAPHICS

1-mile

3-miles

5-miles

Population

2025 Projection	6,594	75,990	195,518
2020 Estimate	6,593	75,345	193,815
Growth 2020 - 2025	0.01%	0.86%	0.88%

Households

2025 Projection	3,047	30,712	78,130
2020 Estimate	3,031	30,243	76,983
Growth 2020 - 2025	0.52%	1.55%	1.49%

Income

2020 Est. Average Household Income	\$47,194	\$55,286	\$56,910
2020 Est. Median Household Income	\$37,041	\$42,107	\$44,485
2020 Est. Per Capita Income	\$22,661	\$22,770	\$22,919



Tenant Overview



Memphis, Tennessee

Headquarters

NYSE: AZO

Stock Symbol

6,000+

Locations

www.autozone.com

Website

AutoZone is the nation's leading retailer and a leading distributor of automotive replacement parts and accessories with more than 5,000 stores in the US, Puerto Rico, Mexico, and Brazil. Each store carries an extensive line for cars, sport utility vehicles, vans and light trucks, including new and re-manufactured hard parts, maintenance items and accessories. AutoZone also sells automotive diagnostic and repair software through ALLDATA, diagnostic and repair information through alldatadiy.com, and auto and light truck parts and accessories through their website. For more than 30 years, AutoZone has been committed to providing the

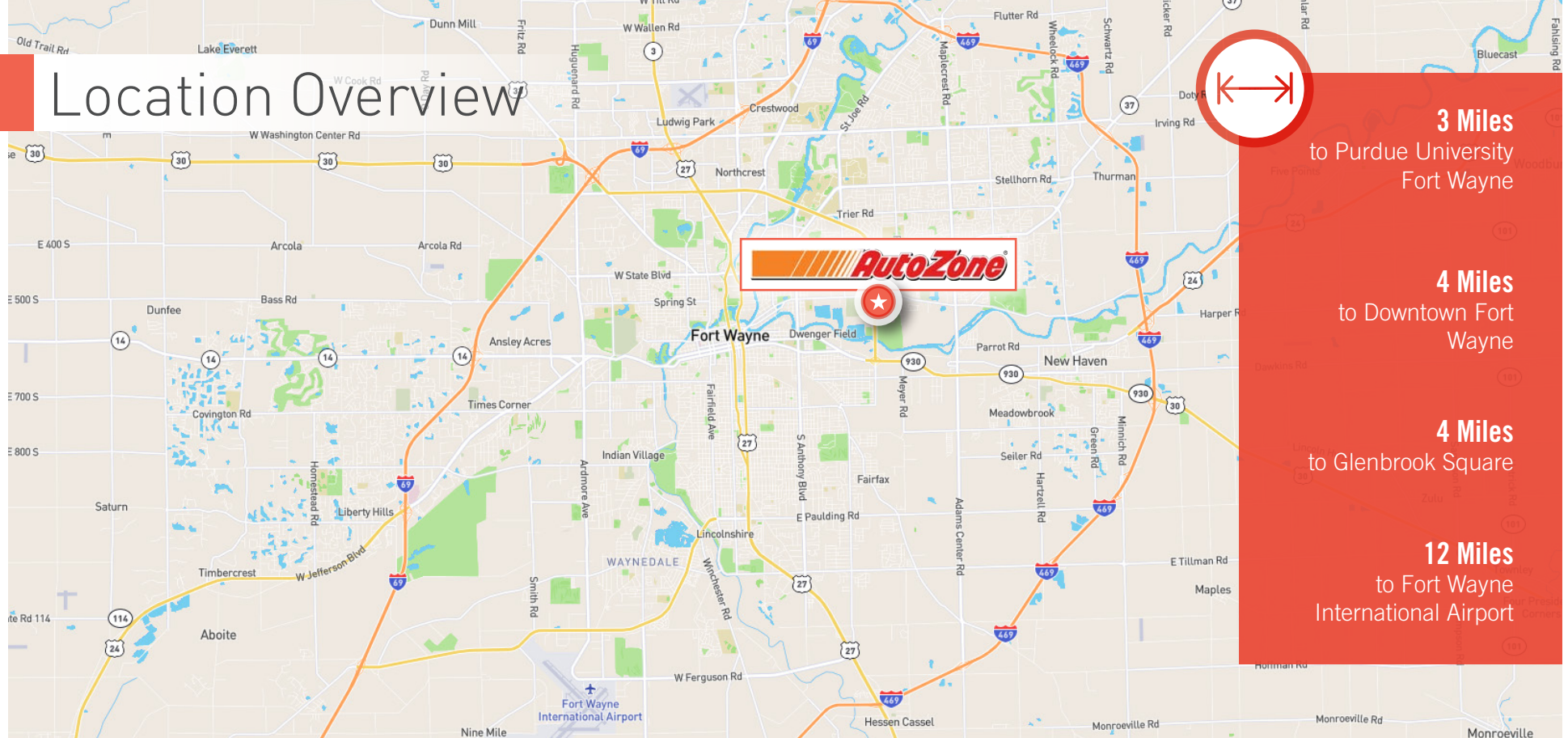
best parts, prices and customer service in the automotive aftermarket industry. Since opening its first store in Forrest City, Ark. on July 4, 1979, the company has joined the New York Stock Exchange (NYSE: AZO) and earned a spot in the Fortune 500.

AutoZone's history starts with a wholesale food company called Malone & Hyde, Inc. The company developed a specialty retail division, which eventually led to the creation of Auto Shack in 1979, later being renamed to AutoZone in 1987. Today, AutoZone is the leading distributor of auto parts in the United States.

Property Photos



Location Overview



Fort Wayne is the second-largest city in the state of Indiana, home to over 270,400 people. Located in Allen County, the largest county east of the Mississippi River, Fort Wayne is the economic and cultural hub of Northeast Indiana. The Fort Wayne Metropolitan Statistical Area is comprised of Allen, Wells, and Whitely counties. Combined, the population of the three-county metro is over 430,000.

Fort Wayne offers big-city amenities with historic neighborhoods and rural charm. The city has received numerous awards and accolades over the years, including: 2021 All-America City Award; #1 hottest U.S. housing market (*Realtor.com*, July 2019-January 2020); #1 fastest-growing metro in the Great Lakes region (*U.S. Census Bureau*); #5 state rank for cost of doing business (*CNBC*, 2018); and the #1 affordable place to live (*niche.com*, 2019).

The economic base of Fort Wayne includes distribution, transportation and logistics, healthcare, professional and business services, leisure and hospitality, and financial services. Tourism is a significant economic sector for the city. Fort Wayne and Allen County businesses welcome more than 6.5 million visitors and \$741.6 million in visitor expenditures annually. Fort Wayne's local economy is comprised of both small businesses and large corporations. The city's largest employers include Parkview Health Systems with 7,800 employees, Lutheran Health Network with 4,700 employees, and General Motors with 3,99 employees. Home to 12 colleges and universities, Fort Wayne and Allen County have a large and talented work force. Purdue University Fort Wayne is a public university part of the Purdue University system and enrolls over 8,600 students annually.

[exclusively listed by]

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