



SINGLE TENANT CALIBER COLLISION FOR SALE

ACTUAL PHOTO OF SUBJECT PROPERTY

## CALIBER COLLISION

4152 Oak Park Dr SE, Grand Rapids, MI 49508

*Exclusively Listed By:*

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# CALIBER COLLISION

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## TABLE OF CONTENTS

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### Contents

COVER PAGE	1
EXECUTIVE SUMMARY	3
CALIBER COLLISION TENANT PROFILE	4
ADDITIONAL PHOTOS	5
ADDITIONAL PHOTOS	6
ADDITIONAL PHOTOS	7
RETAILER MAP	8
AERIAL MAP	9
REGIONAL MAP	10
LOCATION MAP	11
DEMOGRAPHICS	12
BACK PAGE	13

# CALIBER COLLISION

4152 Oak Park Dr SE | Grand Rapids, MI 49508

CLICK ON THE FOLLOWING LINKS:



Google Map



Street View

## SALE PRICE

**\$1,309,000**

## CAP RATE

**5.5%**

### INVESTMENT SUMMARY

List Price:	\$1,309,000
NOI:	\$72,000
Cap Rate:	5.5%
Price / SF:	\$100.54
Building Size:	13,020 SF
Land Acreage:	1.25 Acres

### LEASE SUMMARY

Lease Type:	Double Net Lease
Taxes / CAM / Insurance:	Tenant
Roof / Structure:	Landlord
Original Lease Term:	10 Years
Term Remaining:	9.5+/- Years Remaining
Commencement Date:	October 9th 2021
Term Expiration:	October 31st 2031
Options:	(2) 5 Year Options
Increases:	2% Annual Increases in Initial Term
Guarantor:	Wand Newco 3, Inc. (Corporate Guarantee)

## EXECUTIVE SUMMARY

### INVESTMENT HIGHLIGHTS

- Strong Corporate Guarantee | Caliber Collision Corporate Guarantee.
- Caliber Collision is considered Recession and Internet Resistant.
- Proven Growth in Acquisition – Effective February 2019, ABRA Autobody & Glass and Caliber Collision merged to form an entity that operates more than 1,400 collision centers in 40 states nationwide which makes them the Largest Collision Repair Operator in America.
- Caliber Collision's Merge With Abra Strengthened Their Leadership in the Industry with Approximate Annual Revenue of \$4 Billion.
- Caliber Collision Services all makes and models of gasoline and diesel engine vehicles.
- High Traffic Counts on 44th St. SE & Norman Dr SE W : 35,723 VPD+/-.
- National Tenant's Surrounding Investment Property: Family Dollar, Papa John's Pizza, Metro By T-Mobile, United States Postal Service, McDonald's, Tim Hortons, Speedway, Discount Tire, and many more.



**CALIBER COLLISION TENANT PROFILE**

**CALIBER COLLISION**

RESTORING THE RHYTHM OF YOUR LIFE®

**OVERVIEW**

Company:	Caliber Collision
Founded:	1997
Number Of Locations:	1400+
Number Of Employees:	10,000+
Vehicles Repaired Annually:	850,000+
Headquarters:	Lewisville, Texas
Website:	<a href="http://www.calibercollision.com">www.calibercollision.com</a>

**TENANT HIGHLIGHTS**

- Largest Collision Repair Operator in the US - Over 1400 Locations
- Recession-Proof Tenant
- Over 850,000 Vehicles Repaired Annually

**TENANT OVERVIEW**

Caliber Collision Centers ® didn't become the nation's largest collision repair company by accident. It's taken an unyielding commitment to their customers, communities, culture, and the highest-quality service. It's a commitment that began when the company was founded in 1997 and continues strong to this day. Caliber Collision was started in Lewisville, Texas, and has since expanded to 19 states along with the District of Columbia. They have experienced rapid growth in the past 5 years growing from approximately 150 locations to over 1,400 today. The expansive growth has been fostered by Caliber leading the industry in employee training which ranks as the highest number spent per employee in the collision industry. Caliber believes that investing in great people has helped to make them the great company they are today. The company specializes in paintless dent repair, collision bodywork, and services.



**CALIBER COLLISION**  
A CARSTAR COMPANY





CALIBER COLLISION

CHEVROLET







# RETAILER

amazon

DEAN  
TRANSPORTATION

STEEL CRAFT  
TECHNOLOGIES

Steelcase

Subject  
Property

Towne & Country  
Shopping Center

FAMILY  
DOLLAR

Pizza  
Hut

cricket  
wireless

Kalamazoo Ave SE

22,930+ VPD



Spectrum  
Health

PAPA JOHN'S

Speedway

Tuffy  
Tire & Auto  
Service

Edward  
Jones

Huntington

44<sup>th</sup> St SE

34,350+ VPD

Tim Hortons



MERCY HEALTH

McDonald's

metro  
by T-Mobile

FARMERS  
INSURANCE

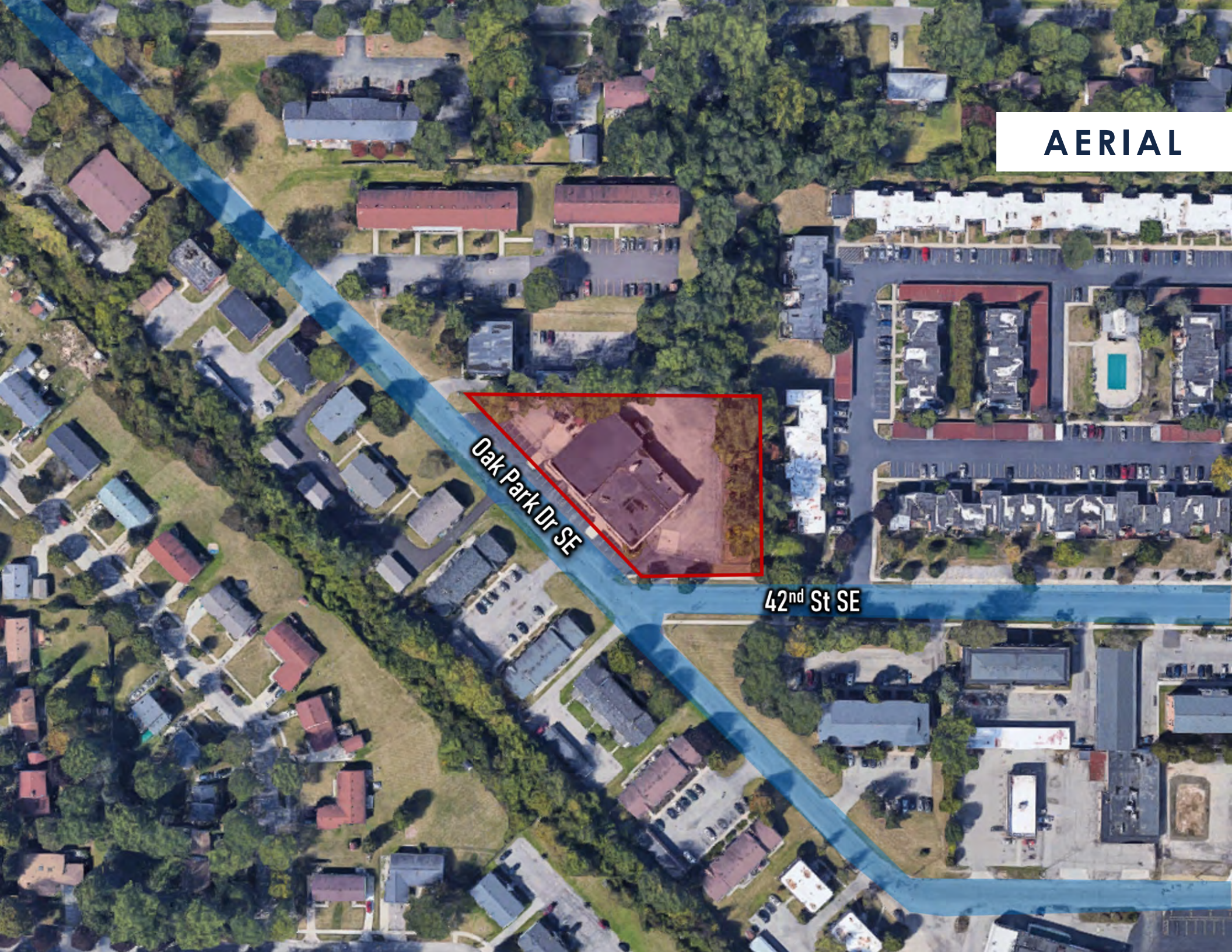
UNITED STATES  
POSTAL SERVICE



**AERIAL**

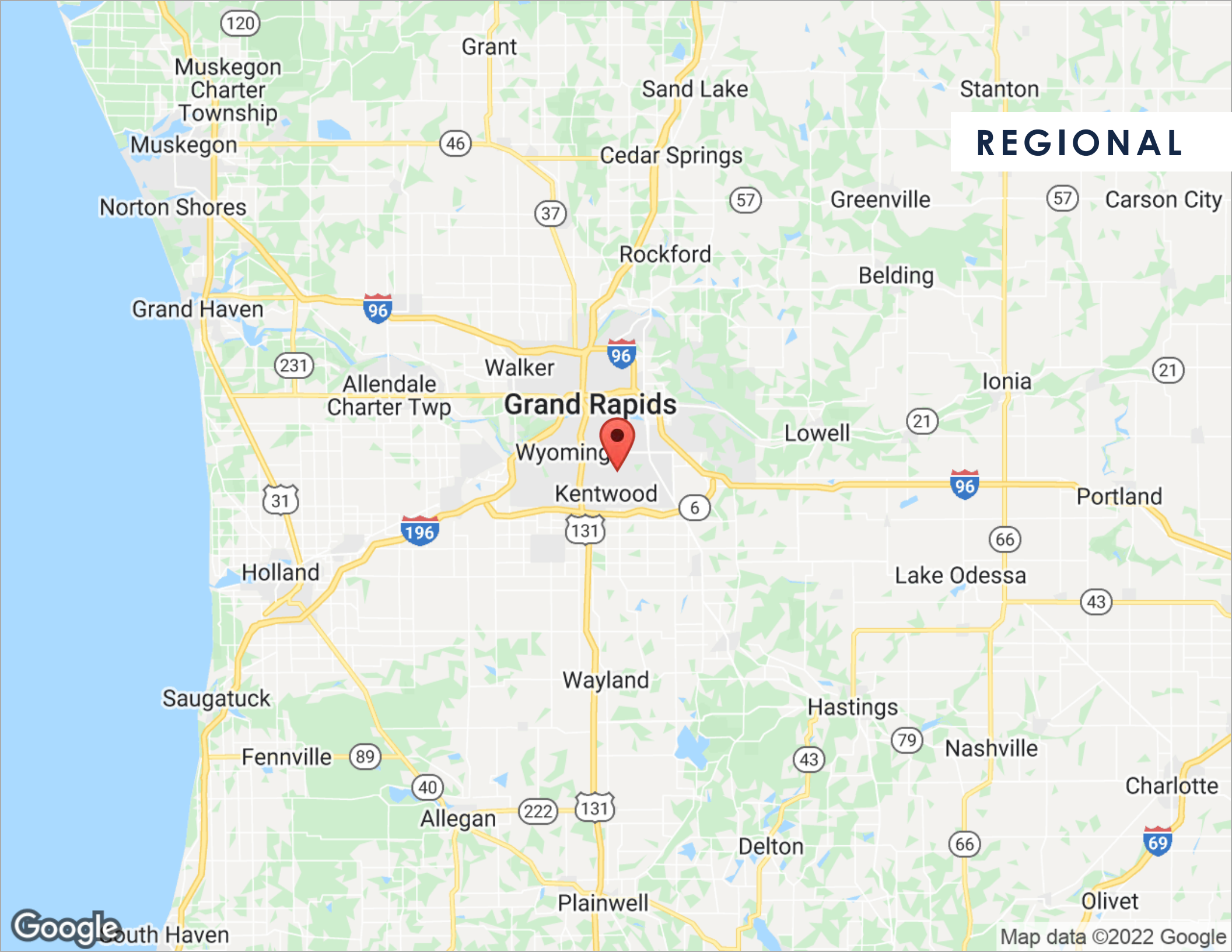
**Oak Park Dr SE**

**42<sup>nd</sup> St SE**

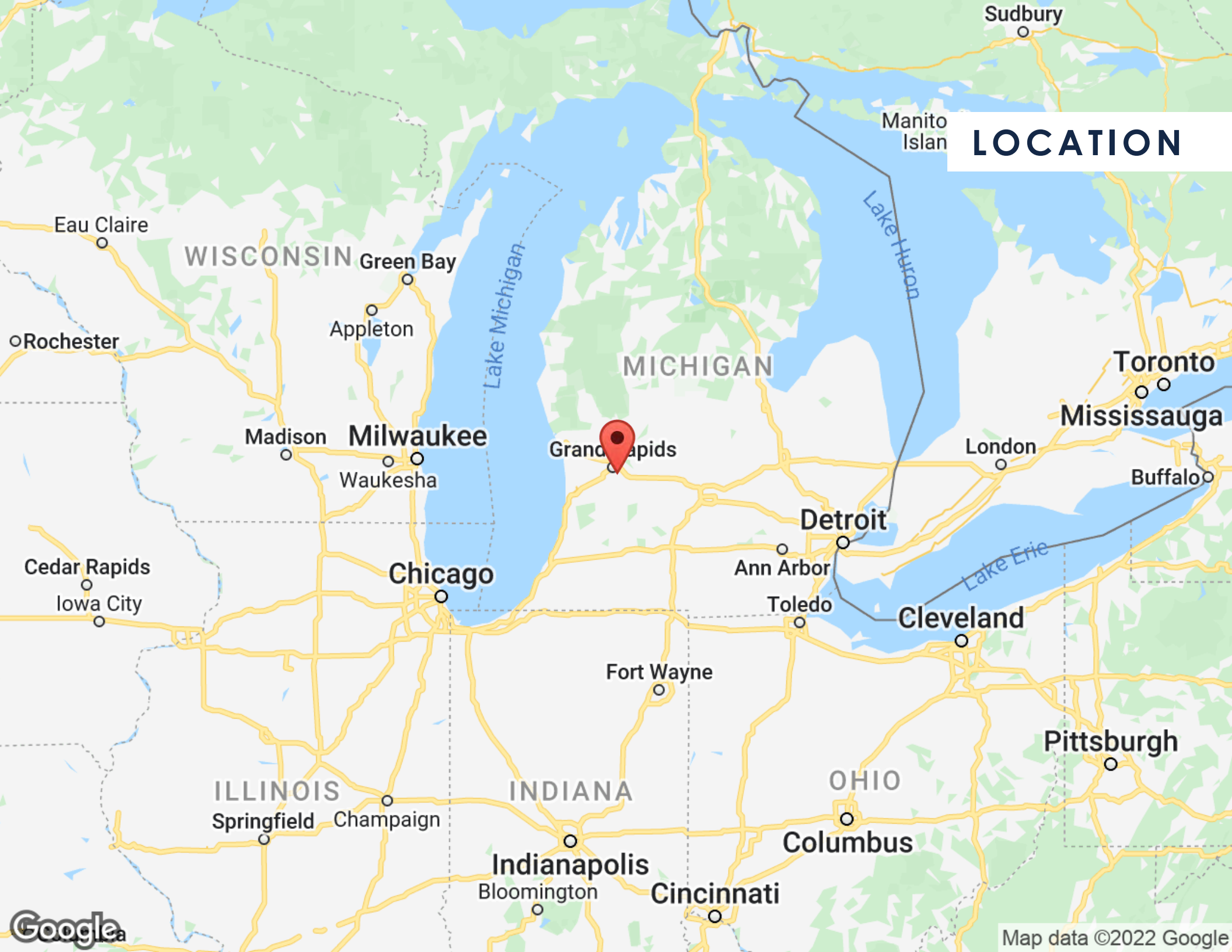




# REGIONAL







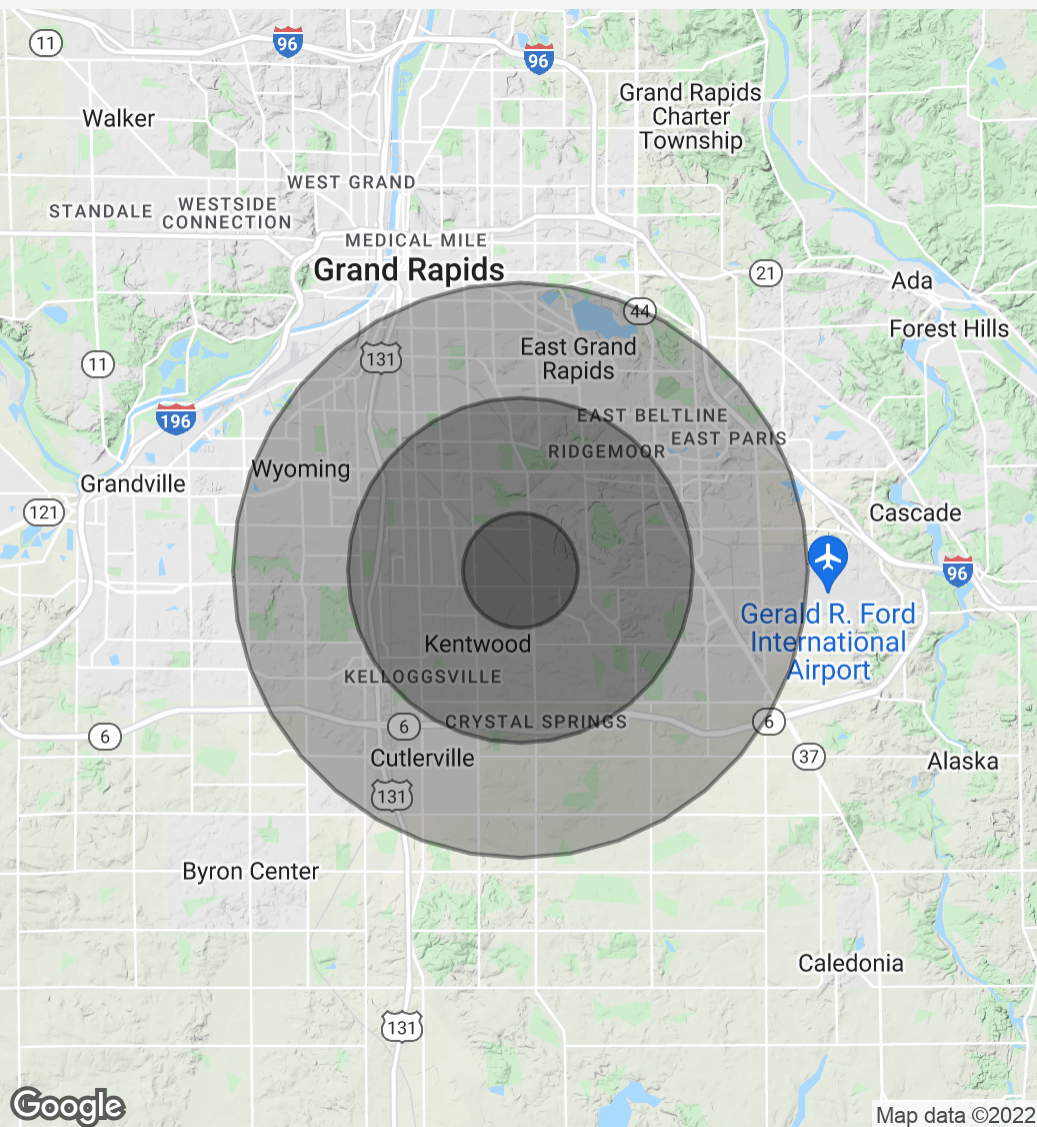
## LOCATION





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## DEMOGRAPHICS

Population:	1 Mile	3 Mile	5 Mile
2010 Population	11,531	89,992	230,691
2021 Population	11,907	97,254	250,241
2026 Population Projection	12,116	99,709	256,712
Annual Growth 2010-2021	0.3%	0.7%	0.8%
Annual Growth 2021-2026	0.4%	0.5%	0.5%
U.S. Armed Forces	0	20	40
Population by Race:			
White	6,837	65,821	175,604
Black	3,208	19,989	49,663
American Indian/Alaskan Native	51	650	2,393
Asian	1,298	6,680	12,761
Hawaiian & Pacific Islander	3	126	305
Two or More Races	511	3,987	9,514
Hispanic Origin	1,079	12,883	42,750
Households:			
2010 Households	4,397	35,429	86,079
2021 Households	4,536	38,172	93,221
2026 Household Projection	4,617	39,123	95,621
Annual Growth 2010-2021	0.3%	0.4%	0.4%
Annual Growth 2021-2026	0.4%	0.5%	0.5%
Owner Occupied Households	2,830	24,724	60,090
Renter Occupied Households	1,786	14,399	35,531
Total Specified Consumer Spending (\$)	\$127.1M	\$1B	\$2.6B
Income:			
Avg Household Income	\$72,220	\$68,452	\$74,650



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