



NN Lease

CALIBER COLLISION

Exclusively Listed With: Tri-Oak Consulting Group

**56 E Butler Avenue
Chalfont, PA 18914**

Purchase Price: **\$1,518,151**

Cap Rate: **6.25%**

HIGHLIGHTS

- ✓ **2% Annual Rent Increases**
- ✓ Average HHI at 1-Mile: \$156K+
- ✓ Average Population at 5-Miles: 116K+
- ✓ NN - Minimal Landlord Responsibilities
- ✓ 36 Miles from Philadelphia, PA



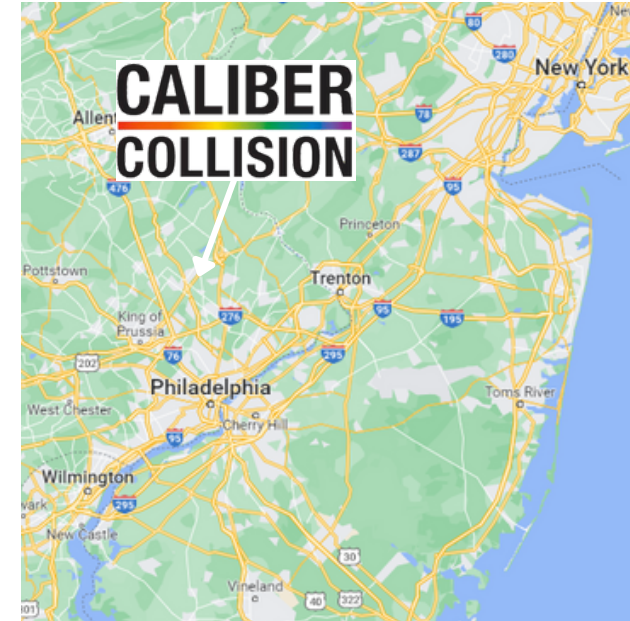
Actual Location Not Shown

Property Summary ◆

Asking Price:	\$1,518,151
Cap Rate:	6.25%
Rent/NOI:	\$94,884.48
Lease Commencement:	06/26/2021
Lease Expiration:	06/30/2031
Renewal Options:	Two / 5-Year Renewals
Rental Increases:	2% Annual Increases
Building Size:	7,200 +/- SF
Land Size:	2.64 +/- Approx. Acres
Parking:	Adequate
Area Tenants:	Swat Pest Control, Doug's Barber Shop, Leonardo's Pizza

Responsibility ◆

Tenant	Real Estate Taxes, Building Insurance, & Parking Lot Maintenance
Lessor	Roof, Structure, & HVAC
Lease Guarantor	Wand Newco 3, Inc.



Demographics ◆

	1-Mile	3-Mile	5-Mile
Population:	6,873	36,332	116,648
Median Income:	\$124,721	\$123,012	\$110,159
Average Income:	\$156,118	\$162,685	\$150,219

CONTACT INFORMATION

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PA Broker of Record
Brian Brockman
Bang Realty #068727
(513) 898-1551

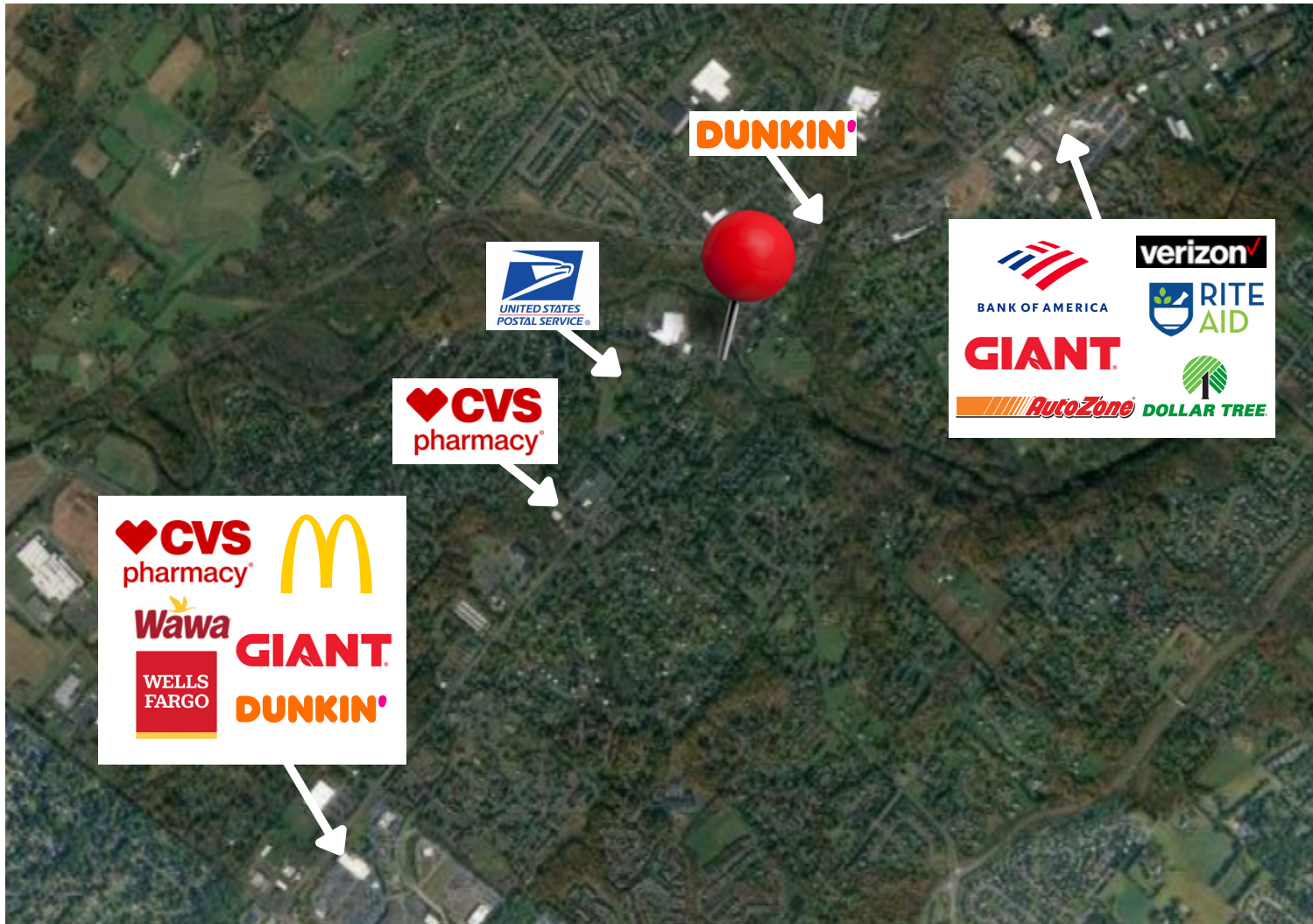
Aerial View ◆



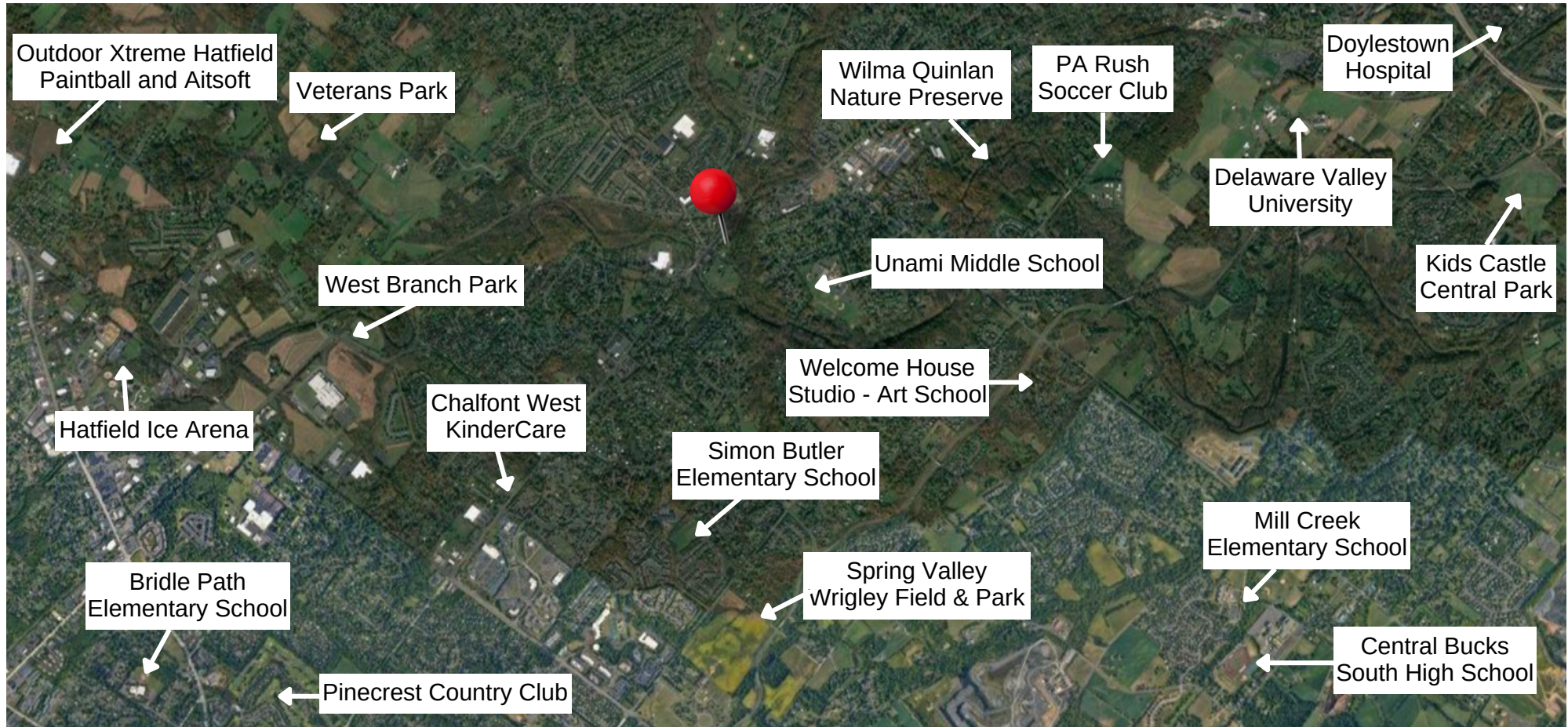
Store Photos ◆



Aerial View with Tenants ◆



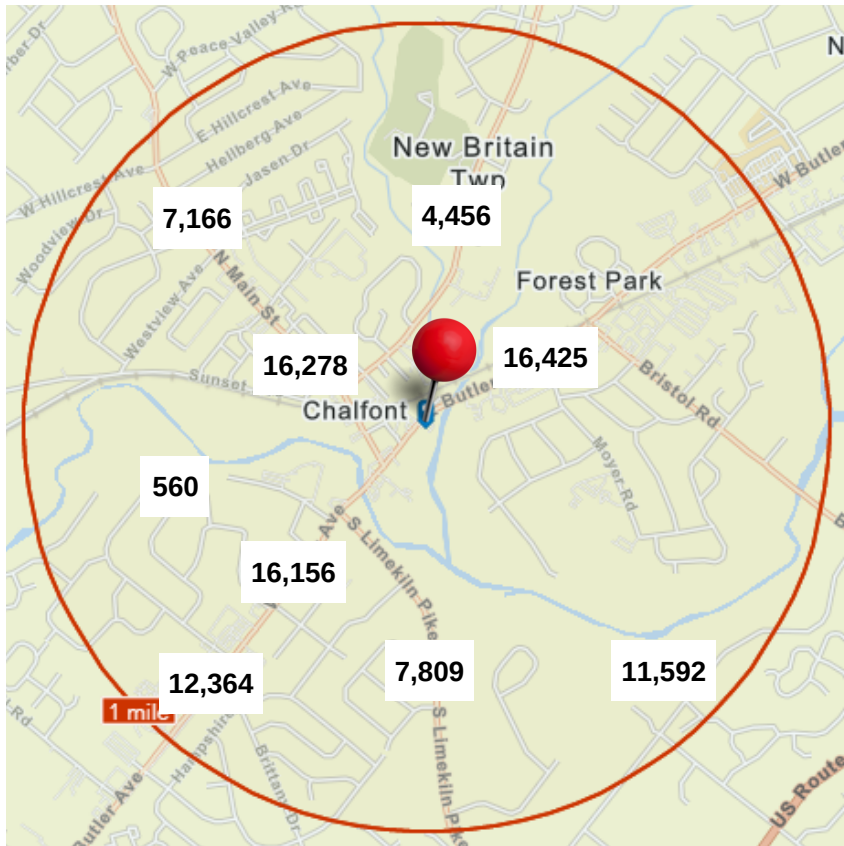
Traffic Generators



Traffic Counts

Data from 2020

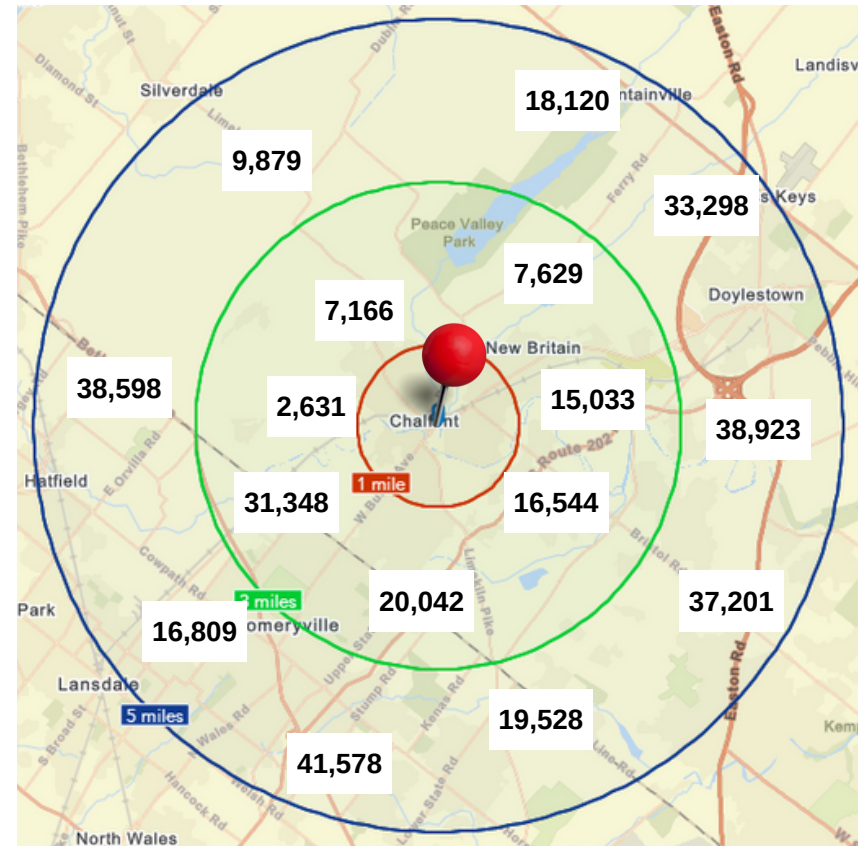
Red: 1 Mile Radius



Red: 1 Mile Radius

Green: 3 Mile Radius

Blue: 5 Mile Radius



CALIBER COLLISION

Founded in 1997, Caliber has grown to 1,600 centers nationwide and features a full range of automotive services, including Caliber Collision, one of the nation's largest auto collision repair provider across 41 states; Caliber Auto Care for mechanical repair and quick oil change services and Caliber Auto Glass for glass repair and replacement.

With the Purpose of Restoring the Rhythm of Your Life®, Caliber's more than 25,000 teammates are committed to getting customers back on the road safely — and back to the rhythm of their lives — every day. Dedicated to providing an outstanding customer experience, Caliber continues to rank among the highest customer satisfaction scores in the industry.