



Car X (Monro Inc.)

\$1,247,800 | 7.25% CAP

2090 South Koeller Street, Oshkosh, Wisconsin

- ✓ **Excellent Tenant Financials and Strong Reported Sales.** Please Call for Details
- ✓ **Lease Guaranteed by Monro Inc.** (NASDAQ: MNRO) MNRO Has over 1,300 Locations, (Second Largest National Auto Service Company)
- ✓ **Strong Commitment to Site:** In 2020, Tenant Exercised Two 5-Year Options Early, Extending the Lease Through December 2030
- ✓ **New Roof and Resurfaced Parking (2021/2020)**
- ✓ **70,100+ Residents w/in 5-Mile Radius** That Have an Avg. HH Income of \$84,880+

Monro's family of brands stands as a **premier provider** of **automotive service** and tires across the United States. Annually servicing approximately **five million vehicles**, Monro emphasizes a personalized approach where every guest matters and every teammate is **esteemed—a commitment rooted** in their people-first philosophy.



INVESTMENT OVERVIEW

CAR X (MONRO INC.) OSHKOSH, WI

SUBJECT PROPERTY



CONTACT FOR DETAILS

John Packwood

Senior Associate
(424) 301-6383

jpackwood@securenetlease.com

WI Broker of Record: Jon Thoresen

License #: 44167-094

\$1,247,800

7.25% CAP

NOI

\$90,464*

*Percentage Rent

10% Sales with
Min/Max

Building Area

±6,232 SF

Land Area

±0.72 AC

Year Built

1991

- ✓ **Excellent Tenant Financials and Strong Reported Sales.** Please call for details.
- ✓ **5-Year Modified NNN* Lease** with Percentage Rental Increases, Plus (1), 5-Year Option
- ✓ **Area Benefits from Easy Access to Major Roads, Making it Convenient for Both Residents and Visitors:** Located on S Koeller Street, a major corridor in OshKosh, next to the crossing of W South Park Ave (19,385+ VPD) & Interstate 41 (69,128+ VPD). This site is surrounded by several nationally recognized tenants, such as Target, Aldi, Petco, Hardee's, Arby's, Subway, Baskin-Robins, and many more.
- ✓ **Located Across the Street from Wittman Regional Airport:** Renowned globally as the host of the annual EAA AirVenture Oshkosh, the world's largest aviation event, this airport serves as a vital general aviation hub, supporting a range of aircraft operations from private flights to corporate travel. They are currently constructing 20 new T-Hangar units, beginning construction Spring 2023.
- ✓ **Excellent Demographics:** There are 70,100+ residents located within a 5-mile radius that have an average household income of \$84,880+. This site is located in a bustling and well-connected part of Oshkosh, catering to diverse community needs.
- ✓ **Oshkosh, WI has Seen Ongoing Economic Development, Particularly in its Downtown Area and Along Major Corridors like Koeller Street.** This includes new businesses opening, renovations of historic buildings, and efforts to attract more retail and dining options. The city is also home to the University of Wisconsin-Oshkosh (14,000+ students, 2 miles from subject property), which continues to expand its campus facilities and educational offerings.
- ✓ **Monro, Founded in 1957, has Expanded to Over 1,300 Auto Repair Shops and Tire Dealers Across 32 States.** The company operates under 16 different brands, such as Monro Auto Service and Tire Centers, Car-X Tire & Auto, Mr. Tire, and Tuffy Tire & Auto Service.

*Landlord responsible for roof and structure

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

SECURE
NET LEASE

TENANT OVERVIEW

CAR X (MONRO INC.) OSHKOSH, WI

Car X (Monro)

Lessee: Monro Muffler Brake, Inc.

Guarantor: Monro Muffler Brake, Inc.

REVENUE

\$1.2 B

STOCK TICKER

MNRO

LOCATIONS

1300+



carx.com

Monro's family of brands stands as a premier provider of automotive service and tires across the United States. Annually servicing approximately five million vehicles, Monro emphasizes a personalized approach where every guest matters and every teammate is esteemed—a commitment rooted in their people-first philosophy.

Headquartered in Rochester, New York, where founder Chuck August established the first store in **1957**, Monro has expanded to **over 1,300 auto repair shops** and tire dealers spanning **32 states** coast to coast. The company oversees **16 distinguished tire** and auto service brands, including Monro Auto Service and Tire Centers, Car-X Tire & Auto, Mr. Tire, Tire Choice, Tuffy Tire & Auto Service, Ken Towery's Tire & Auto Care, Autotire Car Care Center, Milex Complete Auto Care, The Tire Warehouse, and Dub Tire. These brands leverage **regional strengths** and community ties from urban centers to rural areas.

Operating under the Monro banner, the company operates as a unified team with a shared mission: delivering **industry-leading tire** and auto service quality to their guests. Publicly traded on **NASDAQ since 1991** under the symbol MNRO, Monro continues to bolster its market presence through strategic acquisitions, store sales, and **new openings**, prioritizing **sustainable growth** and expanding its national footprint.

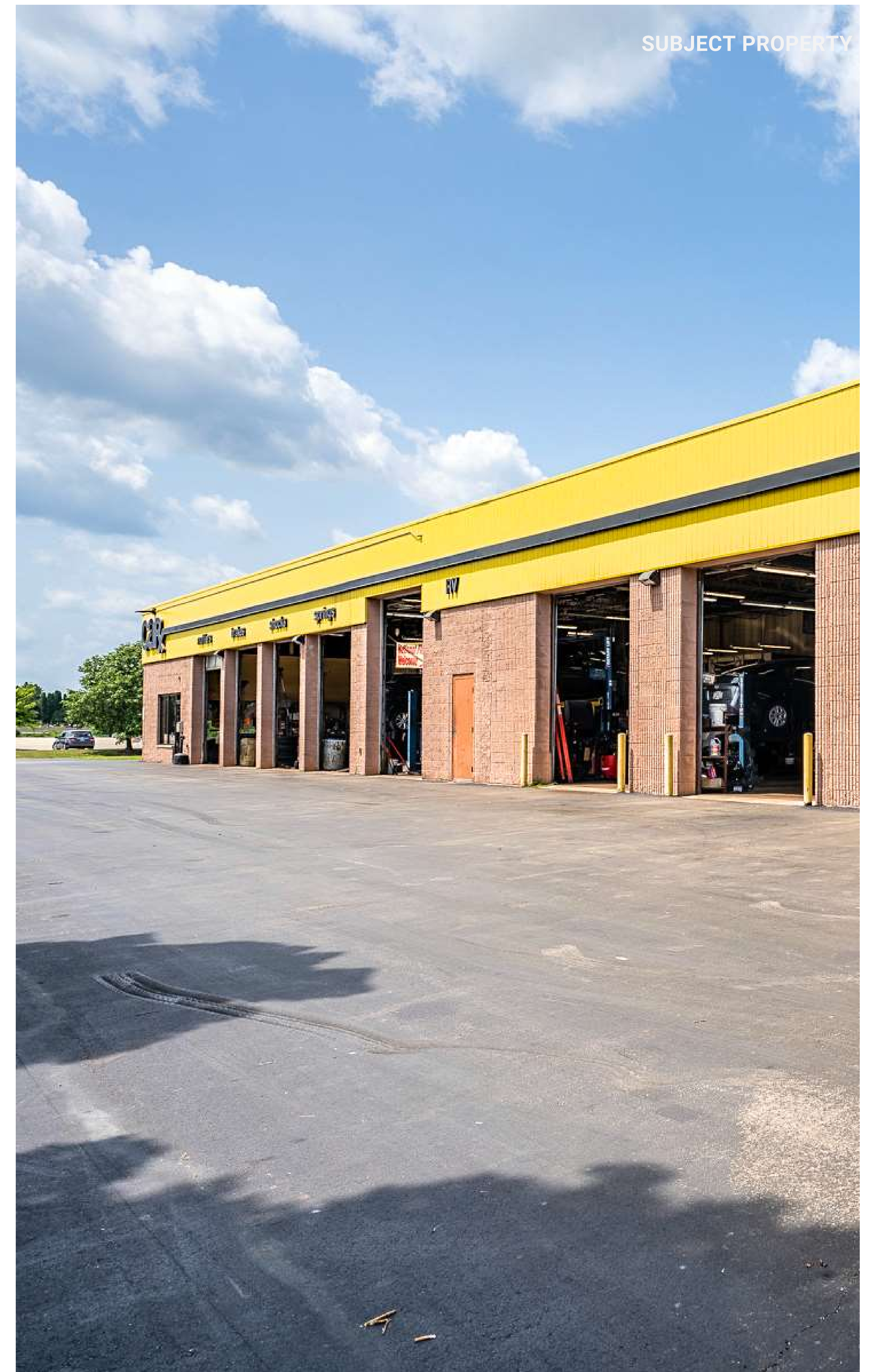
GUARANTOR OVERVIEW

Monro Muffler Brake, Inc.

TOTAL LOCATIONS

1300+

SUBJECT PROPERTY



IN THE NEWS

CAR X (MONRO INC.) OSHKOSH, WI

Monro Acquires QC Auto Service And Muscatine Tire & Auto Center

FEBRUARY 20, 2023 (MONRO)

Monro has acquired QC Auto Service and Muscatine Tire & Auto Center stores in the Quad Cities region of Iowa and Illinois. The five-store deal closed on February 19, 2023.

"We are thrilled to add QC Auto Service and Muscatine Tire & Auto Center to the Car-X brand," said Mike Broderick, Monro President and CEO. "They have provided **great service** to their communities for more than **40 years**, and we will continue that commitment. We welcome their associates to the **Monro team** and look forward to serving their guests. The acquisition strengthens our current Car-X Tire & Auto presence in the **Quad Cities** and the surrounding area."

Five-store acquisition expands Monro's Car-X brand presence in the Midwest

The deal includes two QC Auto Service stores in Bettendorf, Iowa, and one each in Davenport, Iowa, and Moline, Illinois, as well as Muscatine Tire & Auto Center in Muscatine, Iowa. The **five stores** will be dual branded, adding Car-X Tire & Auto to their current identity. Approximately **30 associates** will join Monro through the acquisition, maintaining the stores' strong community relationships.

"It wasn't an easy decision for our family to sell our business, but it was the right time," said Dan Elias, owner and manager. "We knew that we could trust Monro to continue serving our **valued customers** and our employees."

The purchase increases Monro's service locations to **1,303 company-owned stores** across the United States, affirming the company's position as the second largest tire and automotive service company in the United States.

Monro, Inc. (NASDAQ: MNRO) is one of the United States' leading automotive service and tire providers, delivering **best-in-class** auto care to communities across the country. With a growing market share and a focus on sustainable growth, the company generated approximately **\$1.4 billion** in sales in **fiscal 2022**.

EXPLORE ARTICLE



Monro Muffler Brake not stopping at 1,000 stores

MATTHEW DANEMAN, AUGUST 25, 2014 (DEMOCRAT AND CHRONICLE)

The first Monro Muffler stood on Rochester's northeast side. It was there in 1957 that businessman Charles August opened a Midas Muffler franchise. Nine years later, August — now deceased — broke from Midas and started a new company that offered a wide array of car repair work.

The **1,000th Monro Muffler** is in Florida, one of **35 Tire Choice stores** Monro bought there this month in its first toehold into the Sunshine State. And in between, the **Rochester-based car-care** chain is becoming an **increasingly** common presence beneath the hoods of cars and light trucks across the eastern half of the United States.

Monro Muffler Brake Inc. now operates more than 1,000 stores across the eastern United States. And the chain has aggressive plans for yet more stores, as well as new markets, in coming years.

Under such brands as Monro Muffler, Mr. Tire, Tire Warehouse, Autotire, Tread Quarters, and Ken Towery Tire & Auto Care, it now **operates 1,005 stores in 24 states**. It moved into Kentucky in 2012 with the purchase of one existing chain, and into Michigan this June when it bought **19 tire and auto service stores** there.

The move into Florida "helped balance us — we have a **lot of stores** in the mid-Atlantic, the Northeast," he said. "I never say never about anything. But within the next five years, I wouldn't plan on us being west of the Mississippi. I'd plan on us having a **lot more stores** east of the Mississippi. More in Florida. Probably add Georgia. A lot more within the states we currently operate in. We have **four stores** in Illinois. We're not at all in the Chicago area. We have a presence in Indiana, but it's **30-some stores**. Huge opportunities. Compare that to **150 in a state** like New York (where) we're not even in the real downstate markets. We've got such a huge amount of opportunity in our existing states, 'I don't need to think, 'Let's be in California.' "

EXPLORE ARTICLE



LEASE OVERVIEW

CAR X (MONRO INC.) OSHKOSH, WI

SUBJECT PROPERTY

Initial Lease Term	5-Years, Plus (1), 5-Year Option
Rent Commencement	1/1/2016
Lease Expiration	12/31/2030
Lease Type	Modified NNN*
2023 Rent	\$90,463.80
Percentage Rent	10% of Gross Store Sales
1/1/21 – 12/31/2025 Min / Max Rent	\$61,000 / \$90,502.11
1/1/26 – 12/31/2030 Min / Max Rent	\$61,000 / \$95,027.22
Option 1/1/2031 - 12/31/2035	\$61,000 / \$114,982.93

*Landlord responsible for roof and structure

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.



21

±33,637 VPD



OSHKOSH WEST HIGH SCHOOL
(1,646 STUDENTS)



MERRILL ELEMENTARY SCHOOL
(478 STUDENTS)

MENOMINEE ELEMENTARY SCHOOL
(216 STUDENTS)



ASCENSION NE WISCONSIN MERCY CAMPUS
(110 BEDS)



MENOMINEE ELEMENTARY SCHOOL
(181 STUDENTS)



SOUTH PARK MIDDLE SCHOOL
(354 STUDENTS)

S MAIN STREET
±11,696 VPD



TRAEGER MIDDLE SCHOOL
(444 STUDENTS)



OSHKOSH REEFS



HAWATHA PIONEER TRAIL
±69,128 VPD

S KOELLER STREET
±12,375 VPD



WITTMAN REGIONAL AIRPORT

±7,581 VPD



W SOUTH PARK AVENUE
±19,385 VPD



SITE OVERVIEW

CAR X (MONRO INC.) OSHKOSH, WI

Year Built | 1991

Building Area | ±6,232 SF

Land Area | ±0.72 AC

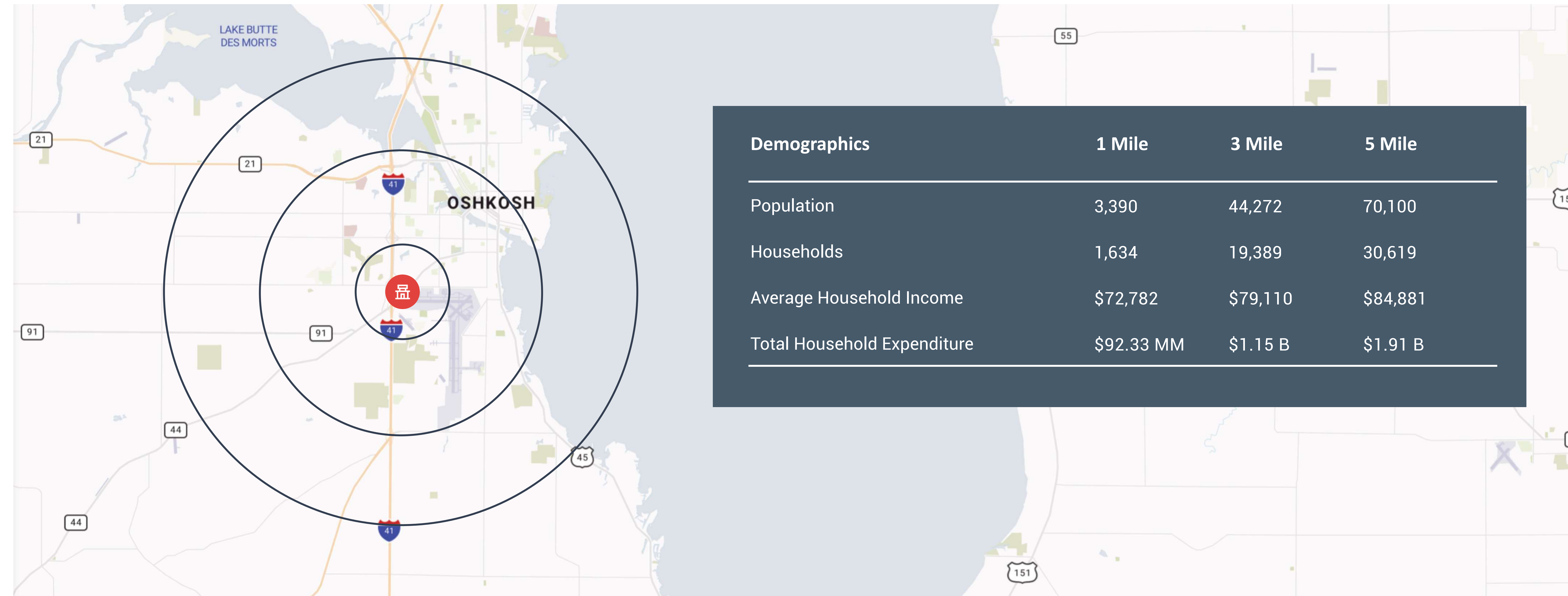
NEIGHBORING RETAILERS

- Walmart Supercenter
- Best Buy
- ROSS Dress for Less
- T.J. Maxx
- Hobby Lobby
- Target
- ALDI
- Anytime Fitness
- Planet Fitness
- Menards



LOCATION OVERVIEW

CAR X (MONRO INC.) OSHKOSH, WI



ECONOMIC DRIVERS (NUMBER OF EMPLOYEES)


1. Oshkosh Corporation (6,900)
2. Amcor (3,969)
3. Oshkosh Area School District (1,290)
4. University of Wisconsin - Oshkosh (1,288)
5. US Bank (1,144)
6. Winnebago County (1,046)
7. Aurora Medical Center and Group (1,036)
8. 4imprint (819)
9. Silver Star Brands (650)
10. Winnebago Mental Health Institute (625)

LOCATION OVERVIEW

CAR X (MONRO INC.) OSHKOSH, WI

Oshkosh

Wisconsin

 **66,373**
Population

 **\$59,186**
Median Household Income



Home of the World's
Largest Aviation Event

**WITTMAN
REGIONAL
AIRPORT**

OshKosh is Ranked #20
in the U.S. Overall on its
Affordability Metric

**LOW
UNEMPLOYMENT &
COST OF LIVING**

Oshkosh, Wisconsin, is a vibrant city located on the western shore of Lake Winnebago.

Known for its rich history and cultural heritage, Oshkosh is a city that seamlessly blends small-town charm with the amenities of a bustling urban center.

Economically, Oshkosh is experiencing significant growth, driven by a diverse mix of industries including manufacturing, education, healthcare, and retail.

The city is renowned for its annual events, including the EAA AirVenture Oshkosh, the world's largest aviation gathering, which attracts thousands of visitors from around the globe.

Additionally, the city boasts a variety of museums, galleries, and historical sites, such as the Oshkosh Public Museum and the Paine Art Center and Gardens, offering residents and visitors a glimpse into the area's past and present. Economically, Oshkosh is experiencing significant growth, driven by a diverse mix of industries including manufacturing, education, healthcare, and retail. The presence of the University of Wisconsin-Oshkosh, one of the largest universities in the state, contributes to a dynamic and educated workforce, fostering innovation and entrepreneurship in the region. The city's strategic location along major transportation routes, including Interstate 41 and U.S. Route 45, enhances its appeal for businesses looking to expand or relocate. Furthermore, Oshkosh Corporation, a Fortune 500 company, is headquartered here, providing substantial employment opportunities and economic stability to the area. The quality of life in Oshkosh is enhanced by its excellent public services, recreational facilities, and community-oriented atmosphere. The city offers a range of outdoor activities, from boating and fishing on Lake Winnebago to hiking and biking in its numerous parks and trails. The downtown area is undergoing revitalization, with new restaurants, shops, and entertainment venues contributing to a lively urban environment. With its affordable cost of living, safe neighborhoods, and strong sense of community, Oshkosh is an ideal place for families, professionals, and retirees alike, making it a desirable location for both living and investment.

IN THE NEWS

CAR X (MONRO INC.) OSHKOSH, WI

CEOs anticipate \$100M of new development in Oshkosh for 2024

JUSTIN MARVILLE, FEBRUARY 8, 2024 (OSHKOSH NORTHWESTERN)

Business is booming in Oshkosh. And they're anticipating at least another \$100 million of new development for 2024 despite inflationary pressures, rising interest rates, worker shortages and supply chain issues.

These were the findings of the Oshkosh Chamber of Commerce, which **polled 50 Oshkosh business executives** for their **annual economic outlook** survey. According to the poll, 76% of the participating CEOs rated their company's outlook as good to excellent over the next six months while that **figure grew to 89%** for the next 12 months, and **93%** over the next **one to three years**.

The consensus among local CEOs and business owners is that Oshkosh had exceptional financial growth last year after the city experienced more than \$57.3 million of investment in commercial and industrial property.

The survey went on to **show 58% of the local CEOs** and business owners polled reported an increase of sales last year **over 2022; 65%** indicated profits were up; and **59% revealed** their companies either met or exceeded profitability expectations.

"The results of this survey are very positive, and it shows Oshkosh is in a very good position in the marketplace, so that's good news for our local companies and good news for our **market for growth** and development," said Oshkosh Chamber President/CEO Rob Kleman.

"The results aren't surprising, either, because we're in a good market if you consider us as a part of the Fox River Valley, where there are **over 100,000 people** in that metro area.

"And our economy is very diverse from a sales, manufacturing and labor perspective, so while it's **50 businesspeople** we polled and not hundreds, this still gives us a good representation and we feel good in the **consistency** of the survey's results," he added.

EXPLORE ARTICLE



Froedtert ThedaCare Health Breaks Ground On Hospital In Oshkosh, Wisconsin

TRACEY WALKER, MARCH 28, 2024 (HEALTHCARE DESIGN)

The combined health system of Froedtert ThedaCare Health (Milwaukee) broke ground on a new hospital in Oshkosh, Wis.

Plans for the project include emergency care services, inpatient beds, **a retail pharmacy**, ambulatory surgery center with operating rooms, and a **medical office building (MOB) housing primary care** and specialty services.

The facility will feature 18-beds, a surgery center, and medical offices along the Fox River at Oregon Street.

The hospital is expected to be **completed by 2025**.

The project team includes HGA (architect and engineer; Milwaukee), Miron Construction (construction manager; Milwaukee), **The Sigma Group** (civil engineer and landscape architect; Milwaukee), and **Hplex Solutions** (owner representative; Appleton, Wis.).

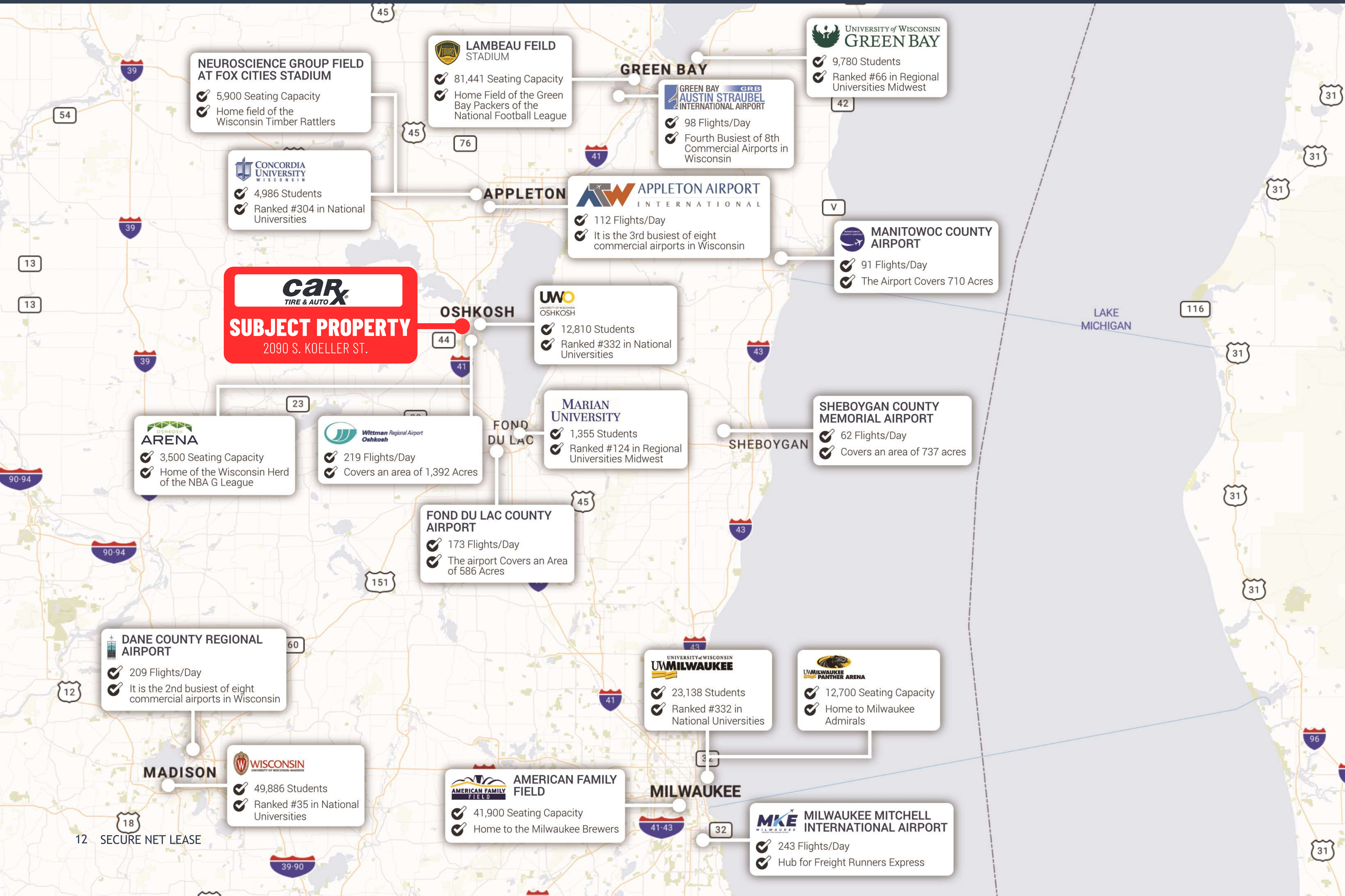
In addition to the hospital in Oshkosh, Froedtert ThedaCare Health recently celebrated the **groundbreaking** of a health campus in Fond du Lac, which is slated to be completed in **2025**.

EXPLORE ARTICLE



METRO AREA

CAR X (MONRO INC.) OSHKOSH, WI



NEUROSCIENCE GROUP FIELD AT FOX CITIES STADIUM

- ✓ 5,900 Seating Capacity
- ✓ Home field of the Wisconsin Timber Rattlers

CONCORDIA UNIVERSITY WISCONSIN

- ✓ 4,986 Students
- ✓ Ranked #304 in National Universities

carX[®] TIRE & AUTO

SUBJECT PROPERTY

2090 S. KOELLER ST.

LAMBEAU FIELD STADIUM

- ✓ 81,441 Seating Capacity
- ✓ Home Field of the Green Bay Packers of the National Football League

APPLETON AIRPORT INTERNATIONAL

- ✓ 112 Flights/Day
- ✓ It is the 3rd busiest of eight commercial airports in Wisconsin

GREEN BAY AUSTIN STRAUBEL INTERNATIONAL AIRPORT

- ✓ 98 Flights/Day
- ✓ Fourth Busiest of 8th Commercial Airports in Wisconsin

UNIVERSITY of WISCONSIN GREEN BAY

- ✓ 9,780 Students
- ✓ Ranked #66 in Regional Universities Midwest

MANITOWOC COUNTY AIRPORT

- ✓ 91 Flights/Day
- ✓ The Airport Covers 710 Acres

UWO UNIVERSITY of WISCONSIN OSHKOSH

- ✓ 12,810 Students
- ✓ Ranked #332 in National Universities

OSHKOSH ARENA

- ✓ 3,500 Seating Capacity
- ✓ Home of the Wisconsin Herd of the NBA G League

Wittman Regional Airport Oshkosh

- ✓ 219 Flights/Day
- ✓ Covers an area of 1,392 Acres

FOND DU LAC COUNTY AIRPORT

- ✓ 173 Flights/Day
- ✓ The airport Covers an Area of 586 Acres

MARIAN UNIVERSITY

- ✓ 1,355 Students
- ✓ Ranked #124 in Regional Universities Midwest

SHEBOYGAN COUNTY MEMORIAL AIRPORT

- ✓ 62 Flights/Day
- ✓ Covers an area of 737 acres

DANE COUNTY REGIONAL AIRPORT

- ✓ 209 Flights/Day
- ✓ It is the 2nd busiest of eight commercial airports in Wisconsin

UNIVERSITY of WISCONSIN MADISON

- ✓ 49,886 Students
- ✓ Ranked #35 in National Universities

AMERICAN FAMILY FIELD

- ✓ 41,900 Seating Capacity
- ✓ Home to the Milwaukee Brewers

UNIVERSITY of WISCONSIN MILWAUKEE

- ✓ 23,138 Students
- ✓ Ranked #332 in National Universities

MILWAUKEE PANTHER ARENA

- ✓ 12,700 Seating Capacity
- ✓ Home to Milwaukee Admirals

MILWAUKEE MITCHELL INTERNATIONAL AIRPORT

- ✓ 243 Flights/Day
- ✓ Hub for Freight Runners Express

12 SECURE NET LEASE

CALL FOR ADDITIONAL INFORMATION

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