

Subject Property



Main Street Auto - Long-Term Triple-Net Lease



459 Opelika Rd
Auburn, AL 36830

Offering Memorandum
Exclusive Net-Lease Offering

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Offering Memorandum
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Main Street Auto
Investment Overview

LIST PRICE

\$2,928,571

CAP RATE

7.00%

NET OPERATING INCOME

\$205,000



Street	459 Opelika Rd
City, State Zip	Auburn, AL 36830
Type of Ownership	Fee Simple
Property Type	Retail
Property Subtype	Automotive
Year Built	1976

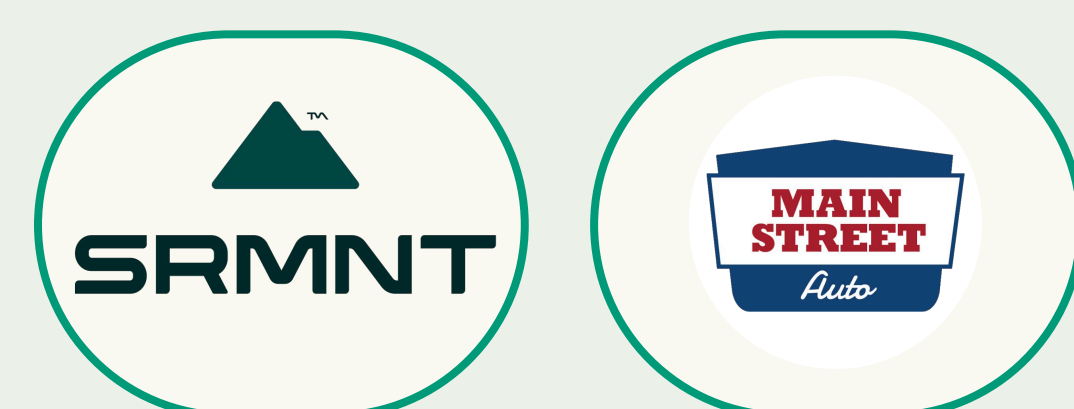
Estimated Building SF	6,278
Estimated Lot Size	0.71
Credit Type	Corporate
Guarantor	Main Street Auto (110+ Units)
Original Lease Term	20
Rent Commencement	2/20/2025

Lease Expiration	2/28/2045
Lease Term Remaining	19+ Years
Lease Type	Triple Net (NNN)
Landlord Responsibilities	None
Rental Increases	2.00% Annually Starting 3/1/2031
Renewal Options	4, 5-Year Options



Main Street Auto
Rent Schedule

Lease Year	Annual Rent	Monthly Rent	Increases	Effective Cap Rate
Current - 2/28/2026	\$205,000	\$17,083	-	7.00%
3/1/2026 - 2/28/2027	\$205,000	\$17,083	-	7.00%
3/1/2027 - 2/29/2028	\$205,000	\$17,083	-	7.00%
3/1/2028 - 2/28/2029	\$205,000	\$17,083	-	7.00%
3/1/2029 - 2/28/2030	\$205,000	\$17,083	-	7.00%
3/1/2030 - 2/28/2031	\$205,000	\$17,083	-	7.00%
3/1/2031 - 2/29/2032	\$209,100	\$17,425	2.00%	7.14%
3/1/2032 - 2/28/2033	\$213,282	\$17,774	2.00%	7.28%
3/1/2033 - 2/28/2034	\$217,548	\$18,129	2.00%	7.43%
3/1/2034 - 2/28/2035	\$221,899	\$18,492	2.00%	7.58%
3/1/2035 - 2/29/2036	\$226,337	\$18,861	2.00%	7.73%
3/1/2036 - 2/28/2037	\$230,863	\$19,239	2.00%	7.88%
3/1/2037 - 2/28/2038	\$235,481	\$19,623	2.00%	8.04%
3/1/2038 - 2/28/2039	\$240,190	\$20,016	2.00%	8.20%
3/1/2039 - 2/29/2040	\$244,994	\$20,416	2.00%	8.37%
3/1/2040 - 2/28/2041	\$249,894	\$20,824	2.00%	8.53%
3/1/2041 - 2/28/2042	\$254,892	\$21,241	2.00%	8.70%
3/1/2042 - 2/28/2043	\$259,990	\$21,666	2.00%	8.88%
3/1/2043 - 2/29/2044	\$265,189	\$22,099	2.00%	9.06%
3/1/2044 - 2/28/2045	\$270,493	\$22,541	2.00%	9.24%



Main Street Auto

Investment Highlights

Investment Summary

Surmount is pleased to present the exclusive listing for a Main Street Auto located at 459 Opelika Rd, Auburn, AL 36830. The site consists of roughly 6,278 rentable square feet of building space on an estimated 0.71-acre parcel of land. This Main Street Auto is subject to a 20-year Triple Net (NNN) lease, which commenced 2/20/2025. The current annual rent is \$205,000 and has scheduled increases of 2.00% annually starting 3/1/2031.

Strong Corporate Guarantee

The lease features a corporate guarantee from Main Street Auto. Main Street Auto is a rapidly growing operator of automotive repair shops in the southeast and beyond. They currently operate ~150 locations. The corporate guarantee on this lease is backed by ~110 of these locations.

Proximity to Auburn University

The subject property is located just 1.5 miles from Auburn University, home to over 33,000 students, faculty, and staff. The site benefits from exceptional daily traffic, steady consumer spending, and year-round demand generated by one of Alabama's largest universities.

Strong Population Growth

The property benefits from a steadily growing population, with projected annual growth of 1.6% within a 3-mile radius and 1.7% within a 5-mile radius through 2029, supporting sustained demand for retail, services, and commercial activity in the surrounding trade area.

Built-In Customer Base

The property is positioned within a densely populated trade area, with 56,177 residents within 3 miles and 83,010 residents within 5 miles, offering a robust customer base to support retail, dining, and service-oriented businesses.

Proximity to Auburn University Regional Airport

Situated less than 3 miles from Auburn University Regional Airport, a public-use facility owned and operated by Auburn University that serves corporate, educational, and private aviation. The airport's continuous flight activity and strong university affiliation drive steady business travel, visitor traffic, and regional economic growth.

Strong Retail Synergy

The subject property benefits from a prime location near Auburn Mall with 50+ retailers and services, including major anchors Belk and Dillard's. The surrounding area also features a strong mix of national tenants such as Walmart, Starbucks, Chipotle, McDonald's, KFC, Panera, and many more, creating exceptional retail synergy and consistent consumer traffic.



Main Street Auto Concept Overview



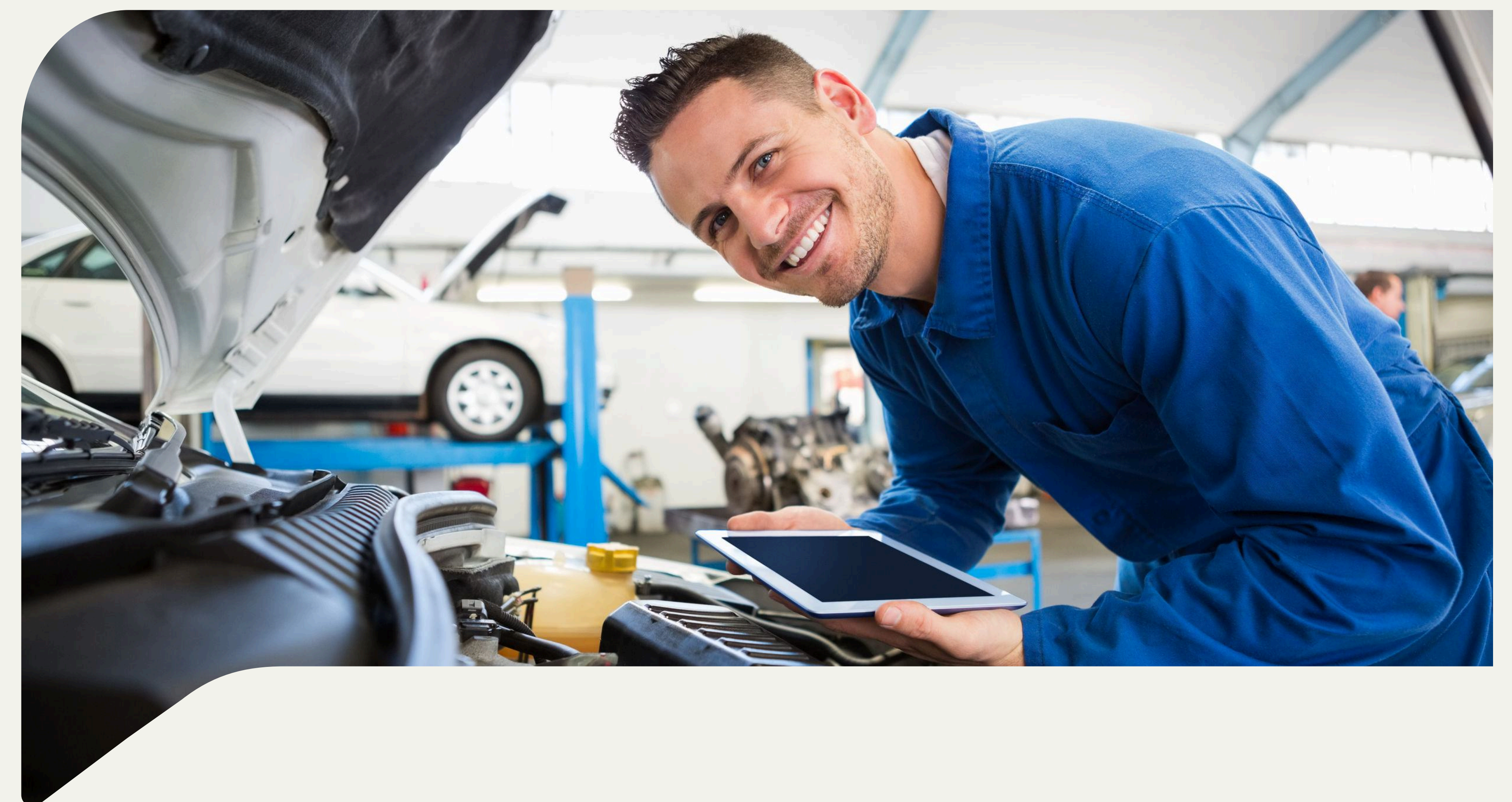
About the Tenant

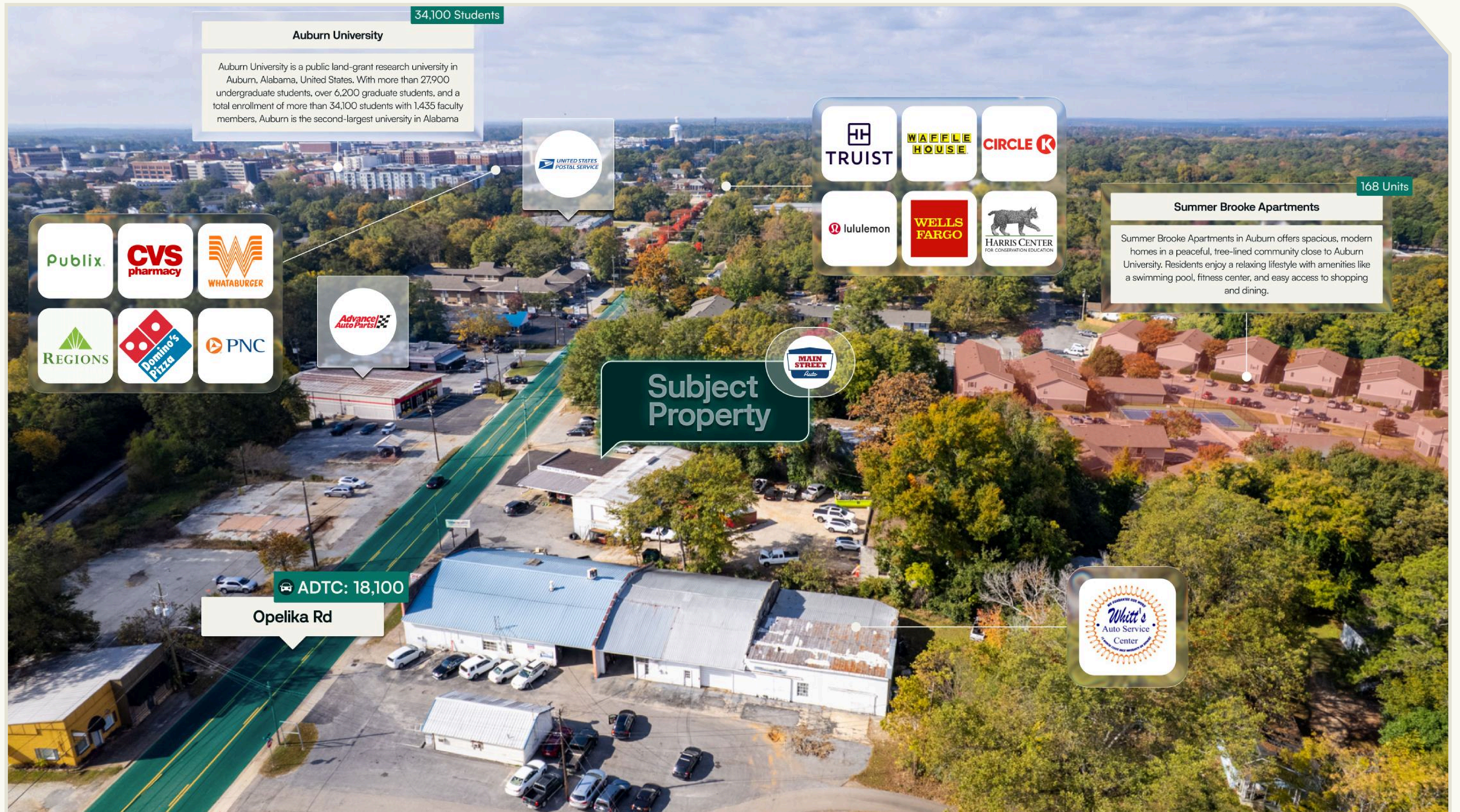
Main Street Auto is a full-service automotive repair and maintenance company dedicated to delivering exceptional care for all vehicle makes and models. With a comprehensive range of services, including routine maintenance, diagnostics, repairs, and performance upgrades, Main Street Auto has established itself as a trusted one-stop destination for automotive needs. The company's team of highly skilled, certified technicians leverages state-of-the-art tools and technology to ensure every job is performed with precision and efficiency. From oil changes and brake repairs to engine diagnostics and transmission work, Main Street Auto is committed to keeping its customers' vehicles running smoothly and safely.

About the Tenant

Since its founding, Main Street Auto has experienced steady growth fueled by its unwavering commitment to quality service and customer satisfaction. Main Street Auto has rapidly expanded to over 150 locations across numerous U.S. states.

The company takes pride in building long-term relationships with its customers through transparency, reliability, and personalized care. By focusing on clear communication and fair pricing, Main Street Auto ensures that customers feel confident and valued at every step of their automotive journey. As the company continues to expand, it remains dedicated to its core mission: providing dependable, high-quality automotive solutions while fostering trust and community connections.





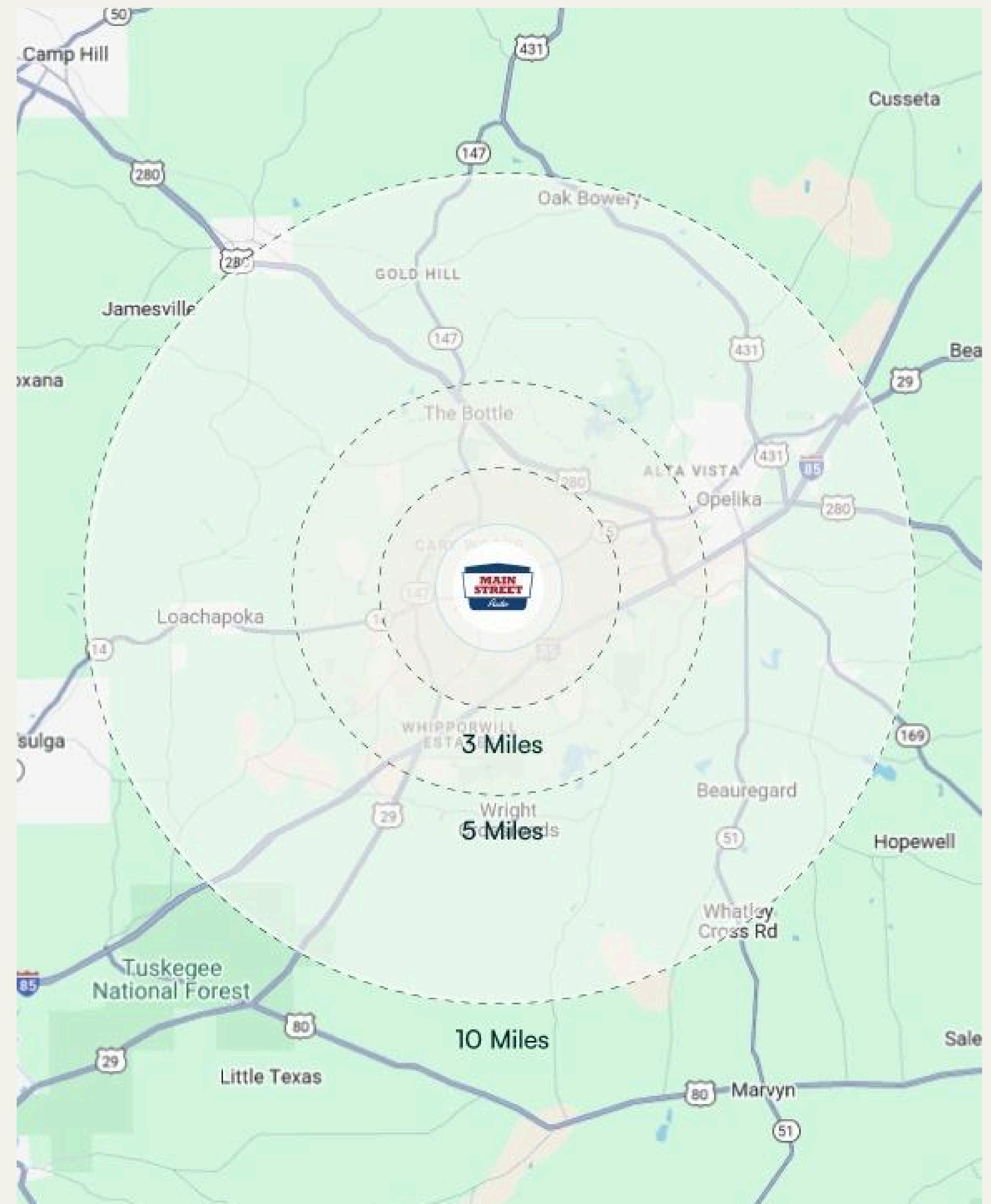


Main Street Auto Location Overview

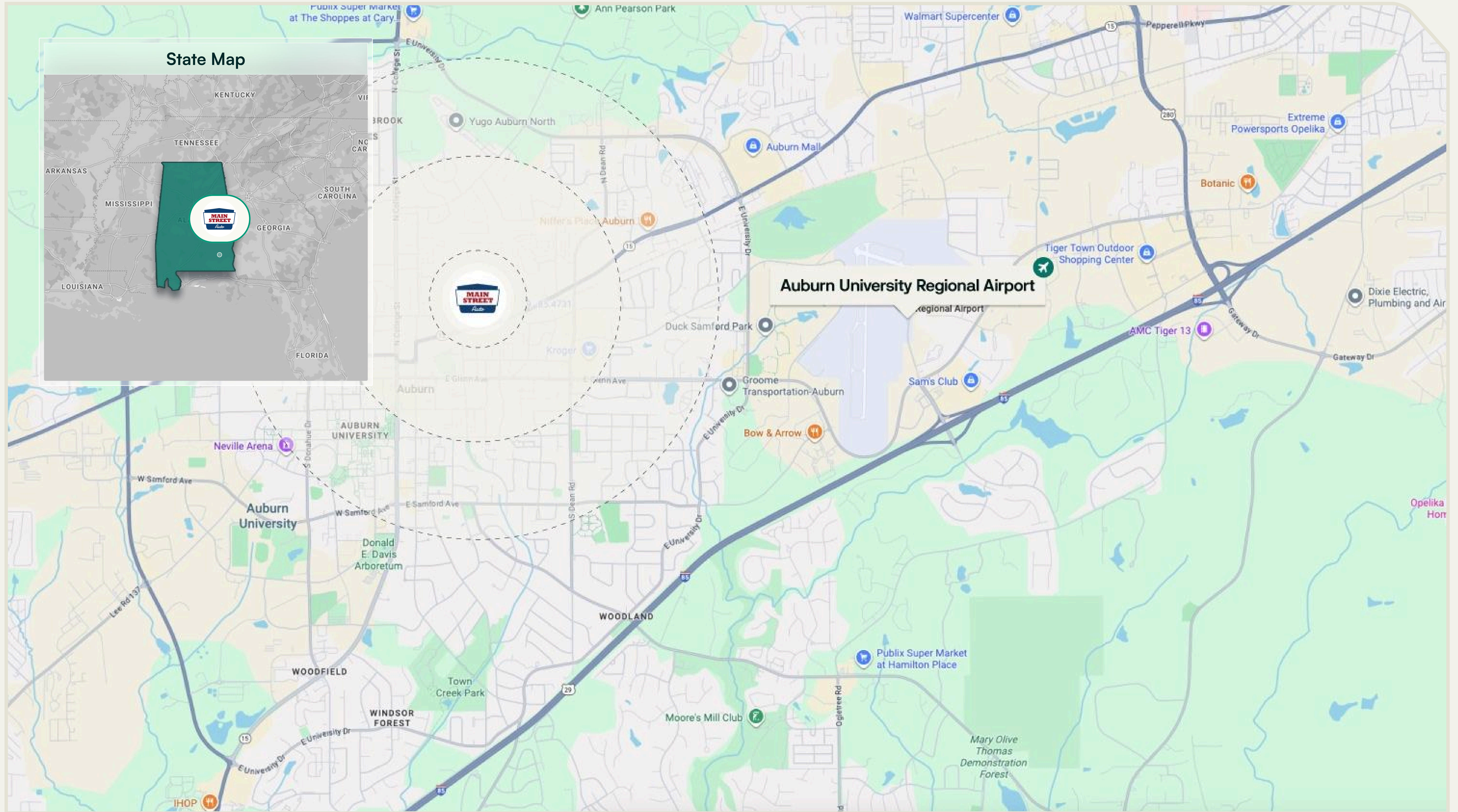
Main Street Auto is ideally located along Opelika Road in Auburn, AL, a high-traffic corridor connecting residential, commercial, and institutional hubs. The property is just 1.5 miles from Auburn University, home to over 33,000 students, faculty, and staff, and less than 3 miles from Auburn University Regional Airport, a public-use facility supporting corporate, educational, and private aviation. This combination provides strong visibility, consistent traffic, and year-round demand.

The area offers exceptional retail synergy, anchored by Auburn Mall with over 50 tenants, including Belk and Dillard's, alongside major national retailers such as Walmart, Starbucks, Chipotle, McDonald's, KFC, and Panera. The surrounding trade area features a growing population, projected to increase 1.6% within 3 miles and 1.7% within 5 miles through 2029, with 56,177 residents within 3 miles and 83,010 residents within 5 miles, providing a robust built-in customer base to support sustained commercial activity.

	3 Miles	5 Miles	10 Miles
Population Trends			
2020 Population	56,177	83,010	120,829
2024 Population	58,043	88,278	130,421
2029 Population	62,550	95,929	142,263
Growth '20 - '24	0.80%	1.60%	2.00%
Growth '24 - '29	1.60%	1.70%	1.80%
Household Trends			
2020 Households	22,436	33,331	48,641
2024 Households	23,253	35,506	52,550
2029 Households	25,113	38,627	57,353
Growth '20 - '24	1.50%	2.40%	2.80%
Growth '24 - '29	1.60%	1.80%	1.80%
Household Income			
Avg HH Income	\$69,318	\$72,544	\$72,521
Median HH Income	\$43,414	\$45,951	\$49,358





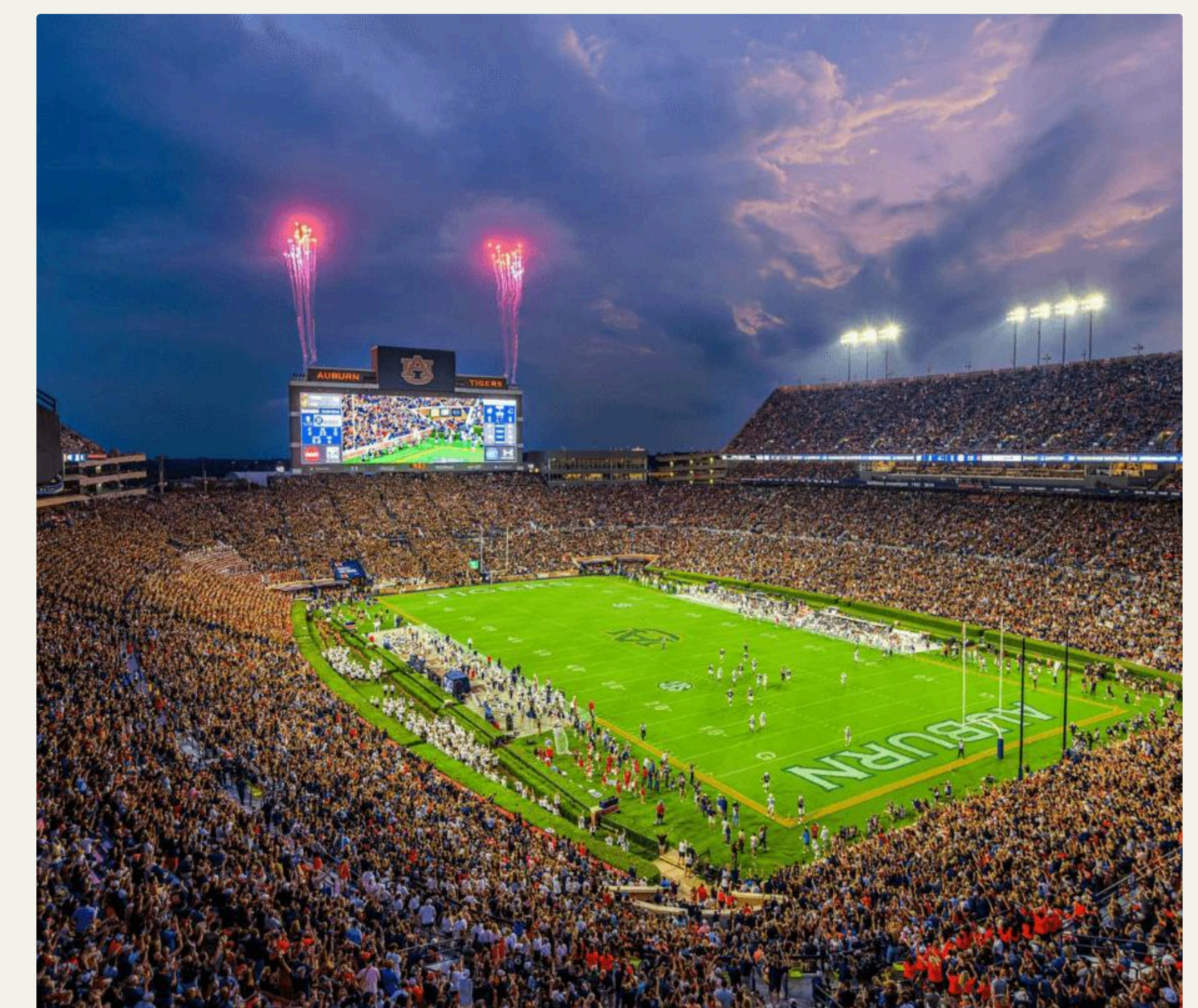


Main Street Auto Market Overview

Auburn, Alabama, is one of the fastest-growing cities in the state and home to Auburn University, a nationally recognized research institution with over 33,000 students and faculty. The university serves as the cornerstone of the local economy, generating consistent demand for housing, retail, dining, and services while supporting a diverse employment base that spans education, healthcare, technology, and manufacturing. Auburn's strong academic presence also fuels year-round consumer activity, with a steady influx of students, parents, alumni, and visitors.

The city's growth trajectory is reflected in its demographics: the population within a five-mile radius is projected to surpass 83,000 by 2029, supported by robust annual growth in both households and income levels. Auburn's average household income exceeds \$70,000 within the trade area, providing strong purchasing power and supporting continued retail expansion. The community's ongoing development includes new student housing projects, retail centers, and infrastructure improvements that reinforce Auburn's position as a thriving, high-demand market.

Strategically located along Interstate 85, Auburn benefits from strong regional connectivity, with easy access to Montgomery, Birmingham, and Atlanta. The city's mix of a growing student population, rising affluence, and expanding commercial footprint makes it one of Alabama's most dynamic markets, offering investors long-term stability and significant upside potential.



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#1 Net-Lease Advisory Firm

Over \$38 billion of transaction volume, specializing in single-tenant, net lease investment services. We know net lease better than anyone.

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