



FOR SALE

GERBER COLLISION NNN INVESTMENT

4109-4113 AMOS AVENUE | BALTIMORE, MARYLAND 21205



MACKENZIE
COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- Gerber Collision investment grade property: 20,930 SF ± state-of-the-art collision and repair facility on .725 acres ±
- Current Income (Gerber Collision/The Boyd Group):
 - » Term: 5/14/21-5/13/31
 - » Four (4) 5-Yr. Options to Renew
 - » Rent: \$192,000/yr., NNN (Years 3-10)
 - » Option Rent Increases: 10%
- Secured and fenced parking lot
- High density location with a population of 150,000 within 3 miles
- Convenient location off of busy Reisterstown Road

BUILDING SIZE:

20,930 SF ±

LOT SIZE:

.725 ACRES ±

ZONING:

I-1 (LIGHT INDUSTRIAL DISTRICT)

SALE PRICE:

\$2,685,314

CAP RATE:

7.15%



AERIAL



GOOGLE STREET VIEW

LEASE OVERVIEW

LEASE STRUCTURE:	NNN
LEASE COMMENCEMENT:	5/14/21
TERM:	10 YEARS
OPTIONS:	FOUR (4) 5-YEARS
OPTION INCREASES:	10%
OPTION NOTICE PERIOD:	180 DAYS
GUARANTOR:	THE BOYD GROUP (U.S.) INC.)
YEARS 1-2	\$132,000.00
YEARS 3-10:	\$192,000.00

TENANT RESPONSIBILITIES:

Real Estate Taxes
Property Insurance Reimbursement
Snow Removal and Landscaping
Maintenance of Roll-Up Doors

LANDLORD RESPONSIBILITIES:

Roof Repair and Replacement
Structure
HVAC Mechanical Replacements
Parking Lot Repairs and Replacement
Underground Plumbing
Capital Replacements of Plumbing, Electrical Fixtures and Equipment



TENANT OVERVIEW



Gerber Collision is one of the largest auto collision and glass repair companies in North America (800+ locations) and is part of the Boyd Group, Inc., which is publicly traded on the Toronto Stock Exchange (BYD.TO)

The storied history of the Boyd Group begins with the opening of the first Boyd Autobody collision repair facility in Winnipeg, Manitoba, Canada on November 1st, 1990. Founder Terry Smith made his vision of clean, bright, professional, and welcoming autobody shops a reality, and ensured the company's focus was squarely on customer service. Guided by an astute, dedicated group of industry professionals, Boyd began to flourish. Expansion followed in various cities across western Canada, and by 1995 Boyd had grown to twelve locations. The Boyd Group became incorporated in 1997, opening a new chapter in the company's history. With a goal of becoming the true leader of the autobody industry in North America, plans for growth continued.

In 1999, Boyd gained the title of largest collision repair operator in Canada, and confidently opened the company's first U.S. locations. In 2004, Boyd expanded its U.S. footprint, acquiring Gerber Collision & Glass and its sixteen locations, which was followed by several other multi-shop acquisitions in subsequent years. Boyd also pursued growth of its auto glass business by acquiring Glass America in 2013, which significantly expanded Boyd's auto glass business in the U.S.

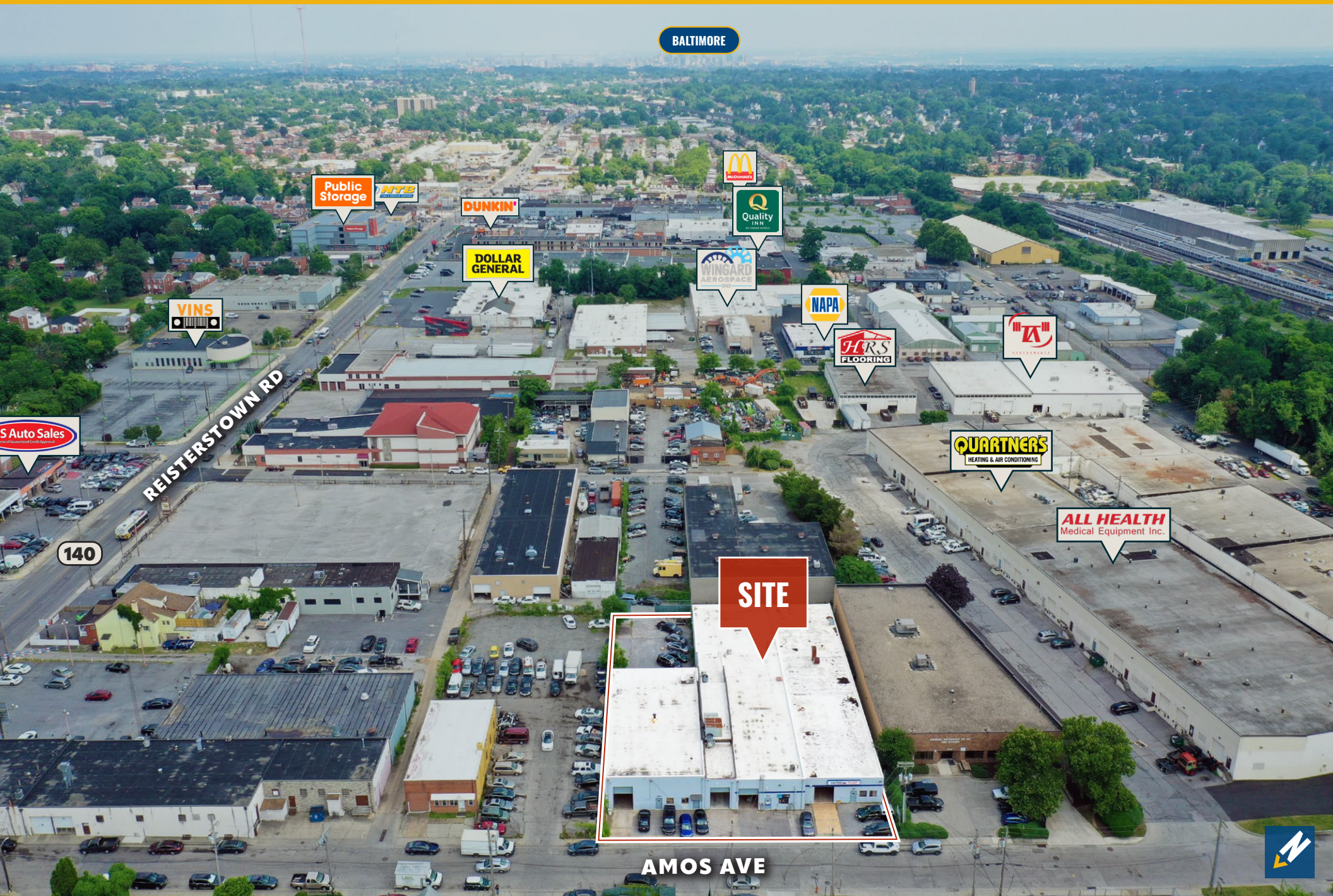
Boyd continues to pursue accretive growth through a combination of organic growth as well as acquisitions and new store development. Acquisitions will continue to include both single-location acquisitions as well as multi-location acquisitions. Through organic growth, acquisitions and new store development, Boyd expects to generate growth sufficient to double the size of its business (measured against its 2019 revenue on a constant currency basis) over the five year period from 2021-2025, implying a compound annual growth rate of 15%.

After over **30 years in business**, Boyd operates in Canada and the U.S., with more than **10,000 employees at over 800 locations**. The company continues to be guided by the principles of customer satisfaction, continuous improvement, and sound financial management. The leadership team of the Boyd Group believes that there is a significant opportunity to continue to grow the business and enhance shareholders' value.



LOCAL BIRDSEYE

BALTIMORE



Public Storage



DUNKIN'

DOLLAR GENERAL



REISTERSTOWN RD

S Auto Sales

140

QUARTNERS
HEATING & AIR CONDITIONING

ALL HEALTH
Medical Equipment Inc.

SITE

AMOS AVE



LOCAL BIRDSEYE



THE HOME DEPOT

Wendy's

WINGSTOP

Giant
Burlington
SHOPPERS WORLD

planet fitness

Applebee's

TACO EXPRESS

KFC

CARROLL
MOTOR FUELS

AutoZone

FILAMATIC

Goldies
SEAFOOD
CASARETTI

140

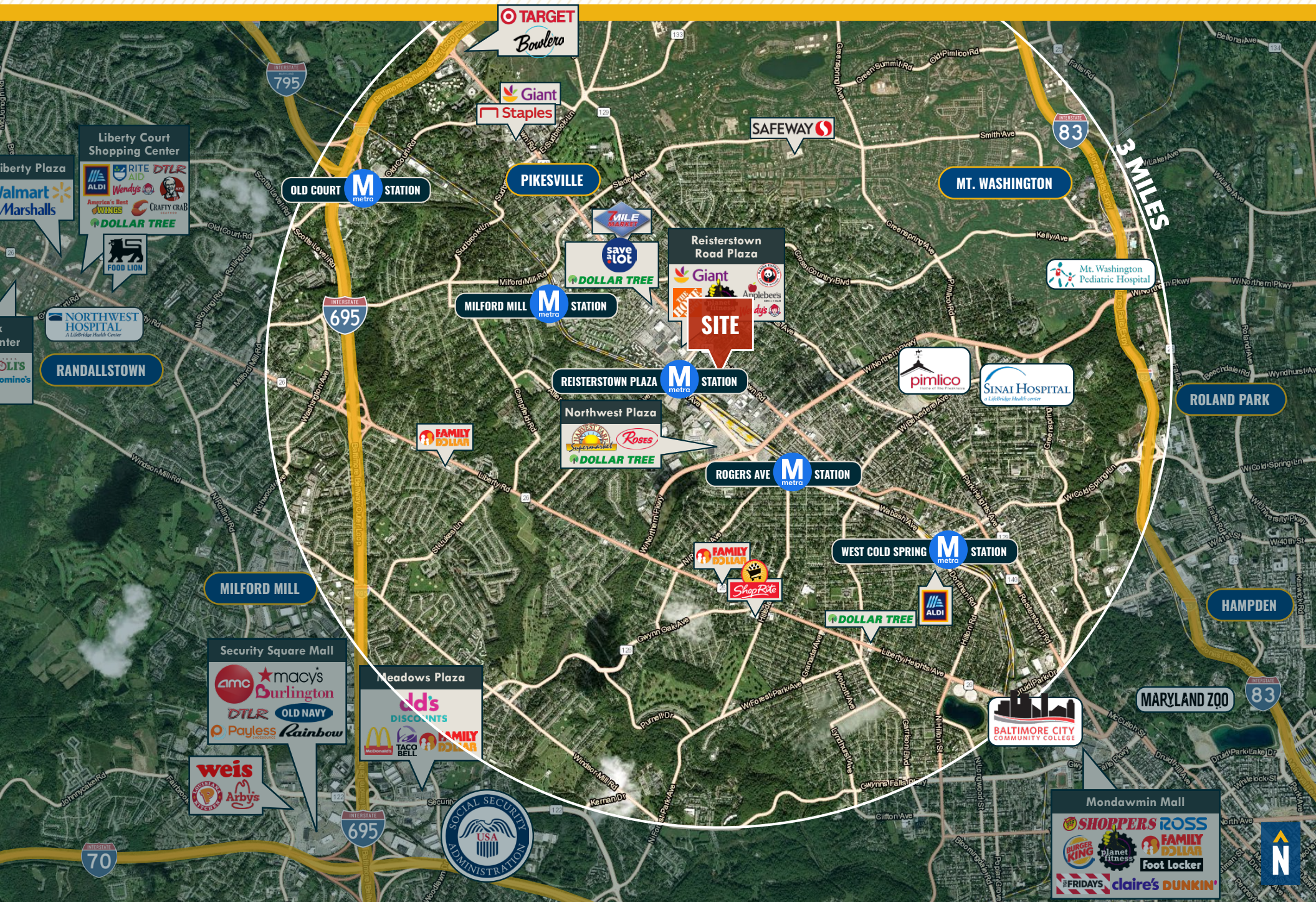
AMOS AVE

REISTERSTOWN RD

SITE



MARKET AERIAL



DEMOGRAPHICS

2025

RADIUS: **1 MILE** **3 MILES** **5 MILES**

RESIDENTIAL POPULATION



22,595

148,748

367,111

DAYTIME POPULATION



28,818

143,367

365,705

AVERAGE HOUSEHOLD INCOME



\$72,815

\$97,046

\$101,236

NUMBER OF HOUSEHOLDS



9,537

62,524

153,847

MEDIAN AGE

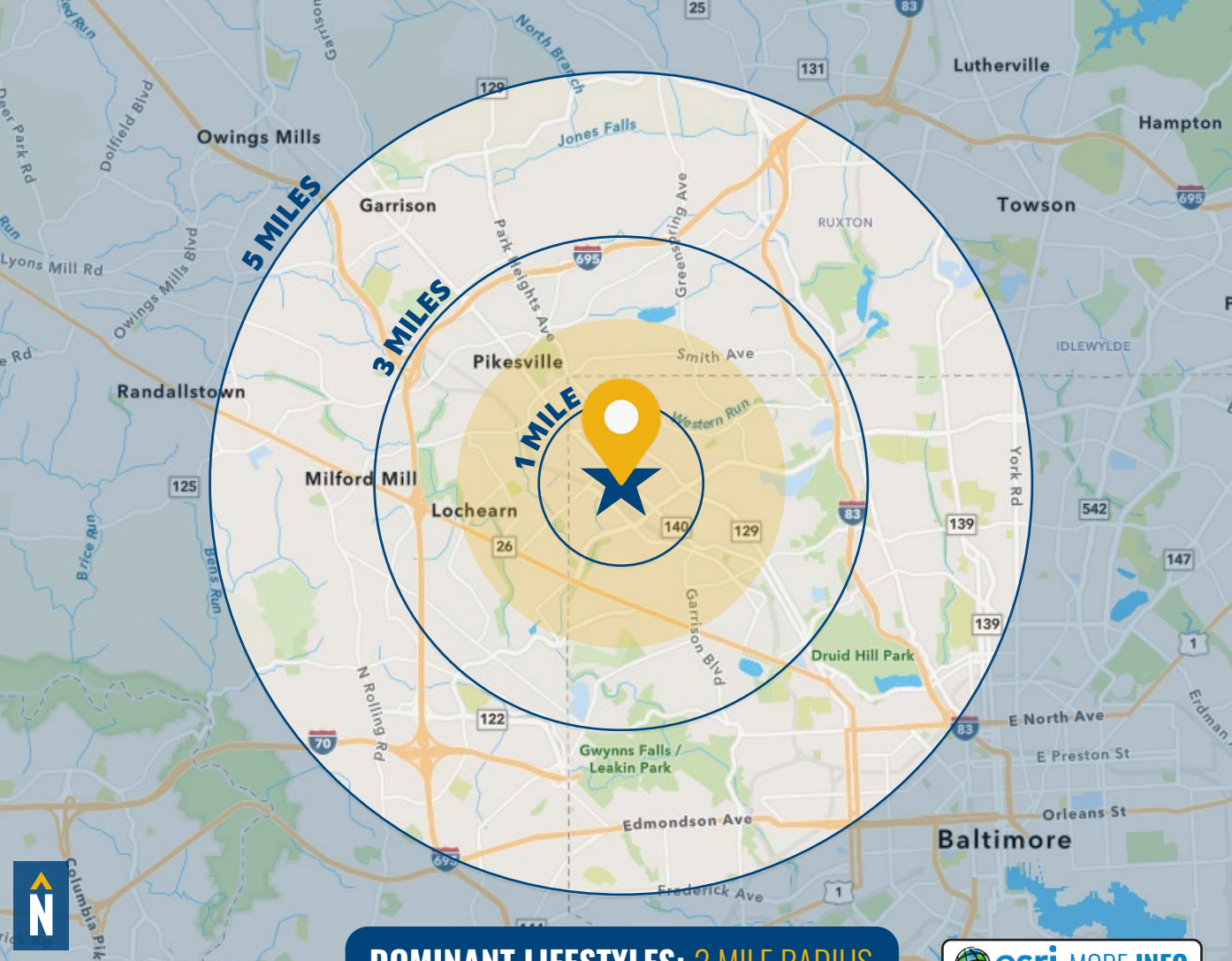


41.9

42.1

39.8

[FULL DEMOS REPORT](#)



DOMINANT LIFESTYLES: 2 MILE RADIUS

[esri MORE INFO](#)

26%

FAMILY FOUNDATIONS

MEDIAN

AGE: 41.0

HH INCOME: \$58,089



Most households are occupied by a single person, a married couple without children, or a combined family without couples or children. They earn middle-tier incomes and tend to shop at discount stores.

11%

LEGACY HILLS

MEDIAN

AGE: 45.6

HH INCOME: \$55,927



Most of these residents are aged 45 and above, and a notable portion are either widowed or divorced. They tend to shop locally, especially for toys and games, and have a less prominent online presence.

9%

RETIREMENT COMMUNITIES

MEDIAN

AGE: 55.0

HH INCOME: \$80,402



A quarter of this population consists of people aged 75 and above, and nearly half of households are single individuals. They typically earn middle-tier incomes and tend to choose domestic products.

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