



CLASSIC COLLISION

4425 US-92
LAKELAND, FL 33801



EXCLUSIVELY LISTED BY



SAMUEL GRIFFETH

Associate

Direct +1 (602) 807-6971

Mobile +1 (574) 270-0361

samuel.griffeth@matthews.com

License No. SA704287000 (AZ)



ALEX DESOTO

VP & Associate Director

Direct +1 (602) 898-8499

Mobile +1 (714) 614-5861

alex.desoto@matthews.com

License No. SA705467000 (AZ)

KYLE MATTHEWS

Broker of Record

License No. CQ1066435 (FL)

INVESTMENT HIGHLIGHTS

- **Prime Location:** Situated along US-92, a major thoroughfare with high visibility and significant daily traffic, ensuring excellent exposure for tenants and customers.
- **Strong Market Fundamentals:** Lakeland is a growing market strategically positioned between Tampa and Orlando, benefiting from robust economic activity, population growth, and an expanding commercial base.
- **Corporate Tenant with a National Reach:** Classic Collision occupies nearly 67% of the property and is backed by TPG, the fourth-largest global alternative asset management firm, ensuring financial stability and a secure investment.
- **Value Add Opportunity:** There are three tenants on short term leases paying below market rents, offering an investor multiple avenues to add value.
- **Limited Competition in a High-Demand Corridor:** Minimal presence of national brand collision shops along US-92 and around Lakeland, creating a competitive advantage for Classic Collision.
- **Exceptional Demographics:** ±351,480 population within a 10 mile radius.



CLASSIC COLLISION - VALUATION OVERVIEW



\$4,400,000

LIST PRICE



7.50%

CAP RATE



\$329,920

NOI



±50,466 SF

GLA



±4.47 AC

LOT SIZE



1965/1986

YEAR BUILT/RENOVATED

RENT ROLL	ANNUAL RENT	SQUARE FOOTAGE	LEASE EXPIRATION	OPTIONS
Classic Collision	\$192,000	27,237 SF	3/31/2033	Three, 5-Year Options
Classic Collision (Expansion Space)	\$60,000	5,913 SF	3/31/2033	Three, 5-Year Options
Hamlet Automotive	\$42,000	6,658 SF	12/31/2025	N/A
Tail Pipes & Accessories	\$27,600	6,658 SF	12/31/2025	N/A
Hall Fabrication	\$36,000	4,000 SF	12/31/2025	N/A
Total	\$357,600	50,466 SF		



CLASSIC COLLISION - FINANCIAL OVERVIEW

FINANCIAL OVERVIEW		
	TOTAL	\$ PSF
Rental Income	\$357,600	\$7.09
CAM Reimbursements	\$55,197.39	\$1.09
Total Income	\$412,797.39	\$8.18
Expenses		
Real Estate Taxes (Estimated)	\$40,000	\$0.79
Insurance (Estimated)	\$40,000	\$0.79
Landscaping	\$1,800.00	\$0.04
Water Soil Test	\$370.00	\$0.01
Dumpster	\$420.00	\$0.01
Well Test	\$288.00	\$0.01
Total Expenses	\$82,878	\$1.64
Net Operating Income	\$329,919.39	\$6.54

CLASSIC COLLISION - FINANCIAL OVERVIEW

CLASSIC COLLISION LEASE SUMMARY

Tenant	Classic Collision
Lease Guarantor	Corporate
Lease Expiration Date	3/31/2033
Lease Term Remaining	±8.5 Years
Annual Rent	\$252,000
Rent Increases	5% Every 5 Years
Option Periods	Three, 5-Year Options
Lease Type	NN
Parking Lot / CAM	Tenant Responsibility
Property Tax	Landlord Responsibility; Classic Collision Reimburses 66.94%
Insurance	Landlord Responsibility; Classic Collision Reimburses 66.94%
Roof/Structure	Landlord Responsibility

ANNUALIZED OPERATING DATA

YEARS	MONTHLY RENT	ANNUAL RENT	RENT INCREASES
Current - 3/31/2028	\$21,000.00	\$252,000.00	-
4/1/2028 - 3/31/2033	\$22,050.00	\$264,600.00	5.00%
Option 1	\$23,152.50	\$277,830.00	5.00%
Option 2	\$24,310.13	\$291,721.50	5.00%
Option 3	\$25,525.63	\$306,307.58	5.00%

FINANCING INQUIRIES

For financing options reach out to:

Corey Russell

corey.russell@matthews.com

+1 (817) 932-4333





AREA OVERVIEW



LAKELAND, FL

Lakeland, Florida, is a vibrant city nestled in the heart of Polk County, known for its unique blend of historic charm and modern amenities. Steeped in a rich history that dates back to the 19th century, Lakeland boasts a picturesque downtown area adorned with red-brick streets, historic architecture, and a flourishing arts and cultural scene. The city is anchored by Lake Mirror, a serene body of water surrounded by beautifully landscaped parks and the iconic Hollis Garden. Lakeland is also renowned for its commitment to education, home to Florida Southern College, which features the largest collection of Frank Lloyd Wright architecture on a single campus. Beyond its cultural and educational offerings, Lakeland is a hub for outdoor enthusiasts, offering an abundance of lakes and parks for boating, fishing, and hiking. With a welcoming community and a strategic location between Tampa and Orlando, Lakeland has become a desirable destination for residents and visitors alike, embodying the perfect balance of small-town charm and modern conveniences.

ECONOMY

Lakeland's economy has been diverse, with a foundation in agriculture, manufacturing, and services. The city is situated in the heart of Florida's High-Tech Corridor, which has contributed to the growth of technology and innovation sectors. The region is home to a range of industries, including aerospace, logistics, and distribution. Lakeland has a thriving agricultural sector, with a focus on citrus production and processing. The city's strategic location along major transportation routes, such as Interstate 4, has also played a significant role in its economic development, fostering trade and commerce. Additionally, Lakeland has seen growth in the healthcare and education sectors, with institutions like Lakeland Regional Health and Florida Southern College contributing to the local economy. The city's ongoing efforts to attract businesses and promote economic development have led to a diverse and resilient economic landscape. For the most recent and specific details on Lakeland's economy, it is advisable to consult the latest reports from local chambers of commerce, government agencies, or economic development organizations.

DEMOGRAPHICS			
POPULATION	1-MILE	3-MILE	5-MILE
2028 Projection	1,806	25,591	64,913
2023 Estimate	1,742	24,721	62,471
2020 Census	1,630	23,384	57,498
Annual Growth (2020-2023)	0.5%	0.4%	0.7%
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2028 Projection	772	9,974	24,760
2023 Estimate	744	9,630	23,826
2020 Census	692	9,069	21,900
Annual Growth (2020-2023)	0.3%	0.3%	0.5%
INCOME	1-MILE	3-MILE	5-MILE
Avg. Household Income	\$50,848	\$48,024	\$56,280



TAMPA, FL MSA

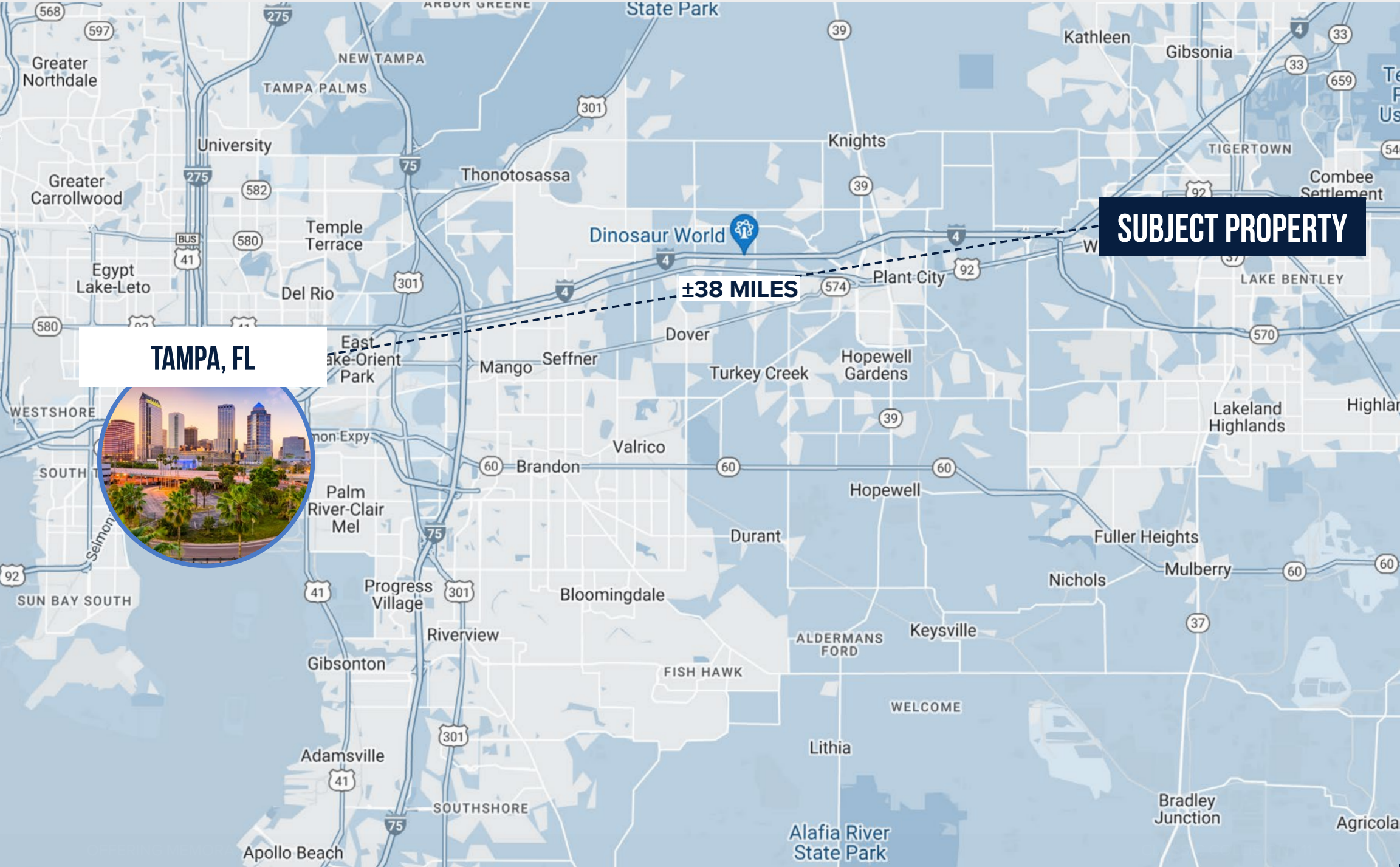
Tampa, Florida, stands as a dynamic metropolis on the Gulf Coast, renowned for its rich cultural tapestry, thriving economic landscape, and a blend of historic and modern attractions. Nestled along the scenic Tampa Bay, the city boasts a waterfront adorned with the iconic Sunshine Skyway Bridge and the bustling Riverwalk, a vibrant promenade dotted with parks, museums, and entertainment venues. Tampa is steeped in history, evident in the historic Ybor City district, once a cigar-manufacturing hub, now transformed into a lively district known for its eclectic nightlife and diverse culinary scene.

The city is home to a robust economy, fueled by industries such as finance, healthcare, technology, and tourism. With major corporate headquarters, a bustling port, and a strategic location that connects Florida's major highways, Tampa serves as a key economic hub in the southeastern United States. The region is host to cultural events, including the Gasparilla Pirate Festival and the annual Outback Bowl, adding to the city's vibrant atmosphere. Tampa's warm climate, cultural diversity, and a commitment to innovation make it a dynamic and appealing destination for residents, businesses, and visitors alike.





DISTANCE MAP



CONFIDENTIALITY & DISCLAIMER STATEMENT

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **4425 US-92, Lakeland, FL 33801** (“Property”). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants’ plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews Real Estate Investment Services is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity’s name or logo, including any commercial tenant’s name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews Real Estate Investment Services, the property, or the seller by such entity.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser’s sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net (“N”), double net (“NN”), and triple net (“NNN”) leases. The distinctions between different types of leases or within the same type of leases, such as “Bondable NNN,” “Absolute NNN,” “True NNN,” or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant’s respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers’ particular needs.

EXCLUSIVELY LISTED BY:



SAMUEL GRIFFETH

Associate

Direct +1 (602) 807-6971

Mobile +1 (574) 270-0361

samuel.griffeth@matthews.com

License No. SA704287000 (AZ)



ALEX DESOTO

VP & Associate Director

Direct +1 (602) 898-8499

Mobile +1 (714) 614-5861

alex.desoto@matthews.com

License No. SA705467000 (AZ)

KYLE MATTHEWS

Broker of Record

License No. CQ1066435 (FL)

CLASSIC COLLISION

4425 US-92 | LAKELAND, FL 33801