



**TIRECHOICE**  
AUTO SERVICE CENTERS

Single Tenant Net Lease Investment  
4200 Williams Blvd | Kenner, LA

**\$1,700,000**



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# DEAL SUMMARY



## Address

4200 Williams Blvd  
Kenner, LA 70065

## Purchase Price

\$1,700,000

## Cap Rate

7.06%

## Annual Rent

\$120,000

## Lease Type

NN

## Rent Increases

9% Every Option



# PROPERTY SUMMARY



Tenant Name	Tire Choice
Lease Guarantor	Corporate
Address	4200 Williams Blvd Kenner, LA
Lease Structure	NN
Landlord Responsibilities	Structure, Roof (Metal) & Parking Lot
Lease Commencement	8/25/2019
Lease Expiration	8/31/2029
Building Size	5,480 SF
Lot Size	0.44 AC
Renewal Options	3, 5-Year Options
Rent Increases	9% Increases Every Option
Right of First Refusal	Yes, 10 Days From Receipt of Offer



# INVESTMENT HIGHLIGHTS



## ▶ Corporate Guarantee

*The lease is backed by Monro Inc. (NASDAQ: MNRO), a leading chain of tire and auto service centers across the United States. With a ±1,300-unit corporate guarantee, Monro Inc. provides significant financial backing.*

## ▶ Strategic Retail Location

*The subject property is ideally positioned just 0.6 miles from the brand new, ground up \$100 million Treasure Chest Casino Development and less than a 4 mile drive from New Orleans International Airport.*

## ▶ New Orleans MSA Growth Corridor

*The surrounding area, particularly Kenner's Laketown, is poised for substantial development with a proposed 40-acre, \$450 million recreational and residential project.*

## ▶ Community Staple

*This automotive repair location has a lengthy 25+ year operating history within the surrounding submarket making it a convenient and established option for consumers in and around Kenner.*

## ▶ Recession-Resistant Tenant

*Auto service businesses are typically less vulnerable to economic downturns, as vehicle maintenance remains a necessity even in a recession.*

## ▶ Strong Demographics

*Located within the New Orleans Metropolitan Statistical Area, which has a population of approximately 1,021,000 people. Kenner is the most populous city in Jefferson Parish, and is the largest incorporated suburban city of New Orleans. It is the sixth-most populous city in Louisiana.*

# TENANT PROFILE



Tire Choice Auto Service Centers is a trusted national leader in the auto service & repair industry with over 60 years of experience. Monroe, Inc.(NYSE: MNRO) bought the Florida-based Tire Choice chain in 2014 followed by a series of acquisitions in Florida, Louisiana, and California, all of which now operate under the Tire Choice banner. With more than 300 stores in the Northeast, Southeast, and California,

Tire Choice offers complete under-car care services, including oil changes, brakes, shocks and struts, exhaust, air conditioning, and of course, tires. Featured tire brands include BF Goodrich, Continental, Goodyear, Pirelli, Ironman, Michelin, Yokohama, and more. Tire Choice has one mission: to help you maintain your vehicle as if it were their own.

## Core Product & Service Offerings:

- Oil Changes
- Tires
- Suspension Systems
- Batteries, Alternators & Starters
- Brake Systems
- Heating & Cooling Systems
- Wheel Alignments
- Belt & Hose Installations
- Exhaust Systems
- Transmission Flush & Fills
- Belts & Hoses
- Scheduled Maintenance



Representative Photo

WEBSITE	<a href="http://thetirechoice.com">thetirechoice.com</a>
PARENT COMPANY	Monro, Inc (NYSE: MNRO)
FOUNDED IN	2004



**HEADQUARTERS**  
*Rochester, NY*



**NO. OF LOCATIONS**  
*348 Stores*



**CREDIT RATING**  
*S&P: AA*



**# OF EMPLOYEES**  
*8,600 Employees*



# GUARANTOR PROFILE



Monro's family of brands is one of the leading automotive service and tire dealers in the United States. We work on approximately five million vehicles a year, but with us, it is personal. Every guest is important, and every teammate is valued. That is our people-first approach.

Headquartered in our hometown of Rochester, New York, where our founder, Chuck August, opened his first store in 1957, we have grown to more than 1,300 auto repair shops and tire dealers in 32 states from coast to coast. Monro powers 16 highly respected tire and auto service brands, supporting each company's regional strength and community connections. From big cities to small towns to rural crossroads, you will find us in neighborhoods of every shape, size, and color.

A public company since 1991, Monro's stock trades on NASDAQ under the symbol MNRO. We have a growing market share with a focus on sustainable growth. We continue to expand our national presence through strategic acquisitions, store sales, and new store openings.

WEBSITE	<a href="https://monro.com">monro.com</a>
HEADQUARTERS	Rochester, NY
FOUNDED IN	1957



LOCATED IN  
**32 States**



NO. OF STORES  
**1,300+ Stores**



STOCK TICKER  
**NASDAQ: "MNRO"**



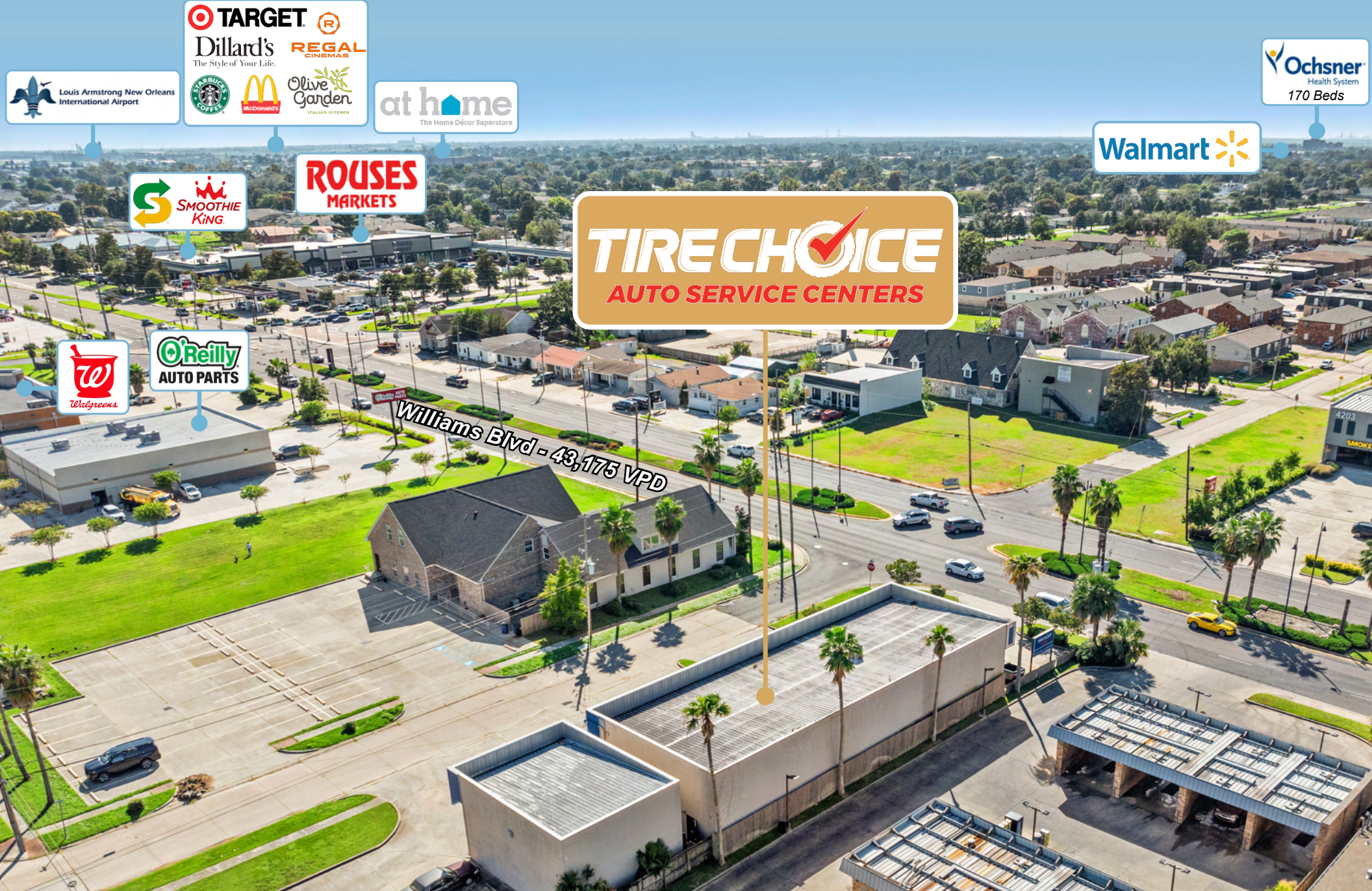
TEAM MEMBERS  
**7,700+**

## MONRO BRANDS

- Monro Auto Service and Tire Centers
- Ken Towery's Tire & Auto Care
- Car-X Tire and Auto
- Free Service Tire Company, Inc.
- Lloyd's Tire
- Ayers Repairs
- Tire Warehouse
- Monro Commercial Solutions
- Bud's Tire
- Tire Barn Warehouse
- Allen Tire Company
- Mr. Tire Auto Service Centers
- Mountain View Tire & Auto Service
- Calabasas Car Care
- Tire Warehouse
- Monro Commercial Solutions
- Tire Auto Service Centers
- Skip's Tire



# PROPERTY AERIAL



# PROPERTY AERIAL

  
**PONTCHARTRAIN  
CONVENTION & CIVIC CENTER**  
• 46,080 SF Sports & Concert Arena  
• 4,600 Seats



  
**ExtraSpace  
Storage**

**Treasure Chest Casino**  
*New \$100M Development*



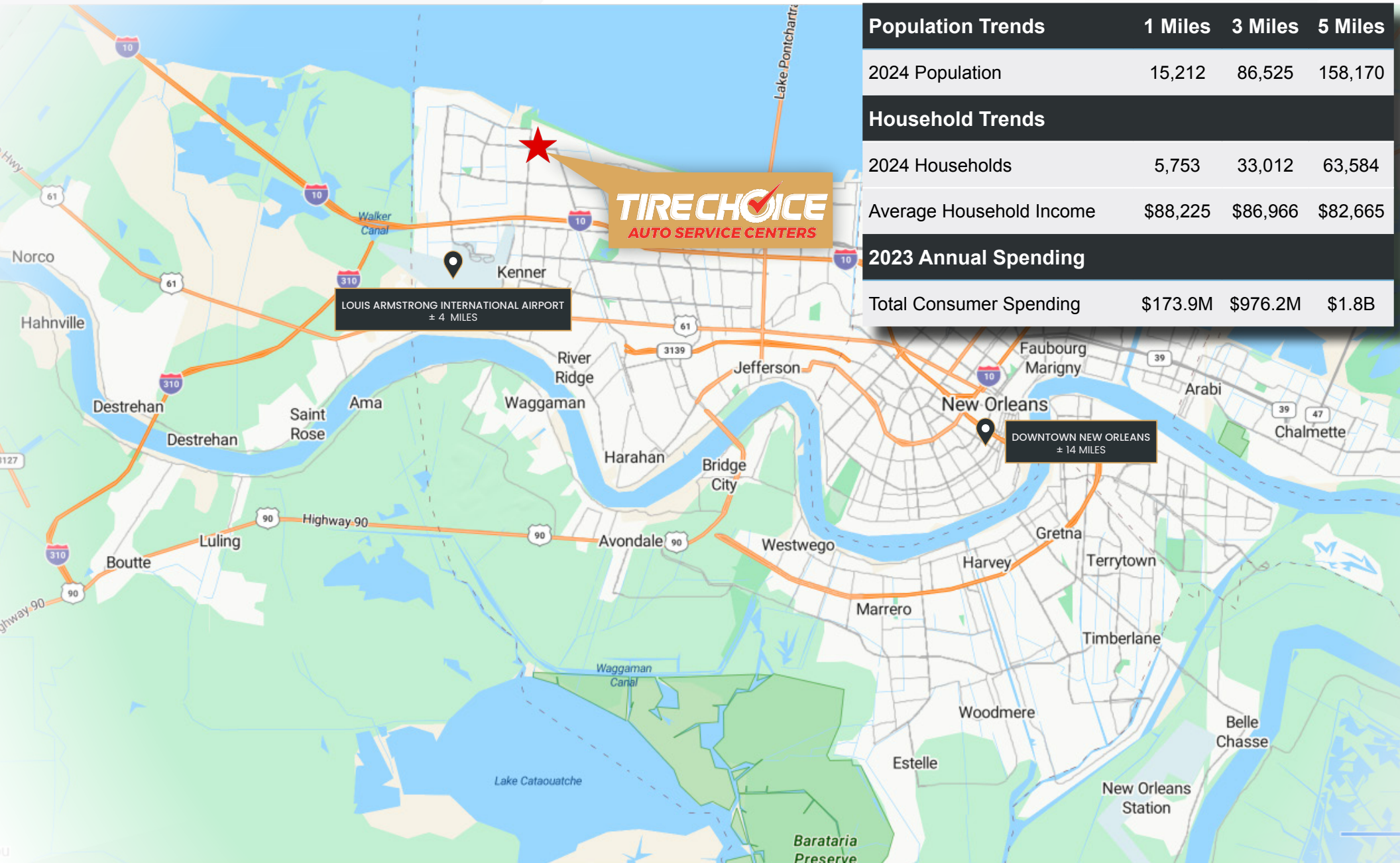
  
**TIRE CHOICE**  
AUTO SERVICE CENTERS

Williams Blvd - 43,175 VPD

# PROPERTY AERIAL



# DEMOGRAPHICS - Kenner, LA



# LOCATION OVERVIEW - Kenner, LA

Kenner, Louisiana, located in Jefferson Parish, is part of the greater New Orleans metropolitan area. It is the most populous city in Jefferson Parish, and is the largest incorporated suburban city of New Orleans. With an estimated population of 66,411 people, the City of Kenner is the sixth largest city in the State of Louisiana resting within the largest parish in the State. The city presents residents with opportunities to live, work and play without ever leaving the city limits. The community has a strong workforce, vast housing opportunities and plenty of recreational options. Residents can choose between a trip to The Esplanade Mall, a night out at the Treasure Chest Casino or a stroll through Kenner's new cultural district, Rivertown. The economic base of the City of Kenner includes a diverse mix of industries suitable for any current or potential business-owners. With its advantageous location and excellent accessibility to Interstate 10, U.S. Highway 61 (Airline Drive), and the Louis Armstrong International Airport, Kenner is a prime location for all types of business ventures.

## Key Aspects of Kenner's Economy:

- **Tourism and Hospitality:** Being close to New Orleans, Kenner benefits from tourism, particularly due to its proximity to Louis Armstrong New Orleans International Airport. Kenner's new land-based Treasure Chest casino, a more than \$100 million development is anticipated to bring increased revenue to the residents to the city of Kenner.
- **Aviation and Transportation:** The airport, which is located in Kenner, plays a major role in the local economy. It provides jobs related to aviation, transportation, and logistics. Many businesses catering to travelers and airlines operate in and around the airport.
- **Retail and Commercial:** Kenner has several shopping centers, with the Esplanade Mall being a significant retail hub in the area. The retail sector provides employment and draws visitors from neighboring cities.
- **Construction and Real Estate:** Like much of the Greater New Orleans area, Kenner's real estate market is influenced by both residential and commercial development. The area has seen a mix of suburban growth and redevelopment over the years.



# LOCATION OVERVIEW - New Orleans, LA

New Orleans is a consolidated city-parish located along the Mississippi River in the southeastern region of the U.S. state of Louisiana. With a current population of 357,767, it is the most populous city in the Deep South and the 12<sup>th</sup> most populous city in the southeastern United States. Serving as a major port, New Orleans is considered an economic and commercial hub for the broader Gulf Coast region of the United States. The city anchors the larger Greater New Orleans metropolitan area, which has a current population of 1,021,000. Greater New Orleans is the most populous metropolitan statistical area (MSA) in Louisiana and the 45<sup>th</sup> most populous in the United States.

Nicknamed the “Big Easy”, New Orleans is known around the world for its round-the-clock nightlife, vibrant life-music scene and spicy, singular cuisine reflecting its history as a melting pot of French, African, and American cultures. New Orleans hosts numerous events throughout the year but the one they are most known for is Mardi Gras, which typically attracts around 1 million visitors each year. The influx of visitors significantly boosts the local economy, with tourism-related spending often exceeding \$1 billion during the Mardi Gras season. The celebrations also create an atmosphere that brings in people not only for the main parades but also for smaller, local festivities and cultural events throughout the city. The historic heart of the city is the French Quarter, known for its French and Spanish Creole architecture and vibrant nightlife along Bourbon Street. New Orleans offers endless opportunities for fun and entertainment, casting a global allure that brings more than 17 million visitors to the city a year.

**LARGEST**  
City in New Orleans

**1,021,000**  
Greater New Orleans  
MSA Population (2024)





# ECHOWEST

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EXCLUSIVELY PRESENTED BY:

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