



meineke®



Meineke 15 Year NNN Lease

8410 E Washington St, Indianapolis, IN 46219

[View Map](#)

Offering Memorandum

- Brand New 15 Year Absolute NNN Lease
- Guaranteed by the Largest Meineke Franchisee (56 Units)
- Excellent Visibility & Frontage on Primary East-West Thoroughfare
- Direct access to the Interstate 465

In Association with Scott Reid & ParaSell, Inc.
A Licensed Indiana Broker #RC51900187

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High Visibility Frontage on a Major Retail Corridor

Direct Frontage with Exposure to +34,000 Vehicles Per Day





Established Meineke Location - Leased to Largest Operator

Price	Cap Rate	NOI
\$960,000	6.25%	\$60,000

Investment Highlights

- Brand New 15 Year Absolute NNN Lease with zero landlord responsibilities
- Direct frontage and visibility to approximately 34,000 vehicles daily on E Washington Street (US Route 40)
- Established Meineke Car Care Center positioned for long-term occupancy
- Guaranteed by Solvix Auto LLC — the largest Meineke franchisee in the United States

Location Highlights

- US-40 / E Washington Street connects downtown Indianapolis to the eastern suburbs, supporting consistent daily traffic volumes
- Positioned near the I-465 interchange at E Washington Street, providing direct regional connectivity across the Indianapolis metro
- Dense Indianapolis trade area with 59,790 residents within 3 miles and nearly 192,000 within 5 miles
- Established Meineke auto service site on a primary Indianapolis east-west arterial.

Tenant Highlights

- Experienced Operator and Guarantor: Solvix Auto LLC operates 56 Meineke locations nationwide, the largest Meineke franchisee in the United States, with plans to expand to 100+ units
- Meineke: Established national auto care brand with 900+ locations, a subsidiary of Driven Brands, Inc.



Lease Summary

Tenant	Meineke Car Care Center (Solvix Auto LLC)
Guaranty	Solvix Auto LLC
Lease Type	Absolute NNN
Increases	10% every 5 years
Options	(4), 5-year
Landlord Responsibilities	None
Lease Start	Close of escrow
Lease End	15 years from close of escrow
Lease Term	15 Years

Physical Description

Address	8410 E Washington St Indianapolis, IN 46219
Building Size	2,730 SF
Land Size	0.46 AC
APN	49-09-06-113-135.000-700
Year Built / Renovated:	1978

Price

\$960,000

Cap Rate

6.25%

NOI

\$60,000

Period	Rent/Year	Rent/Month	Cap Rate
Years 1 - 5	\$60,000	\$5,000	6.25%
Years 6 - 10	\$66,000	\$5,500	6.88%
Years 11 - 15	\$72,600	\$6,050	7.56%
Option 1	\$79,860	\$6,655	8.32%
Option 2	\$87,846	\$7,321	9.15%
Option 3	\$96,631	\$8,053	10.07%
Option 4	\$106,294	\$8,858	11.07%



Aerial



Subject Property

Dense Indianapolis Trade Area

60K residents with \$77K average household income within three miles

E Washington St (34,700 VPD)





E Washington St (34,700 VPD)



Subject Property





About the Operator

The Indianapolis locations are operated by Solvix Auto LLC, the largest Meineke franchisee in the United States by unit count, with a portfolio of 56 operating locations. Led by CEO Scott Martin, Solvix has demonstrated a track record of acquiring, operating, and growing Meineke centers in established Indianapolis-area markets, with stated plans to expand to more than 100 units.

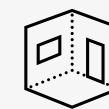


About Meineke

Meineke Car Care Centers, founded in 1972 in Houston, Texas, is one of the most recognized automotive service brands in the United States. Originally built around exhaust and muffler repair, Meineke has steadily broadened its service offering to include oil changes, brakes, tires, batteries, alignment, air conditioning, and comprehensive maintenance services. Today, Meineke operates more than 900 locations across the United States and internationally, functioning exclusively through a franchised model.

Meineke is a wholly owned subsidiary of Driven Brands, Inc. (DRVN), the largest automotive aftermarket services company in North America by number of locations. Driven Brands carries a credit rating of BBB- from S&P, reported 2024 revenue of \$2.34 billion, and held \$5.26 billion in total assets. Its portfolio of brands also includes Maaco, Take 5 Oil Change, and Take 5 Car Wash, giving it a vertically integrated presence across vehicle maintenance and appearance services.

For more information, visit [meineke.com](https://www.meineke.com).



**702 FRANCHISE
LOCATIONS IN
THE US**



**CHARLOTTE,
NC**



**FOUNDED
1972**

About Indianapolis, Indiana:

Indianapolis is the capital and most populous city of Indiana, anchoring a metropolitan area of approximately 2.1 million residents and ranking among the 16th-largest metro economies in the United States. Positioned at the convergence of Interstates 65, 70, and 74 and encircled by I-465, Indianapolis serves as the transportation, logistics, and economic hub of the Midwest.

The local economy rests on several strong pillars. Healthcare is the region's largest employer, led by IU Health (Indiana's largest hospital system), Ascension St. Vincent, and Community Health Network. Eli Lilly and Company, one of the world's largest pharmaceutical companies, maintains its global headquarters in Indianapolis, anchoring a significant life-sciences employment base. Advanced manufacturing is represented by Allison Transmission, Cummins Inc., and Rolls-Royce. Indianapolis is also a premier Midwest logistics hub, with major FedEx, Amazon, and UPS distribution operations. Simon Property Group, the world's largest real estate investment trust by market capitalization, is headquartered in Indianapolis, and the city hosts Indiana University Purdue University Indianapolis (IUPUI) with approximately 28,000 students.



Demographic Highlights

191,689+
5-Mile Population

59,790+
3-Mile Population

Demographics (2025)	1-Mile	3-Mile	5-Mile
Population	5,567	59,790	191,689
Average Household Income	\$81,044	\$77,499	\$71,126
Households	2,198	24,034	74,540

Major Employers



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