

OFFERING MEMORANDUM



OXON HILL, MD
WASHINGTON, D.C. MSA

Marcus & Millichap





5406 INDIAN HEAD HWY
OXON HILL, MD 20745

\$2,750,000

PURCHASE PRICE

6.00%

CAP RATE



0.46
ACRES



14+
YEARS REMAIN



S&P B-
CREDIT RATING



**ABSOLUTE
NNN**
FEE SIMPLE

THE OFFERING

GLA	8,472
Lot Size	0.46 Acres
Year Built / Ren.	1968 / 2026
Lease Type	NNN - Fee Simple
Rent Commencement	11/20/2025
Lease Expiration	11/30/2040
Increases	10% Every 5 Years
Options	Five; Five-Year Terms
Credit	(S&P) B-

ANNUALIZED OPERATING DATA

ANNUAL RENT	% INCREASE
Years 1 - 5	\$165,000
Years 6 - 10	\$181,500 10.00%
Years 11 - 15	\$199,650 10.00%
Option 1 (Years 16 - 20)	\$219,615 10.00%
Option 2 (Years 21 - 25)	\$241,577 10.00%
Option 3 (Years 26 - 30)	\$265,734 10.00%
Option 4 (Years 31 - 35)	\$292,308 10.00%
Option 5 (Years 36 - 40)	\$321,538 10.00%

INVESTMENT HIGHLIGHTS

**BRAND NEW 15-YEAR NNN
LEASE WITH 10% INCREASES
EVERY 5 YEARS**

**25,420 VPD LOCATION INSIDE
OF WASHINGTON, D.C'S
CAPITAL BELTWAY**

**ESTABLISHED AUTO FACILITY;
OWNER AND TENANT
RECENTLY COMPLETED \$1.25M
RENOVATION**

**LIMITED NATIONAL TIRE
BRAND COMPETITION**

**LEADING AUTOMOTIVE
RETAIL BRAND**

NEW MAVIS WITH STRONG RENTAL INCREASES - The tenant, Mavis Tire Supply, LLC, operating as Mavis is subject to a 15-year lease with a projected opening in May of 2026. The tenant began paying rent in November of 2025. The lease features increases of 10% every 5 years of the base term and the five, five-year option terms. Mavis will operate out of a retrofit 8,472 square-foot building that sits on 0.46 acres of land.

PROXIMATE TO WASHINGTON, DC INSIDE OF I-495 - The Property is located in Oxon Hill, Maryland, just 0.35 miles away from the Washington, DC border. The site sits along a service road that runs parallel to Indian Head Hwy (25,420 VPD) and is accessible via two signalized intersections as well as an additional point of ingress in between the intersections. Indian Head Highway intersects with Livingston Road just one parcel removed, a heavily traveled local route that averages 12,024 vehicles per day. Notably, the Livingston Road and Indian Head Highway intersection is the first signalized intersection off the Capital Beltway/I-495 (197,580 VPD), which creates a constant 24-hour flow of traffic past the property. Immediately across the street is a Giant Food, the area's leading grocery chain, which averages 879.2 thousand annual visits, per Placer.ai. Other neighboring retailers include 7-Eleven, Popeyes, Dollar Tree, and Dollar General which collectively generate an additional 1.2 million combined annual customer visits, with each ranking in the top 12th percentile of their respective chains, signaling strong retail demand. The property is further supported by strong demographics, with a population of 143,905 residents and an average household income of \$102,275 within three-miles of the site.

PROPERTY RECENTLY UNDERWENT TOTAL RENOVATION - Mavis is relocating into a formerly Goodyear-occupied building that has recently completed a full renovation. The renovation included an owner contribution of \$500,000 in tenant improvement

and an additional \$750,000 investment from Mavis showing their commitment to the location. The renovation included a total gut and re-outfitting of the interior of the building including the interior slab, installation of 8 new garages, and significant investment in 8 new car lifts inside of the garages. In addition, the roof was replaced in 2025. These renovations reflect a brand-new Mavis building, but at a much lower rental rate than the new build to suit Mavis facilities. This greatly mitigates investor risk!

ONLY NATIONAL BRAND IN IMMEDIATE TRADE AREA - This new Mavis location benefits from being the only large, national tire retailer serving the immediate trade area. The nearest competing national tire and automotive brand is a Firestone Complete Auto Care located 1.93 miles away towards the city. This lack of recognizable competition, complimented by strong demographics, provides Mavis with a very large local customer base without the need to aggressively compete, reinforcing its long term commitment to the site.

PREMIER, EXPANDING RETAIL TIRE CHAIN - Mavis Discount Tire is one of the largest independent automotive platforms in the United States. For more than 50-years, Mavis has been saving people money on tires. While the company was founded as Mavis Tire Supply Corporation in 1972, its roots can be traced back to Vic's Cycle Shop in 1949. Through the decades, Mavis has prioritized value-oriented service as the backbone of the company. After mergers with Express Oil Change & Tire Engineers, Brakes Plus, and acquisitions of Tire Kingdom, NTB, STS, Melvin's Tire, Jack Williams Tire, Tuffy Tire, Action Gator, and Town Fair Tire, Mavis now leads a company of more than 2,300 locations across 39 states. Mavis offers customers a complete range of services including brakes, alignments, suspensions, shocks, struts, oil changes, battery replacement, and exhaust work.



EASTOVER SHOPPING CENTER



Foot Locker

Patricia R. Harris
Educational Center



Exxon



POPEYES

TRUIST



Tire Boy
Tire Shop



Eastover
Car Wash



FORMAN
MILLS

Public
Storage

metro
by T-Mobile



King Auto
Service & Tires



800 S Ave
Apartments

Park Forest
Apartments

Oaks at Oxon Hill
Apartments

DISTRICT OF COLUMBIA
MARYLAND

INDIAN HEAD HWY - 25,420 VPD

LIVINGSTON RD - 12,024 VPD



EASTOVER SHOPPING CENTER

planet fitness TRUIST Giant
Foot Locker
DOLLAR TREE

POTOMAC RIVER

Patricia R. Harris
Educational Center

Exxon



FORMAN
MILLS



DISTRICT OF COLUMBIA
MARYLAND

Park Forest
Apartments

Public
Storage

BURGER
KING

POPEYES

metro
by T Mobile



PIZZA
PAPA JOHN'S

King Auto
Service & Tires



Tire Boy
Tire Shop

Eastover
Car Wash

MAVIS
DISCOUNT
TIRE

INDIAN HEAD HWY - 25,420 VPD

LIVINGSTON RD - 12,024 VPD

TENANT INFORMATION

Mavis Discount Tire is one of the largest independent automotive platforms in the United States. For more than 50 years, Mavis has been saving people money on tires. While the company was founded as Mavis Tire Supply Corporation in 1972, its roots can be traced back to Vic's Cycle Shop in 1949. Through the decades, Mavis' tradition of value-oriented service has been the backbone of the company.

After the mergers with Express Oil Change & Tire Engineers, Brakes Plus, and acquisitions of Tire Kingdom, NTB, STS Tire, Melvin's Tire, Jack Williams Tire, Tuffy Tire, Action Gator and Town Fair Tire , Mavis now leads a combined company of more than 2,300 locations in 39 states across the East Coast, South and Midwest. As the premier retail tire and service chain, Mavis offers valued customers a complete menu of services including brakes, alignments, suspension, shocks, struts, oil changes, battery replacement, and exhaust work.

Mavis' strong asset base leads to superior financial results; Mavis' average unit volumes are approximately \$1.5 million per store which is ~25% higher than Monro, the only competitor that is a public company. Mavis has a best-in-class management team and operating culture and has generated the industry's strongest and most consistent financial results with over 10 years of positive comparable sales growth. Mavis has a leading market share in its key regions (especially the Northeast), and a strong real estate profile with well-maintained buildings and equipment.

Mavis Discount Tire has been saving people money for over 50 years and they look forward to helping customers save on their next new set of tires.



REVENUE
1.5B



HEADQUARTERS
Millwood, NY



NO. OF LOCATIONS
2,300+



YEAR FOUNDED
1972



PUBLIC/PRIVATE
PRIVATE

REGIONAL MAP



\$73K

Within a 1-mile radius, the average household income is \$72,728



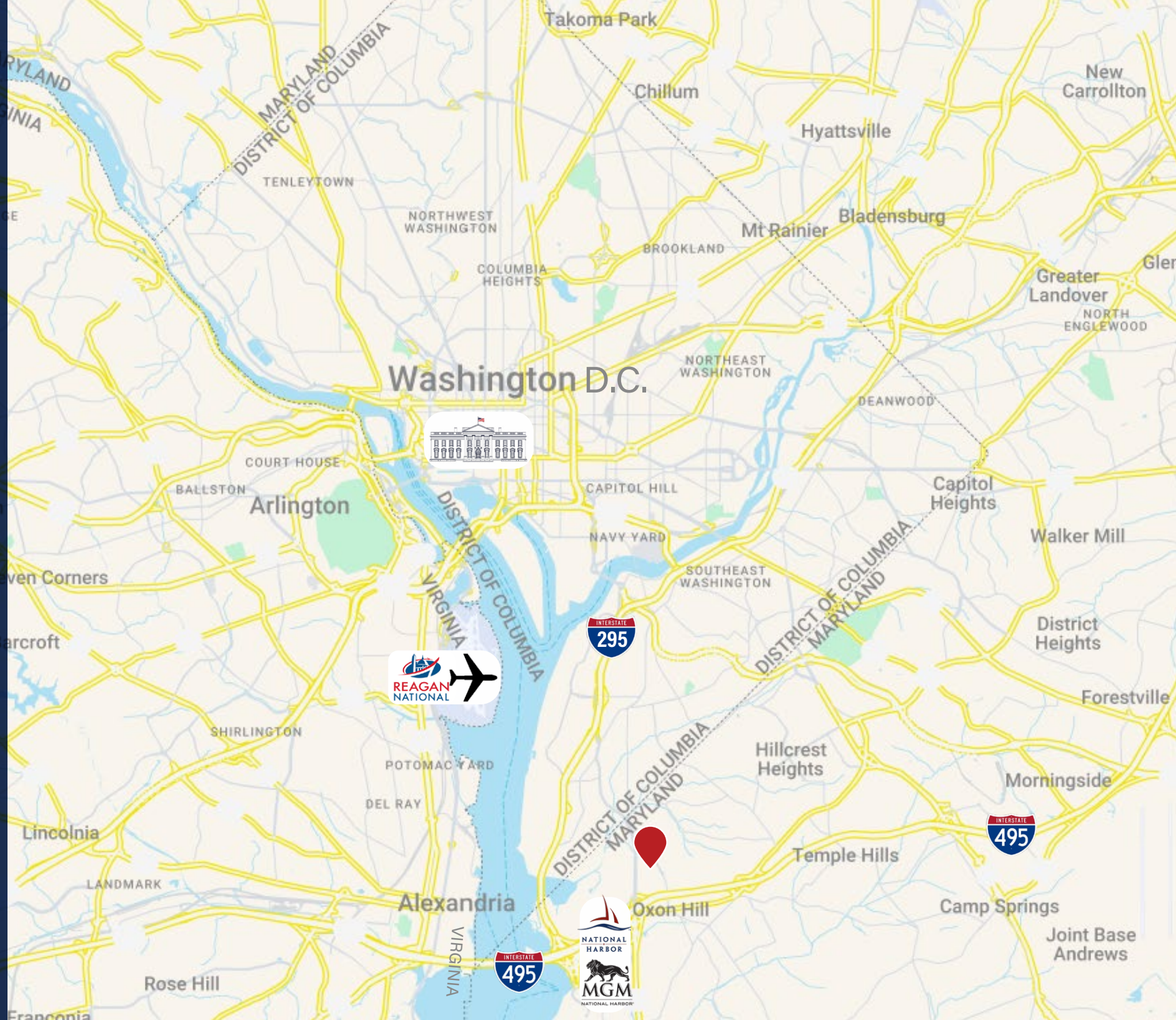
25K

An average of 25,420 vehicles per day drive by Indian Head Highway

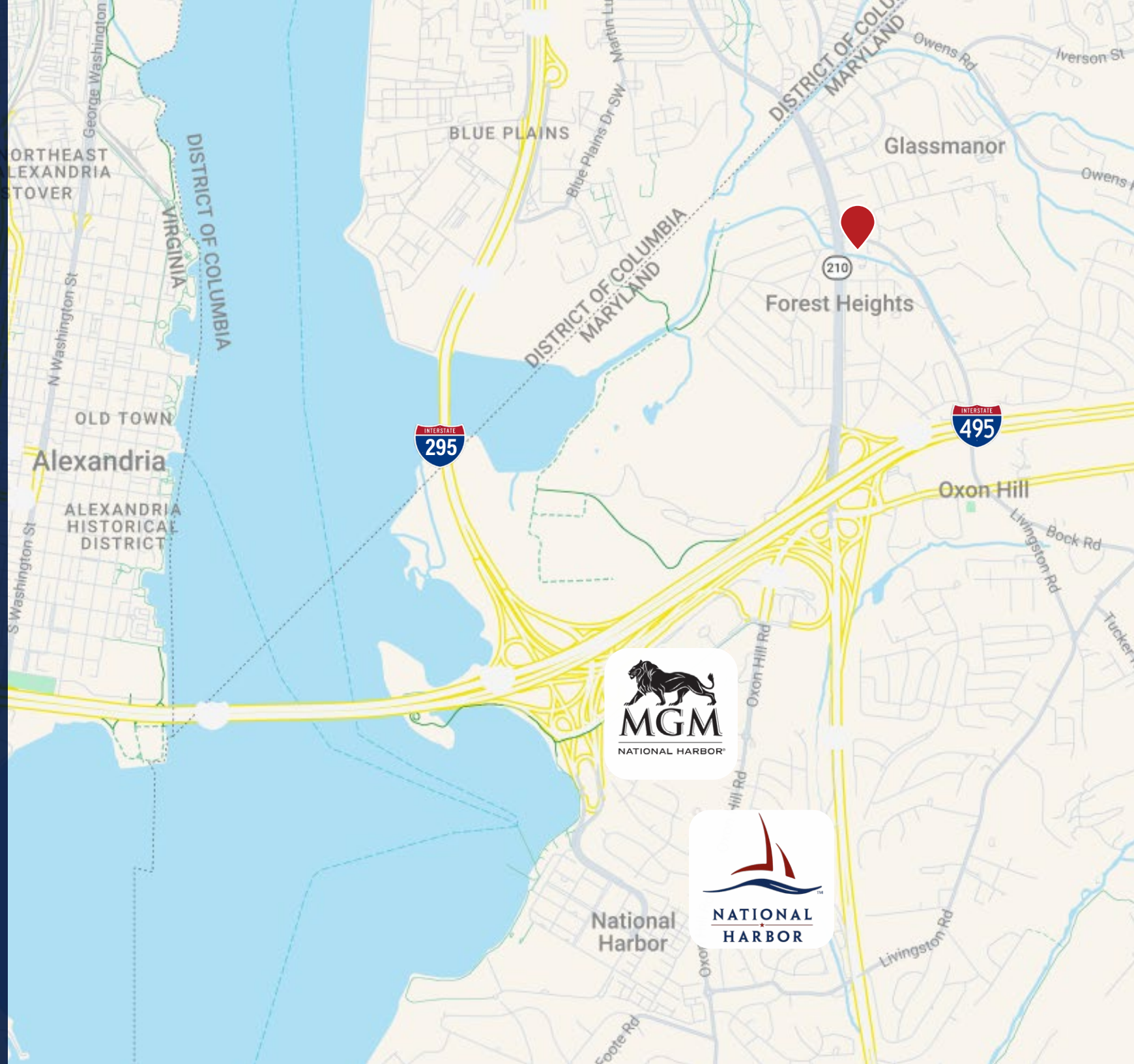


143K

Within a 3-mile radius, the population density is 143,903



MINUTES FROM NATIONAL HARBOR



LEASE ABSTRACT

Legal Tenant Name	Mavis Tire Supply LLC
Guaranty	Mavis Tire Express Services TopCo Corp.
Notification Period to Exercise Options	180 Days
Landlord Obligations	None
Tenant Obligations	Tenant, at Tenant's expense, shall keep the Premises in good order and repair, including maintaining all plumbing, HVAC, electrical and lighting facilities and equipment within the Premises, and the store front, doors, and plate glass of the Premises. Tenant shall also maintain, repair, and replace the structural elements of the Building including, without limitation, the exterior walls, foundation, roof, and roof deck.
Assignment & Subletting	Tenant may, without the Landlord's consent, assign or otherwise transfer this Lease or sublet all of the Premises to (a) any corporation or other business entity which controls, is controlled by, or under common control with, Tenant, or (b) a corporation or other business entity into which or with which Tenant, its corporate successors or assigns, is merged or consolidated, in accordance with applicable statutory provisions for the merger or consolidation of corporations, provided that by operation of law or by effective provisions contained in the instruments of merger or consolidation the liabilities of the corporations or other business entities participating in such merger or consolidation are assumed by the corporation or other business entity surviving such merger or consolidation, or (c) a corporation or other business entity acquiring substantially all of Tenant's assets located in the Premises, or (d) a bona fide franchisee of Tenant, or (e) an entity that acquires five (5) or more of Tenant's retail stores, provided that, the original Tenant named herein shall remain liable for all obligations under this Lease and shall not be released therefrom as a result of any assignment or transfer except as set forth in the following sentence. Notwithstanding anything contained in this Section 11 to the contrary, if the successor tenant or surviving entity (or an affiliate thereof guaranteeing the Tenant's obligations under this Lease) in connection with any assignment or transfer has a verifiable net worth of at least Twenty Five Million Dollars (\$25,000,000.00) at the time of the assignment or transfer, then Tenant shall be released from its obligations hereunder.
Rights of First Refusal & Offer	Landlord hereby grants to Tenant a right of first refusal with respect to the purchase of the Property. If Landlord receives any acceptable bona fide offer ("BFO") to buy the Property or any part thereof, then before accepting such offer, Landlord shall give Tenant written notice of the BFO, which notice ("Landlord's Offer") shall constitute an offer to sell the Property or any part thereof on the terms of the BFO. Not more than ten (10) days following receipt of Landlord's Offer, Tenant shall give Landlord written notice accepting Landlord's Offer or rejecting it. If Landlord intends to offer or market the Property for sale in a stand-alone transaction to an unaffiliated third-party Landlord may first offer Tenant the right to purchase the Property in its "AS-IS" condition by sending Tenant a written notice of the specific terms of the offer to sell ("Offering Notice"). The offer will include the price (the "Offering Amount"), payment terms, costs of escrow, and other relevant terms. Tenant shall have thirty (30) days after receipt of the Offering Notice to exercise its right to purchase by providing written notice to Landlord within such thirty (30) day period.

DEMOGRAPHIC SUMMARY

POPULATION	1-MILE	3-MILES	5-MILES
2030 Projection	26,501	145,422	415,209
2025 Estimate	26,120	143,903	407,825
2020 Census	26,457	148,327	411,141
2010 Census	24,910	132,432	361,552

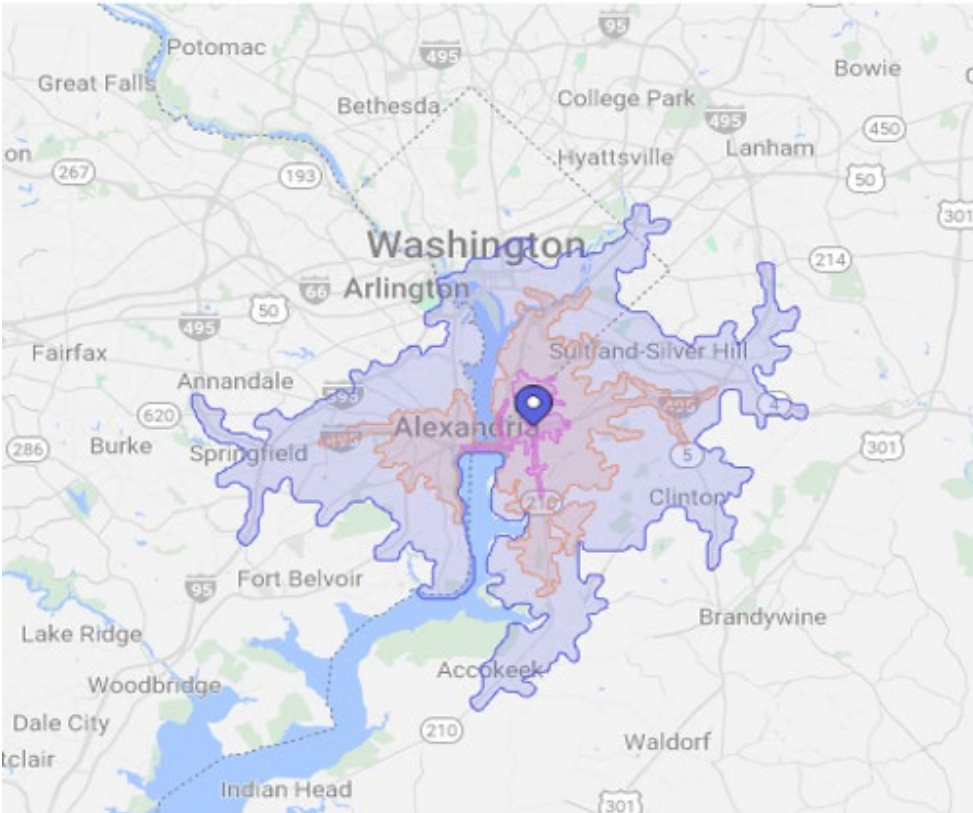
HOUSEHOLD INCOME	1-MILE	3-MILES	5-MILES
Average	\$72,728	\$102,275	\$129,073
Median	\$58,084	\$83,328	\$108,083
Per Capita	\$30,581	\$46,868	\$61,675

HOUSEHOLDS	1-MILE	3-MILES	5-MILES
2030 Projection	11,254	65,122	197,281
2025 Estimate	10,970	64,032	192,740
2020 Census	10,422	61,949	184,082
2010 Census	9,825	54,356	157,376

HOUSING	1-MILE	3-MILES	5-MILES
Median Home Value	\$304,996	\$411,408	\$490,820

EMPLOYMENT	1-MILE	3-MILES	5-MILES
2025 Daytime Population	14,123	122,527	408,224
2025 Unemployment	5.79%	4.76%	3.38%
Average Time Traveled (Minutes)	42	39	36

EDUCATIONAL ATTAINMENT	1-MILE	3-MILES	5-MILES
High School Graduate (12)	2.97%	2.01%	1.55%
Some College (13-15)	42.29%	33.82%	24.37%
Associate Degree Only	17.99%	14.37%	11.08%
Bachelor's Degree Only	5.46%	5.02%	4.31%
Graduate Degree	17.74%	34.33%	49.16%



DRIVE TIMES	5-MINUTE	10-MINUTE	15-MINUTE
Population	10,199	131,689	571,942
Population Density (Per Sq Mile)	16,760	4,678	4,779
Area (Square Miles)	0.6	28.2	119.7

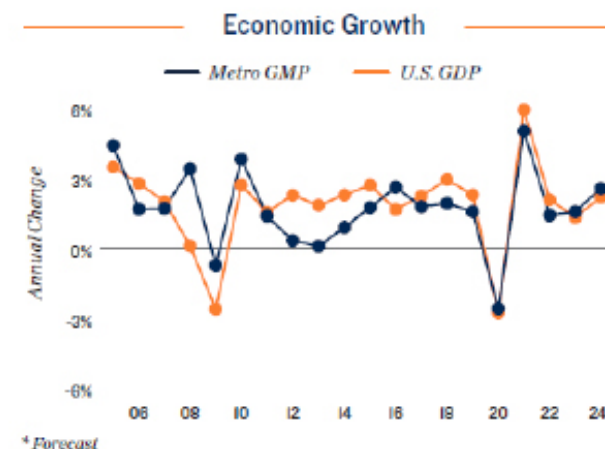
WASHINGTON, D.C.

WASHINGTON, D.C. OVERVIEW

The administrative capital of the United States, Washington, D.C. is located along the Potomac River, just inland from the Chesapeake Bay. In addition to the District of Columbia, the metro encompasses 22 counties and jurisdictions in portions of Maryland, Virginia and West Virginia. The District and inner-ring suburbs are some of the most dense, both in terms of population, as well as residential and commercial development. Washington, D.C. is the largest city in the metro, with a population of roughly 685,000 residents, followed by Arlington and Alexandria. Fueling future economic growth, Amazon is expanding its local presence, opening Phase 1 of its HQ2 in National Landing last year. Subsequent phases, however, are experiencing an elongated planning process. In 2022, the company delayed the construction of three, 22-story office towers and the Helix building.

THE WASHINGTON, D.C. ECONOMY

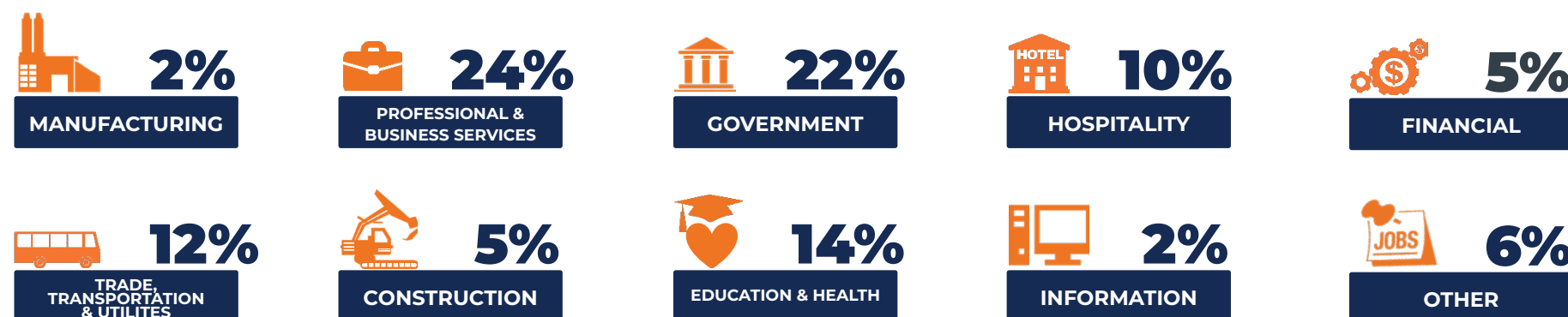
The Washington, D.C. economy is one of the nation's largest and boasts a wide variety of Fortune 500 companies, including Capital One Financial, Fannie Mae and Freddie Mac.



MAJOR AREA EMPLOYERS

- The Federal Government
- Fairfax County Public Schools
- Booz Allen Hamilton
- Fannie Mae
- Freddie Mac
- Montgomery County Public Schools
- Prince George's County Public Schools
- Inova Health System
- Georgetown University
- American University

SHARE OF 2025 TOTAL EMPLOYMENT

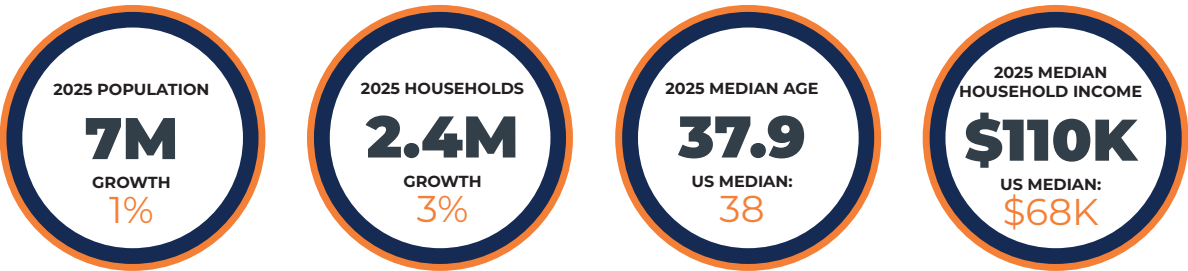


WASHINGTON, D.C. DEMOGRAPHICS

Over 81,500 households are expected to be formed through 2028, boosting housing demand. The median home price of \$612,000 is well above the national benchmark and contributes to a home-ownership rate of 61 percent, well-below the national rate.

Roughly 25 percent of residents ages 25 and older hold a graduate or professional degree, compared with 12 percent for

2025 POPULATION BY AGE



QUALITY OF LIFE

The Washington, D.C. metro is one of the most dynamic in the U.S. As the seat of the U.S. government, private and nonprofit companies often provide contracting services for public projects, supporting job growth even through economic duress. The region also has a cosmopolitan culture and is a destination for domestic and international visitors. Contain-ing numerous prominent public buildings and landmarks, the metro has world-renowned museums, theaters and restaurants that are patronized by visitors and an affluent local population. The metro is also home to many of the nation's leading media outlets, think tanks and institutions of higher learning. Prominent universities include George Washing-ton University, American University, Georgetown University and Howard University.

* Forecast
Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U. S. Census Bureau



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Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

By accepting this Marketing Brochure you agree to release Marcus & Millichap Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this net leased property.

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