SINGLE TENANT NNN

Investment Opportunity

MONRO
AUTO SERVICE And TIRE CENTERS

Recently Exercised 5-Year Renewal | $104K+ Avg. Household Income | Strong Consumer & Employment Base

1809 Eastland Drive

BLOOMINGTON ILLINOIS

ACTUAL SITE

SRS | CAPITAL MARKETS

EXCLUSIVELY MARKETED BY

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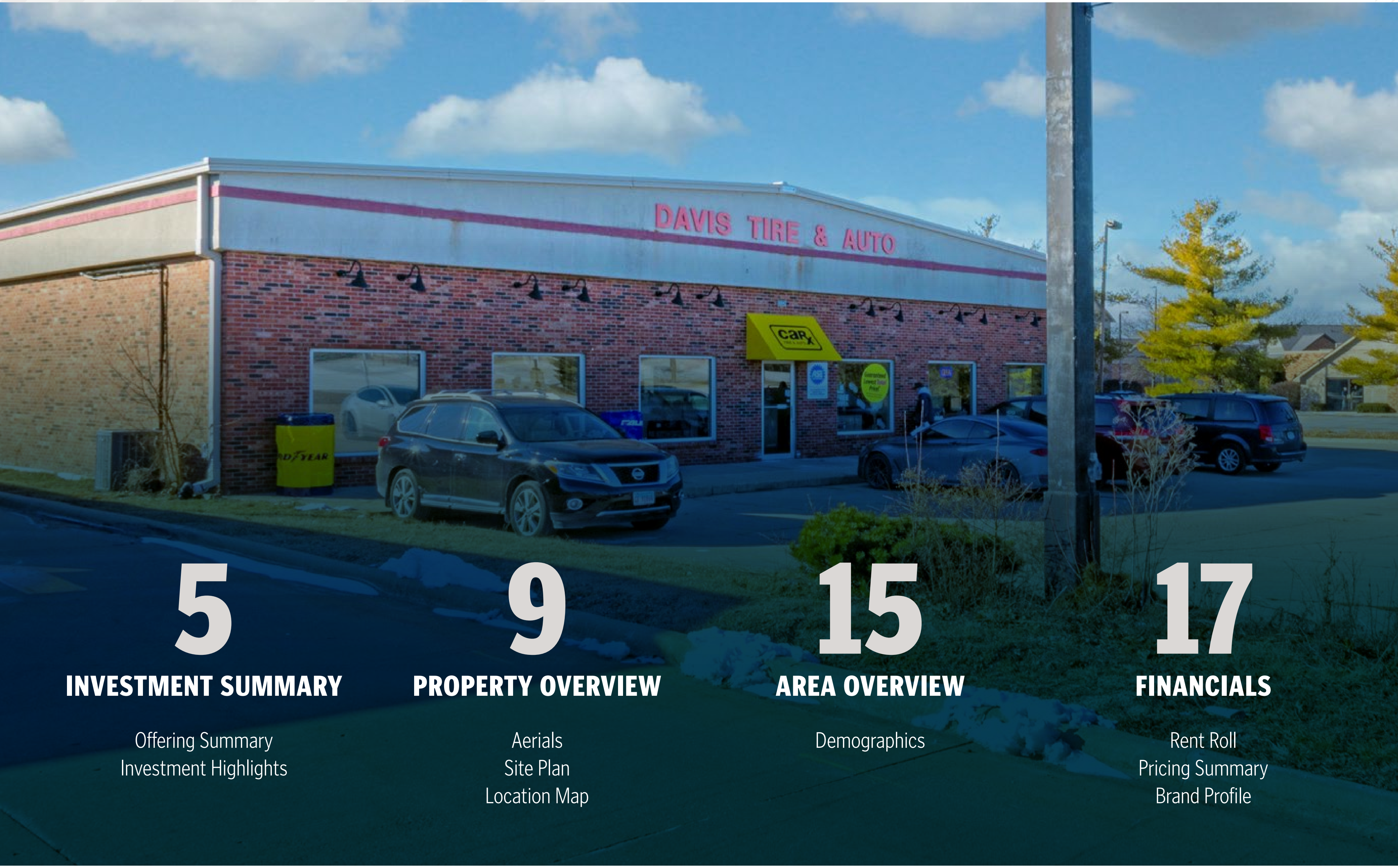

ACTUAL SITE

PROPERTY PHOTO

SRS Real Estate Partners is pleased to offer the opportunity to acquire the fee simple interest (land & building ownership) in a corporate leased Monro Auto Service investment property located in Bloomington, Illinois. The tenant, Monro, Inc. (NASDAQ: MNRO), recently exercised its first five-year renewal option, extending its commitment to the site through February 2032 with two (5-year) renewal options remaining. The lease features 10% rental increases at the beginning of each renewal option, providing continued NOI growth and a hedge against inflation. The lease is triple net (NNN), with limited landlord responsibilities for the roof, structure, foundation, exterior building, and parking lot, making it an attractive investment opportunity for passive investors.

The property is positioned along Eastland Drive, a well-established commercial corridor carrying approximately 11,200 vehicles per day, just east of Interstate 55, which sees approximately 42,500 vehicles per day. The asset is surrounded by numerous national and regional retailers including Lowe's, Schnucks, Dick's Sporting Goods, HomeGoods, Barnes & Noble, PetSmart, Fresh Thyme Market, Kohl's, Old Navy, and CarMax, among many others. The property also benefits from its proximity to OSF St. Joseph Medical Center, Carle BroMenn Medical Center, Illinois State University, Illinois Wesleyan University, and Central Illinois Regional Airport. The strong surrounding retail, healthcare, and educational anchors support a 5-mile trade area population of more than 130,000 residents, an average household income exceeding $104,000, and nearly 78,000 employees, providing a stable and diverse consumer base.

PROPERTY PHOTOS

SRS

OFFERING SUMMARY

OFFERING

Price	$1,400,000
March 2027 Net Operating Income	$103,950
Cap Rate	7.43%
Guaranty	Corporate Signed
Tenant	Monro Muffler Brake, Inc.
Lease Type	NNN
Landlord Responsibilities	Roof, Structure & Parking Lot[1]
Sales Reporting	No

1) Landlord responsible for parking lot surface and curbing (excludes sealing, striping, and snow/debris removal)

PROPERTY SPECIFICATIONS

Rentable Area	10,676 SF
Land Area	0.72 Acres
Property Address	1809 Eastland Drive Bloomington, Illinois 61704
Year Built	1994
Parcel Number	21-02-277-002
Ownership	Fee Simple (Land & Building Ownership)

Recently Exercised 5-Year Renewal | Options To Extend | Scheduled Rental Increases

- The tenant recently exercised its first five-year renewal option, extending its commitment through February 2032
  - Approximately 5.5 years remaining with two (5-year) renewal options remaining
  - 10% rental increases at the beginning of each renewal option provide continued NOI growth and an inflation hedge

NNN Leased | Fee Simple Ownership | Limited Landlord Responsibilities

- Tenant is responsible for real estate taxes, utilities, insurance, mechanical systems, and non-structural repairs and maintenance
- Landlord responsibilities are limited to structural components, including the roof, foundation and floor slab; the building exterior; and the parking-lot surface and curbing
- Ideal, low-management investment for a passive investor

Strong National/Credit Tenants | Dense Retail Trade Area

- The asset is within close proximity to multiple national/credit tenants including Walmart Supercenter, Target, Lowe's, Hobby Lobby, Meijer, Kroger, Ross, TJ Maxx, HomeGoods, Walgreens, and more
- Strong tenant synergy increases consumer draw to the immediate subject trade area and promotes crossover tenant exposure to the site

Multiple Medical Centers | Illinois State University (21,994 Students) | Regional Airport

- The site is ideally positioned less than 3-miles Southeast of both Illinois Wesleyan University (1,683 students) and Illinois State University (21,994 students), providing a strong student consumer base
- Asset is within walking distance from Central Illinois Regional Airport, a major economic engine with a total annual output of more than $165 million dollars
- The subject property is ideally positioned near OSF St. Joseph Medical Center (177 beds) and Carle BroMenn Medical Center (221 beds), significantly increasing consumer traffic to the trade area

Near Signalized IntersectionOM | Interstate 55 Access | Strong Visibility

- The subject property is positioned along Eastland Drive (11,200 VPD) with immediate access to Interstate 55 (42,500 VPD), one of Bloomington's primary north-south transportation corridors.
- Interstate 55 provides direct regional connectivity through Bloomington's primary retail corridor, offering convenient access throughout the market.
- The signalized intersection and nearby interstate interchange provide efficient access for both local residents and regional commuters.

Strong Demographics in 5-Mile Trade Area

- The dense 5-mile subject trade area is supported by more than 130,400 residents and 77,952 daytime employees who earn a healthy average household income of more than $104,600

LOCATION

Bloomington, Illinois
McLean County
Bloomington–Normal MSA

PARKING

There are approximately 39 parking spaces on the owned parcel.
The parking ratio is approximately 3.65 stalls per 1,000 SF of leasable area.

ACCESS

Eastland Drive: 1 Access Point

PARCEL

Parcel Number: 21-02-277-002
Acres: 0.72
Square Feet: 31,363 SF

TRAFFIC COUNTS

Eastland Drive: 11,200 VPD
E. Empire Street/State Highway 9: 22,900 VPD

CONSTRUCTION

Year Built: 1994

IMPROVEMENTS

There is approximately 10,676 SF of existing building area

ZONING

B-2: General Business District


Eastland Mall
KOHL'S
OLD NAVY
planet fitness
HIBBETT
ULTA
JOURNEYS
OUTBACK STEAKHOUSE
OSF St. Joseph Medical Center
MyCare
DQ
FRESH THYME MARKET
CHIPOTLE MEXICAN GRILL
Jersey Mike's SUBS
usbank
42,500 VPD
SUPERCUTS
Bloomington Commons
Schnucks
PROVING GROUND
H&R BLOCK
BARNES & NOBLE
ups
KUMON
55
Best Western PLUS
CARMAX
Empire Plaza Shopping Center
HomeGoods
DICK'S
DSW
ASHLEY
five BELOW
PETSMART
CATO
sleep number
carter's
Firestone COMPLETE AUTO CARE
verizon
EASTLAND DR
11,200 VPD
MONRO
AUTO SERVICE And TIRE CENTERS
The Credit Union for All


Best Western PLUS
CARMAX
cibm BANK
Quality INN & SUITES
Popeyes
LOWE'S
IHOP
McLean County Chamber of Commerce
FRESENIUS KIDNEY CARE
American Red Cross
Montessori
Country Lane Bridal Shop
MONRO
AUTO SERVICE And TIRE CENTERS
EASTLAND DR 11,200 VPD
The Credit Union for All

Candlewood Suites Shopping Center
Office Depot OfficeMax
Ross Dress for Less
petco
Michaels
Walmart Supercenter
meijer
Kroger
DQ
Shoppes At College Hills
Target
Hobby Lobby
Von Maur
Urban Air Adventure Park
Crunch
chico's
42,500 VPD
Parkway Shopping Center
Jewel Osco
Best Buy
TJ Maxx
Illinois State University
(21,994 Students)
Kingsley Junior High School
(730 Students)
Lakewood Plaza
HyVee
Plato's Closet
Dollar Tree
AspenDental
Empire Plaza Shopping Center
HomeGoods
Dick's
Ashley
PetSmart
five BELoW
DSW Designer Shoe Warehouse
Firestone Complete Auto Care
verizon
orangetheory fitness
Country Financial
Advance Auto Parts
85
AutoZone
O'Reilly Auto Parts
Kroger
Dollar Tree
Carle BroMenn Medical Center
(221 Beds)
Illinois Wesleyan University
(1,683 Students)
Dollar General
CarMax
Bloomington Commons
Schnucks
Proving Ground
Barnes & Noble
22,900 VPD
9
Lowe's
Bloomington High School
(1,369 Students)
Bloomington Country Club
USPS.COM
Eastland Mall
Kohl's
Old Navy
planet fitness
OSF St. Joseph Medical Center
(177 Beds)
MONRO
Auto Service And Tire Centers
BLOOMINGTON
Eastland Commons Shopping Center
Fresh Thyme Market
Chipotle Mexican Grill
Jersey Mike's Subs
Central Illinois Regional Airport at Bloomington-Normal
($165M Annual Output)

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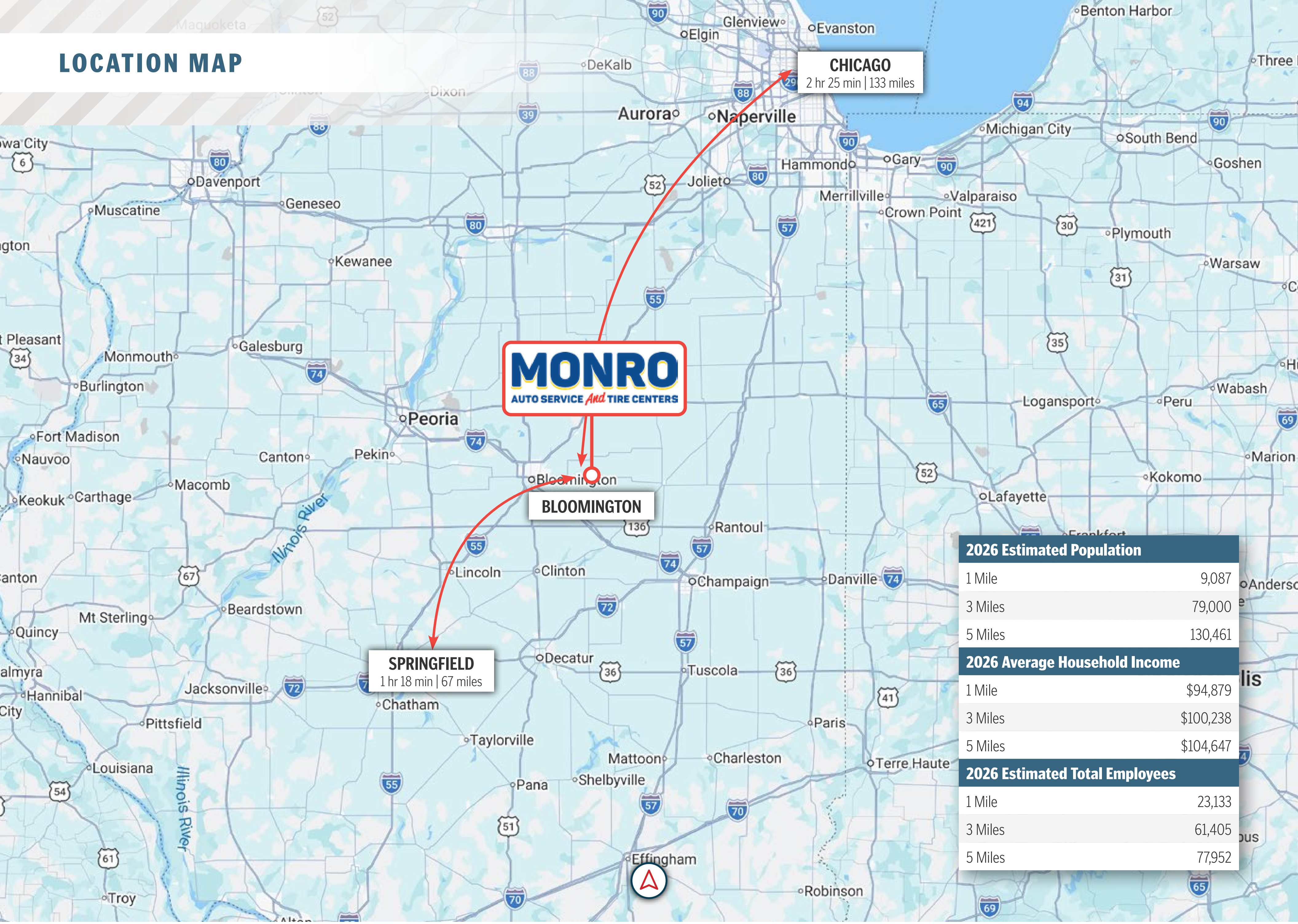
EASTLAND DRIVE 11,200 VPD
MONRO
AUTO SERVICE And TIRE CENTERS
Pylon Sign
The
Credit Union for All
N WILLIAMSBURG DRIVE

LOCATION MAP



2026 Estimated Population	
1 Mile	9,087
3 Miles	79,000
5 Miles	130,461
2026 Average Household Income	
1 Mile	$94,879
3 Miles	$100,238
5 Miles	$104,647
2026 Estimated Total Employees	
1 Mile	23,133
3 Miles	61,405
5 Miles	77,952

BLOOMINGTON, ILLINOIS

The City of Bloomington, incorporated in 1856, is a home rule unit of government under the 1970 Illinois Constitution. The City of Bloomington is located in the heart of Central Illinois, approximately 125 miles southwest of Chicago, 155 miles northeast of St. Louis, and 64 miles Northeast of Springfield, the State Capital. The City of Bloomington is the County Seat of McLean County, the largest county in Illinois (approximately 762,240 acres). Bloomington has a 2026 population of 78,861. The City of Bloomington is termed a twin city in conjunction with the Town of Normal

The city lies in a rich agricultural region, and its economy is based mainly on farming (chiefly corn [maize] and soybeans), livestock raising, and the production of farm seeds; insurance and the manufacture of candy and vacuum cleaners are also important. The economic strength of the Bloomington-Normal-McLean County metropolitan area is routed in its well-diversified portfolio of strong businesses and institutions. Long-stable major employers include State Farm Insurance, Illinois State University, the IAA Family of Companies (Country Financial, the Illinois Farm Bureau, and Growmark), Rivian Automotive, Unit 5 Schools, Advocate BroMenn Regional Medical Center, OSF St Joseph Medical Center, the County of McLean, Afni Inc., District 87 Schools, Heritage Enterprises, the City of Bloomington, Illinois Wesleyan University, Bridgestone/Firestone Off-Road Tire, the Town of Normal, Nussbaum Transportation, Ferrero, Heartland Community College, Chestnut Health Systems, Cargill, and Keplr Vision. These, along with many other employers, contribute to Bloomington-Normal McLean County historically experiencing one of the lowest average unemployment rates of metro areas in Illinois. The Bloomington-Normal area is nationally known as a vital transportation and distribution hub in the Midwest. Bloomington is home to Illinois Wesleyan University. Bloomington is served by two public school districts. The nearest major airport is Central Illinois Regional Airport at Bloomington-Normal.

MONRO AUTO SERVICE And TIRE CENTERS

	1 Mile	3 Miles	5 Miles
Population			
2026 Estimated Population	9,087	79,000	130,461
2031 Projected Population	8,967	78,534	130,343
2020 Census Population	9,346	79,615	131,002
Households & Growth			
2026 Estimated Households	4,515	34,706	55,896
2031 Projected Households	4,562	35,233	57,047
2020 Census Households	4,420	33,414	53,567
Projected Annual Growth 2026 to 2031	0.21%	0.30%	0.41%
Historical Annual Growth 2010 to 2020	0.28%	0.47%	0.66%
Income			
2026 Estimated Average Household Income	$94,879	$100,238	$104,647
2026 Estimated Median Household Income	$77,049	$76,230	$78,903
2026 Estimated Per Capita Income	$46,432	$44,186	$44,996
Businesses & Employees			
2026 Estimated Total Businesses	815	3,402	4,321
2026 Estimated Total Employees	23,133	61,405	77,952

RENT ROLL

		LEASE TERM				RENTAL RATES					
Tenant Name	**Square Feet**	**Lease Start**	**Lease End**	**Begin**	**Increase**	**Monthly**	**PSF**	**Annually**	**PSF**	**Recovery Type**	**Options**
Monro Muffler Brake, Inc.	10,676	2/28/2017	2/28/2032	Current	-	$7,875	$0.74	$94,500	$8.85	NNN	2 (5-Year)
(Corporate Signed)				3/1/2027	-	$8,663	$0.81	$103,950	$9.74		10% Rental Increases at the Beg. of Each Option

1)Tenant has a 10-day Right of First Refusal (ROFR).
2) Offering price reflects the scheduled March 2027 rent of $103,950

FINANCIAL INFORMATION

Price	$1,400,000
Net Operating Income	$103,950
Cap Rate	7.43%
Lease Type	NNN

PROPERTY SPECIFICATIONS

Year Built	1994
Rentable Area	10,676 SF
Land Area	0.72 Acres
Address	1809 Eastland Drive Bloomington, Illinois 61704

FOR FINANCING OPTIONS AND LOAN QUOTES:
Please contact SRS Debt & Equity at debtandequity@srsre.com

MONRO AUTO SERVICE

monro.com
Company Type: Public (NASDAQ: MNRO)
Locations: 1,100+
2026 Employees: 6,440
2026 Revenue: $1.16 Billion
2026 Net Income: $2.17 Million
2026 Assets: $1.57 Billion
2026 Equity: $591.44 Million

Monro, Inc. (NASDAQ: MNRO) is one of the nation's leading automotive service and tire providers, delivering best-in-class auto care to communities across the country, from oil changes, tires and parts installation, to the most complex vehicle repairs. With a focus on sustainable growth, the Company generated approximately $1.2 billion in sales in fiscal 2026. Monro brings customers the professionalism and high-quality service they expect from a national retailer, with the convenience and trust of a neighborhood garage. Monro's highly trained teammates and certified technicians bring together hands-on experience and state-of-the-art technology to diagnose and address automotive needs every day to get customers back on the road safely. Headquartered in Rochester, New York, the company has grown to operate more than 1,100 auto repair shops and tire dealers in 32 states from coast to coast.

Source: corporate.monro.com/news, corporate.monro.com/company, finance.yahoo.com

SRS | CAPITAL MARKETS

THE EXCLUSIVE NATIONAL NET LEASE TEAM

of SRS Real Estate Partners

300+
TEAM MEMBERS

29
OFFICES

$6.5B+
TRANSACTION VALUE
company-wide in 2025

930+
CAPITAL MARKETS PROPERTIES SOLD
in 2025

$3.5B+
CAPITAL MARKETS TRANSACTION VALUE
in 2025

45 Years

OF GOING THE EXTRA MILE

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