

OFFERING MEMORANDUM

FIRESTONE

HARRISBURG, NORTH CAROLINA
(CHARLOTTE MSA)



SRG

SAMBAZIS
RETAIL GROUP

REPRESENTATIVE PHOTO

CONCORD MILLS MALL
20 MILLION VISITORS ANNUALLY



ZMAX DRAGWAY
30,000 SEAT
STADIUM

THE DIRT TRACK
14,000 SEAT
STADIUM

NASCAR
CHARLOTTE MOTOR SPEEDWAY
1.1M VISITORS ANNUALLY



JAY M ROBINSON HIGH
1,309 STUDENTS

INDUSTRIAL

STONEY CREEK ELEMENTARY
780 STUDENTS

PITTS SCHOOL ROAD ELEMENTARY
818 STUDENTS

132,000 CPD
85

485

29

34,000 CPD



PNC MUSIC PAVILION
\$170M ANNUAL REVENUE



PROPOSED RESIDENTIAL DEVELOPMENT
44 LOTS

PLANNED HARRISBURG TOWN CENTER
16.33 ACRES MIXED-USE DEVELOPMENT
275,350SF OF RETAIL & OFFICE
373 RESIDENCES



UNIVERSITY MEADOWS ELEMENTARY
645 STUDENTS



HARRISBURG ELEMENTARY
1,033 STUDENTS

HICKORY RIDGE HIGH
1,713 STUDENTS

HICKORY RIDGE MIDDLE
1,183 STUDENTS

INDUSTRIAL

32,600 CPD
49

85,000 CPD
485

UNC CHARLOTTE
UNIVERSITY OF NORTH CAROLINA AT CHARLOTTE
29,847 STUDENTS
3,495 EMPLOYEES

CLICK FOR GOOGLE MAP
SUBJECT PROPERTY

Financial Overview

Price	\$3,255,000
Cap Rate	5.10%
Gross Leasable Area	6,144 SF
Year Built	2019
Lot Size	1.16 +/- Acres

Lease Summary

Lease Type	Absolute NNN
Roof & Structure	Tenant Responsible
Lease Term	15 Years
Rent Commencement	Est. October 2019
Increases	5% Every Five Years Including Options
Options	Five, 5-Year
Option to Terminate	None
Option to Purchase	None
Right of First Refusal	None

Rent Schedule

TERM	ANNUAL RENT	MONTHLY RENT
Year 1-5	\$166,000	\$13,833
Year 6-10	\$174,300	\$14,525
Year 11-15	\$183,015	\$15,251
Option 1	\$192,166	\$16,014
Option 2	\$201,774	\$16,815
Option 3	\$211,863	\$17,655
Option 4	\$222,456	\$18,538
Option 5	\$233,579	\$19,465



ADDRESS

Financial Way & Kee Lane
Harrisburg, NC 28075



PRICE

\$3,255,000



CAP RATE

5.10%



NOI

\$166,000

Investment Highlights

- 15-Year Absolute NNN Lease with 5% Increases Every 5 Years
- Corporate Guaranty by Bridgestone Retail Operations, LLC
- Firestone is a Fortune 500 Company, Rated 'A' by S&P with \$32.9 Billion in Revenue
- Brand New 2019 High-Quality Construction, Newest Prototype with 8 Service Bays
- 96,740 Residents in Growing Charlotte Suburb
- Average Household Income Exceeds \$105,000 within 1 and 3 Miles
- Located in One of Charlotte's Top 10 Most Affluent Zip Codes
- Across from New Publix Anchored Center, Aldi and Food Lion
- Minutes to Concord Mills Mall with Over 20 Million Visitors Annually, North Carolina's Most Popular Tourist Attraction
- Strong Daytime Population, 21,077 Employees within 5 Miles
- Close Proximity to the University of North Carolina at Charlotte with 29,847 Students and 3,495 Employees
- Surrounded by Several K-12 Schools with Approximately 9,669 Students
- Just South of Charlotte Motor Speedway with Over 1.1 Million Visitors Annually
- 13 Miles Northeast of Downtown Charlotte

Demographics

POPULATION	1-MILES	3-MILES	5-MILES
2010 Population	4,018	28,294	78,910
2018 Population	4,500	34,682	96,740
2023 Population	5,372	40,925	110,476
HOUSEHOLDS			
2010 Households	1,593	10,067	27,891
2018 Households	1,795	12,387	34,396
2023 Households	2,200	14,848	39,799
INCOME			
2018 Average Household Income	\$106,937	\$105,076	\$91,285
EMPLOYEES			
2018 Number of Employees In Area	2,070	8,590	21,077



96,740

Population within
a 5-Mile Radius



\$91,285

Average Household Income
within a 5-Mile Radius



21,007

Number of Employees
within a 5-Mile Radius

Firestone

OWNERSHIP:

Private

TENANT/GUARANTOR:

Bridgestone Retail Operations, LLC

WEBSITE:

www.firestone.com

www.bridgestoneamericas.com

Tenant Overview

Firestone Tire and Rubber Company is an American tire company founded by Harvey Firestone in 1900 initially to supply solid rubber side-wire tires for fire apparatus, and later, pneumatic tires for wagons, buggies, and other forms of wheeled transportation common in the era. Firestone soon saw the huge potential for marketing tires for automobiles, and the company was a pioneer in the mass production of tires. Harvey Firestone had a personal friendship with Henry Ford, and used this to become the original equipment supplier of Ford Motor Company automobiles, and was also active in the replacement market.

The Bridgestone Americas family of enterprises includes more than 50 production facilities and 55,000 employees throughout the Americas. The Bridgestone Americas international footprint includes manufacturing and sales subsidiaries located in Canada, Argentina, Brazil, Chile, Colombia, Costa Rica, and Mexico, with additional offices throughout Latin America and the Caribbean. Offering a wide range of Bridgestone, Firestone and associate brand tires, BATO maintains wholesale and original equipment sales operations across a broad line of products, including passenger, light truck, commercial truck and bus, agricultural, motorcycle, kart and off-the-road tires.



2,200
LOCATIONS



HEADQUARTERED IN
Nashville, TN



EMPLOYEE
COUNT
55,000



FOUNDED
1990



US 29 34,000 CPD

CONCORD MILLS MALL
20M VISITORS ANNUALLY



NASCAR
CHARLOTTE MOTOR SPEEDWAY
1.1M VISITORS ANNUALLY
ZMAX DRAGWAY
30,000 SEAT STADIUM
THE DIRT TRACK
14,000 SEAT STADIUM

CONCORD-PADGETT
REGIONAL AIRPORT



NOVANT HEALTH
COMING LATE 2019

CLICK FOR GOOGLE MAP
SUBJECT PROPERTY



KEE LN



49 32,600 CPD

NASCAR

CHARLOTTE MOTOR SPEEDWAY

1.1M VISITORS ANNUALLY
ZMAX DRAGWAY
30,000 SEAT STADIUM
THE DIRT TRACK
14,000 SEAT STADIUM



JAY M ROBINSON HIGH
1,309 STUDENTS



PITTS SCHOOL ROAD ELEMENTARY
818 STUDENTS

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373 RESIDENCES

meineke
car care center

**SHERWIN
WILLIAMS**

Mcdonalds

CLICK FOR GOOGLE MAP

**SUBJECT
PROPERTY**

**N:
NOVANT
HEALTH**
COMING LATE 2019



Pinnacle
FINANCIAL SERVICES



49

32,600 CPD



**Advance
Auto Parts**

 **CC GRIFFIN MIDDLE**
1,042 STUDENTS

 **HICKORY RIDGE MIDDLE**
1,183 STUDENTS

 **HICKORY RIDGE HIGH**
1,713 STUDENTS

 **HARRISBURG ELEMENTARY**
1,033 STUDENTS

STALLINGS ROAD PARK


Saddle Creek
LOGISTICS SERVICES



 **Bank OZK**



 **citi bank**

49 32,600 CPD

Mcdonalds

 **verizon**

 **DOLLAR TREE**

 **FOOD LION**

 **meineke**
car care center

 **SHERWIN WILLIAMS**

 **ZAXBY'S**

 **Advance Auto Parts**

 **Pinnacle**

 **BB&T**

 **TACO BELL**

 **ALDI**

CLICK FOR GOOGLE MAP
SUBJECT PROPERTY

KEE LN

 **NOVANT HEALTH**
COMING LATE 2019

PLANNED HARRISBURG TOWN CENTER
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275,350SF OF RETAIL & OFFICE
373 RESIDENCES



**DOWNTOWN
CHARLOTTE**

UNC CHARLOTTE
UNIVERSITY OF
NORTH CAROLINA
AT CHARLOTTE
29,847 STUDENTS
3,495 EMPLOYEES

GARINGER HIGH
1,940 STUDENTS

ROCKY RIVER HIGH
1,630 STUDENTS

HICKORY RIDGE HIGH
1,713 STUDENTS

HICKORY RIDGE MIDDLE
1,183 STUDENTS

85,000 CPD

Harris Teeter
Neighborhood Food & Pharmacy
WELLS FARGO
Bojangles
CVS
Tuffy
Auto Service Centers

FOOD LION
Wendy's
PAPA JOHN'S

Lowes
FOODS

RITE AID

CVS
pharmacy

citi
bank

Starbucks

DUNKIN'
DONUTS

verizon

32,600 CPD

Mcdonalds

SHERWIN
WILLIAMS

DOLLAR
TREE

FOOD LION

SUBWAY

UNITED STATES
POSTAL SERVICE

meineke
car care center

ZAXBY'S

Advance
Auto Parts

Pinnacle
COMMERCIAL REAL ESTATE

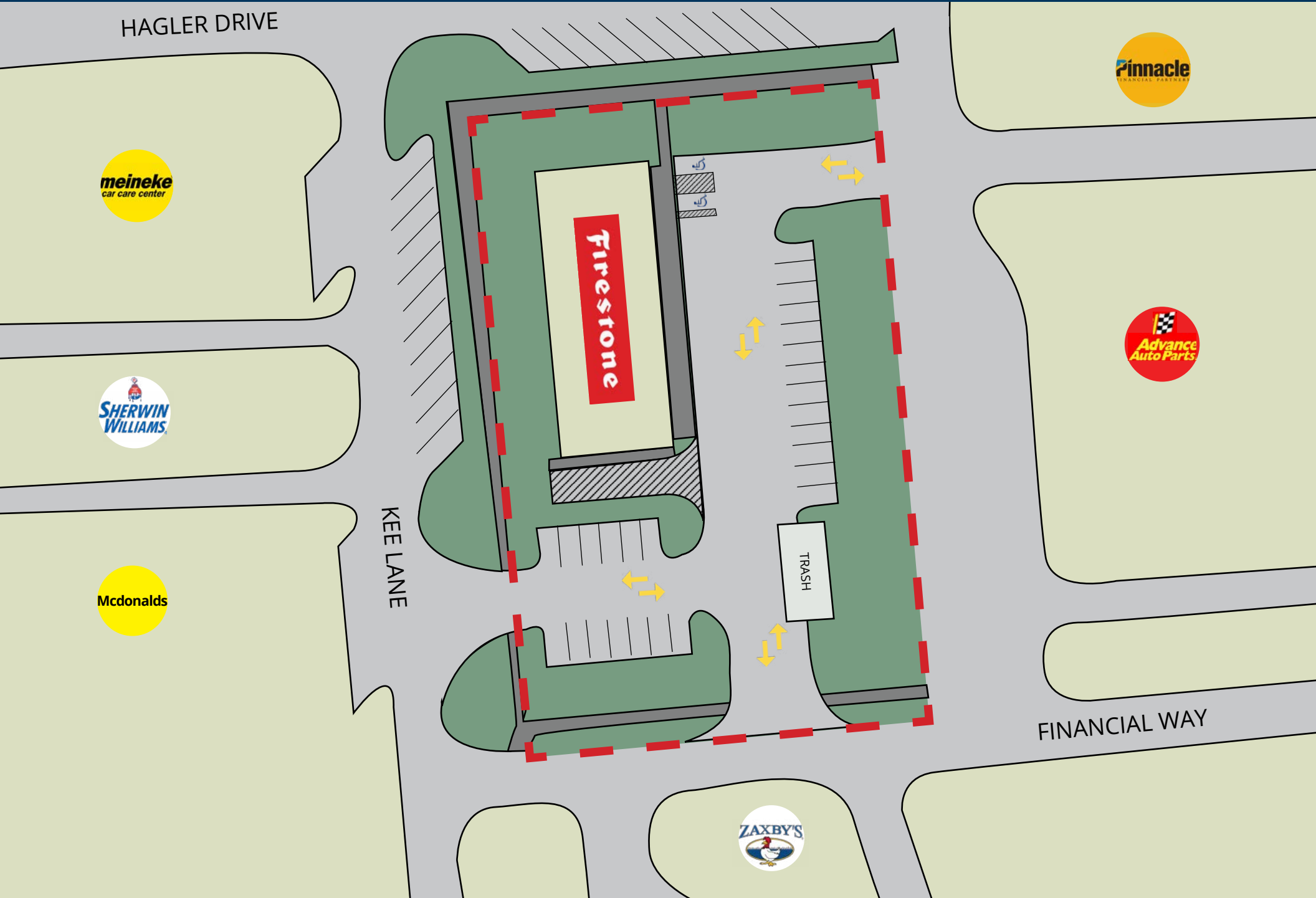
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KEE LN

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HARRISBURG
TOWN CENTER**
16.33 ACRES MIXED-USE
DEVELOPMENT
275,350SF OF RETAIL & OFFICE
373 RESIDENCES

**N:
NOVANT
HEALTH**
COMING LATE 2019

Site Plan



Harrisburg, NC

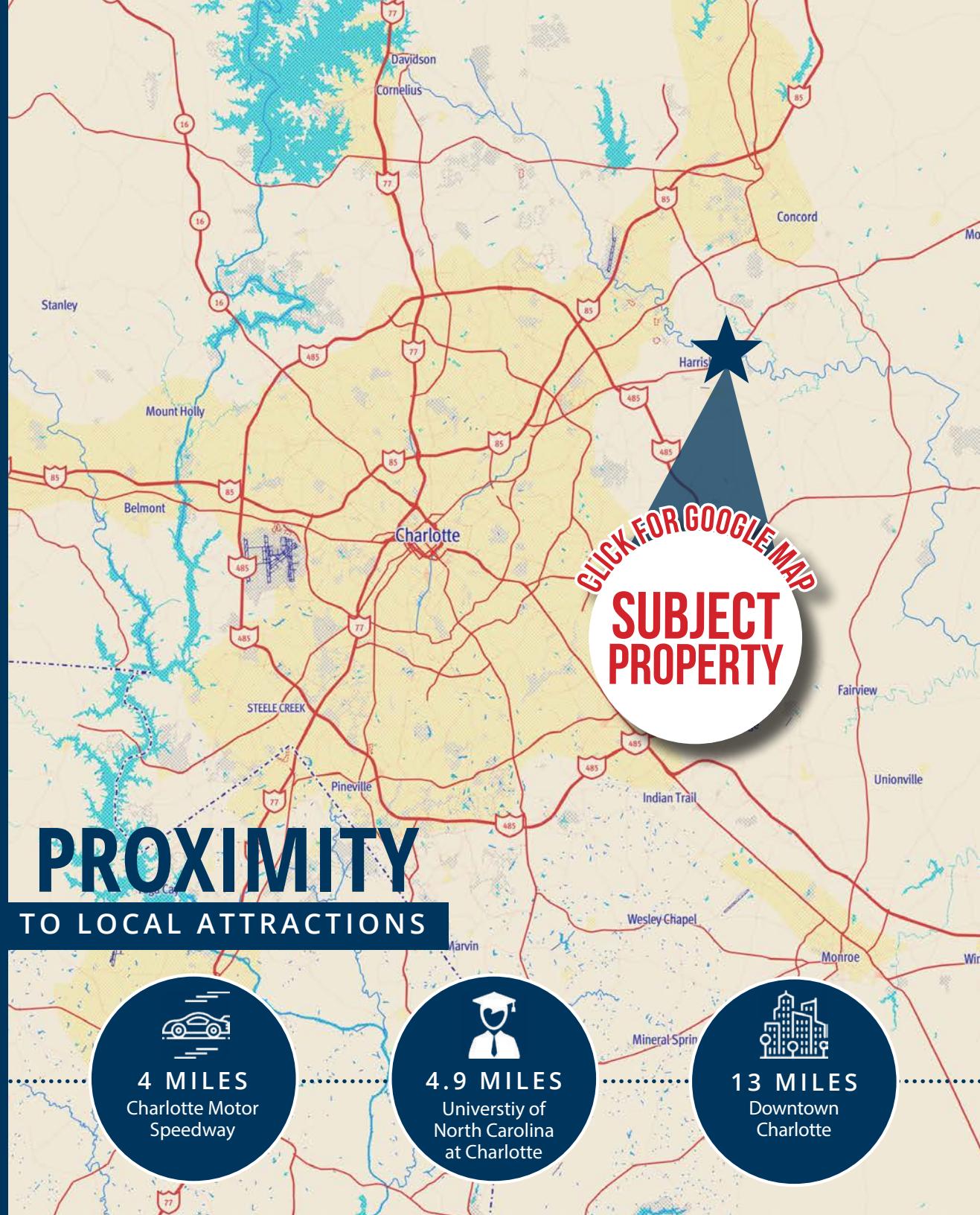
Located in southwest Cabarrus County, bordering Mecklenburg County and the City of Charlotte, the Town of Harrisburg is located in a prime location for residential and commercial growth. The town was incorporated in 1973 and is governed by a seven-member council and mayor.

Harrisburg's close neighbors include Charlotte Motor Speedway in Concord and the University of North Carolina-Charlotte, located just minutes from Town Center. Harrisburg is served by the Harrisburg Fire Department - which was brought under the Town in 2006 - and contracts with the Cabarrus County Sheriff's Department for full-time police protection.

The Town of Harrisburg lies in the Piedmont region of the State of North Carolina, which is the middle region of the state, located between the Coastal Plain and the Mountain regions. The town is notable for an extensive network of creeks and the rolling natural countryside.

Harrisburg's economic strength can best be judged by its business and industrial growth. With the building of an industrial park, availability of land and the quality of the work force, Harrisburg is embracing smart growth while remaining committed to providing residents with superior quality of life amenities, excellent schools, safe neighborhoods and an affordable tax structure.

The town's central location in the state and proximity to Interstate 85 and Interstate 485 creates easy access from Harrisburg to other destinations in the mid-Atlantic/southeastern region.



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SAMBAZIS
RETAIL GROUP

FIRESTONE

HARRISBURG, NORTH CAROLINA (CHARLOTTE MSA)

