

National Tire & Battery | 9451 Albemarle Road, Charlotte, NC 28227



\$2,803,419 | Investment Details

- ❖ Corporate Guaranteed Absolute NNN Lease
- ❖ Outparcel to a Home Depot
- ❖ Close Proximity to Other Retail Including Walmart, Chick Fil-A, Taco Bell, Lowe's, Target, Wells Fargo, and Many More
- ❖ Brand New 10 Year Lease Extension with 3 Five Year options
- ❖ Limited Competition in the Area
- ❖ Highly Populated Area with Over 165,000 people within a Five-Mile Radius

Offering Memorandum
Marcus & Millichap

TENANT OVERVIEW



❖ **Tenant Trade Name – National Tire & Battery**

❖ **Ownership – Private**

❖ **Lease Guarantor – Corporate**

❖ **No Of Locations – 220+**

❖ **Headquarters – Juno Beach, Florida**

❖ **Website – www.ntb.com**

TENANT INFO



The TBC Retail Group® includes Tire Kingdom®, NTB®, Merchant's Tire and Auto Centers® and Big O Tire® stores. Together, there are more than 1200 locations in 41 states, plus Washington DC, Alberta & British Columbia, Canada. They are committed to being the industry leader in car care, which is why their service technicians upgrade their skills and knowledge every year to provide you with state-of-the-art expertise. Automobile Service Excellence (ASE) certification lets you know their auto professionals are qualified and knowledgeable, so your vehicle is in good hands, every time.

THE OFFERING

Overview

Price	\$2,803,419
Gross Leasable Area	6,624 SF
Lot Size	1.2 Acres
Net Operating Income	\$164,000
CAP Rate	5.85%
Year Built	2001

Lease Abstract

Lease Type	Absolute Net
Lease Term	10 Years
Lease Start	June 01, 2018
Lease Expiration	May 31, 2028
Renewal Options	3 Five-Year Options
Increases	10% Every 5-yrs
Roof and Structure	Tenant Responsible

Rent Schedule

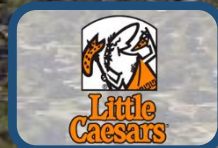
Lease Term	Annual Rent
Current — 05/31/23	\$164,000.00
06/01/23 — 05/31/28	\$180,400.00
Option 1	\$198,440.00
Option 2	\$218,284.00
Option 3	\$240,112.40



CVS/pharmacy



WELLS FARGO



LOWE'S



Chick-fil-&

Walmart

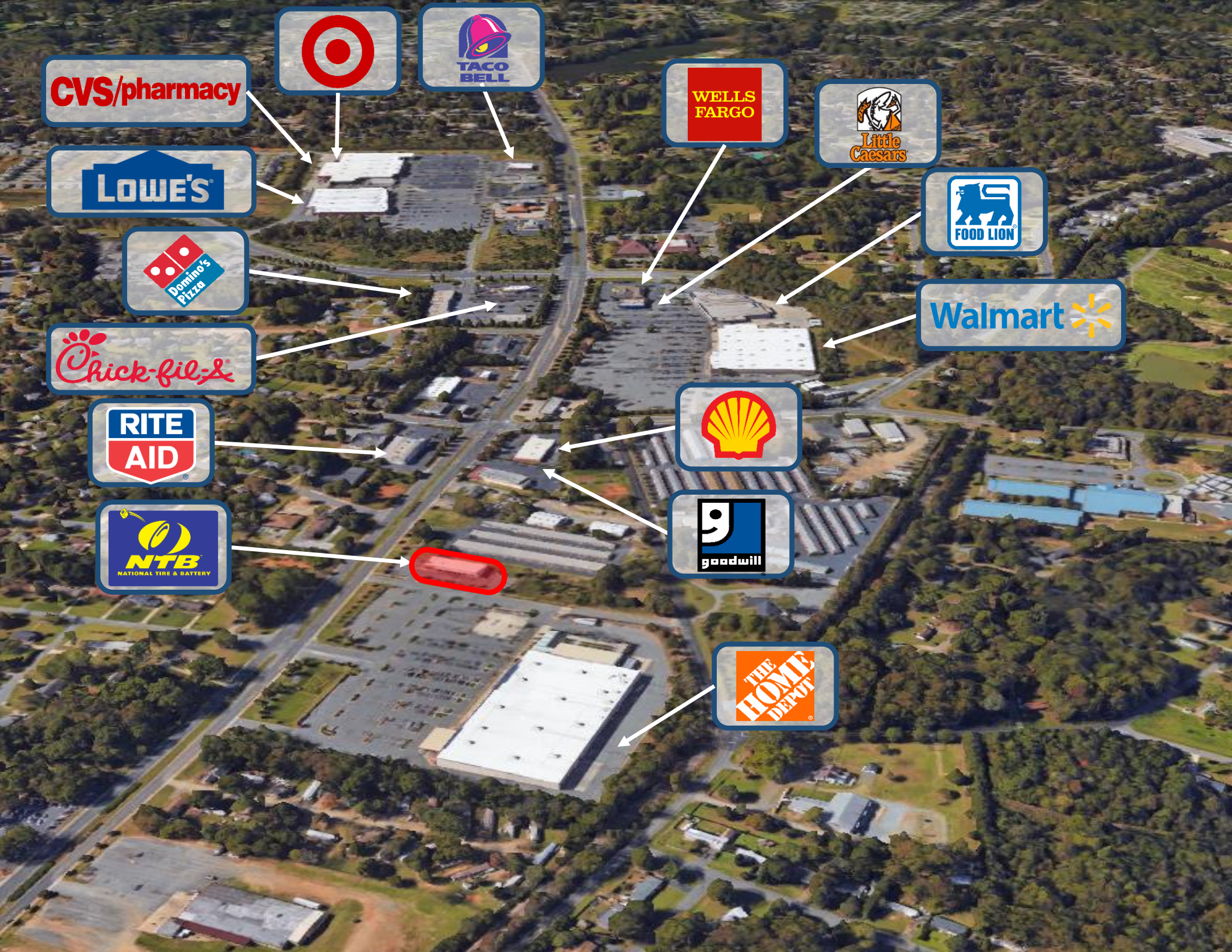
RITE AID



NTB
NATIONAL TIRE & BATTERY



THE HOME DEPOT







Charlotte, North Carolina

Charlotte is the largest city in the state of North Carolina. It is the county seat of Mecklenburg County and the second-largest city in the southeastern United States. Charlotte is also the third largest growing major city in the United States. Charlotte is home to the corporate headquarters of Bank of America and the east coast operations of Wells Fargo, which along with other financial institutions makes it the second-largest banking center in the United States.

Charlotte has nine Fortune 500 companies in its metropolitan area. The Charlotte area includes a diverse range of businesses, including foodstuffs such as Chiquita Brands International, Harris Teeter, Snyder's-Lance, Carolina Foods Inc, Bojangles', Food Lion, Compass Group USA, and Coca-Cola Bottling Co. Consolidated motor and transportation companies such as RSC Brands, Continental Tire the Americas, LLC., Meineke Car Care Center, Carlisle Companies (along with several other services), along with a wide array of other businesses.

	Population	<u>1-Mile</u>	<u>3-Mile</u>	<u>5-Mile</u>
	2010	5,300	54,376	146,447
	2016	5,983	61,533	165,446
	2021	6,598	67,880	182,447

	2016 Household Incomes	<u>1-Mile</u>	<u>3-Mile</u>	<u>5-Mile</u>
	Average	\$57,908	\$59,099	\$58,978
	Median	\$50,142	\$48,143	\$44,988



\$58,978

5-mile radius average HH Income



165,446

5-mile radius population



60,773

5-mile radius number of households

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