

**Absolute NNN  
FIRESTONE  
(Ground Lease)  
Riverview, FL**



Actual Site

**\$ Asking Price**  
\$1,600,000

**% Cap Rate**  
5.00%

**10135 Bloomingdale Avenue**  
**Riverview, FL 33578**

### Asset Summary

Net Operating Income (NOI)	\$80,000
Rent/Month	\$6,666.67
Rent/SF	\$10.63
Rentable Square Feet	7,526+/- SF
Land Area	1.30+/- Acres
Tenant	Bridgestone Retail Operations, LLC (DBA Firestone)
Stock Symbol	NYSE: BSRO
Credit Rating	S&P: A, Moody's: A2
Guarantor	Corporate
Ownership Type	Ground Lease
Lease Type	NNN
Landlord Responsibilities	None
Store Opened	2011
Lease Term Remaining	12 Years
Rent Commencement	November 11, 2011
Lease Expiration	November 30, 2031
Increases	\$5K Every 5 Years Including Options
Options	Four (4), Five (5) Year

### Rent Schedule

Term	Increases	Annual Rent	Monthly Rent
Years 8-10	-	\$80,000	\$6,666.67
Years 11-15	\$5,000	\$85,000	\$7,083.33
Years 16-20	\$5,000	\$90,000	\$7,500.00
Years 21- 25 (Option 1)	\$5,000	\$95,000	\$7,916.67
Years 26- 30 (Option 2)	\$5,000	\$100,000	\$8,333.33
Years 31- 35 (Option 3)	\$5,000	\$105,000	\$8,750.00
Years 36- 40 (Option 4)	\$5,000	\$110,000	\$9,166.67

### Investment Highlights

- Below market rent
- Home Depot outparcel
- Growing population
- Tax free state
- 42,000+ vehicles per day on Bloomingdale Avenue
- Bridgestone Retail Operations (BSRO) is a wholly owned subsidiary of Bridgestone Americas, Inc operating more than 2,200 tire and automotive service centers





About Firestone

Harvey S. Firestone (1868-1938) founded The Firestone Tire & Rubber Company in Akron, Ohio, in August 1900, and started marketing solid rubber tires for carriage wheels. Firestone joined the retail store arena offering basic car service and tire sales in the mid-1920s when the original Firestone Service Centers were opened.

Fast forward approximately 80 years to 2004 when the retail subsidiary created Firestone Complete Fleet Care™ to cater to the needs of vehicle fleet owners. Offering more maintenance bays than any other fleet service provider in the world, Firestone Complete Fleet Care provides purchasing programs featuring competitive prices, centralized invoices and nationwide warranties at nearly 5,000 service locations across the country.

In 2005, the retail operation introduced a new name, Firestone Complete Auto Care™, and new layout for its retail stores to enhance the entire customer experience. The new stores are designed to offer a more pleasant environment,



more convenient service and more personalized approach in the areas of maintenance, repairs and tires.

Today, BSRO is headquartered in Bloomingdale, Illinois, and operates the largest network of company-owned automotive service providers in the world – nearly 2,200 tire and vehicle service centers across the United States – including Firestone Complete Auto Care™, Tires Plus™, Wheelworks™ and Firestone Complete Fleet Care

Bridgestone Retail Operations, LLC

The tenant under the lease is Bridgestone Retail Operations, LLC which operates as a wholly owned subsidiary of Bridgestone America’s Inc. and is the entity that owns and operates the company’s chain of auto care and tire stores under four brands including Firestone Complete Auto Care, Tires Plus, Wheel Works, and Firestone Complete Fleet Care. It also operates a financial services firm known as Credit First National Association or “CFNA”, which provides credit for customers of its four store brands.



Tenant Snapshot

# of Locations	:	Founded	:	# of Employees	:	Revenue	:	Headquarters
2,200+	:	1900	:	143,509	:	\$3.33Tril	:	Nashville, TN



## Site Photos





## Site Photos





## Location Overview



35 miles

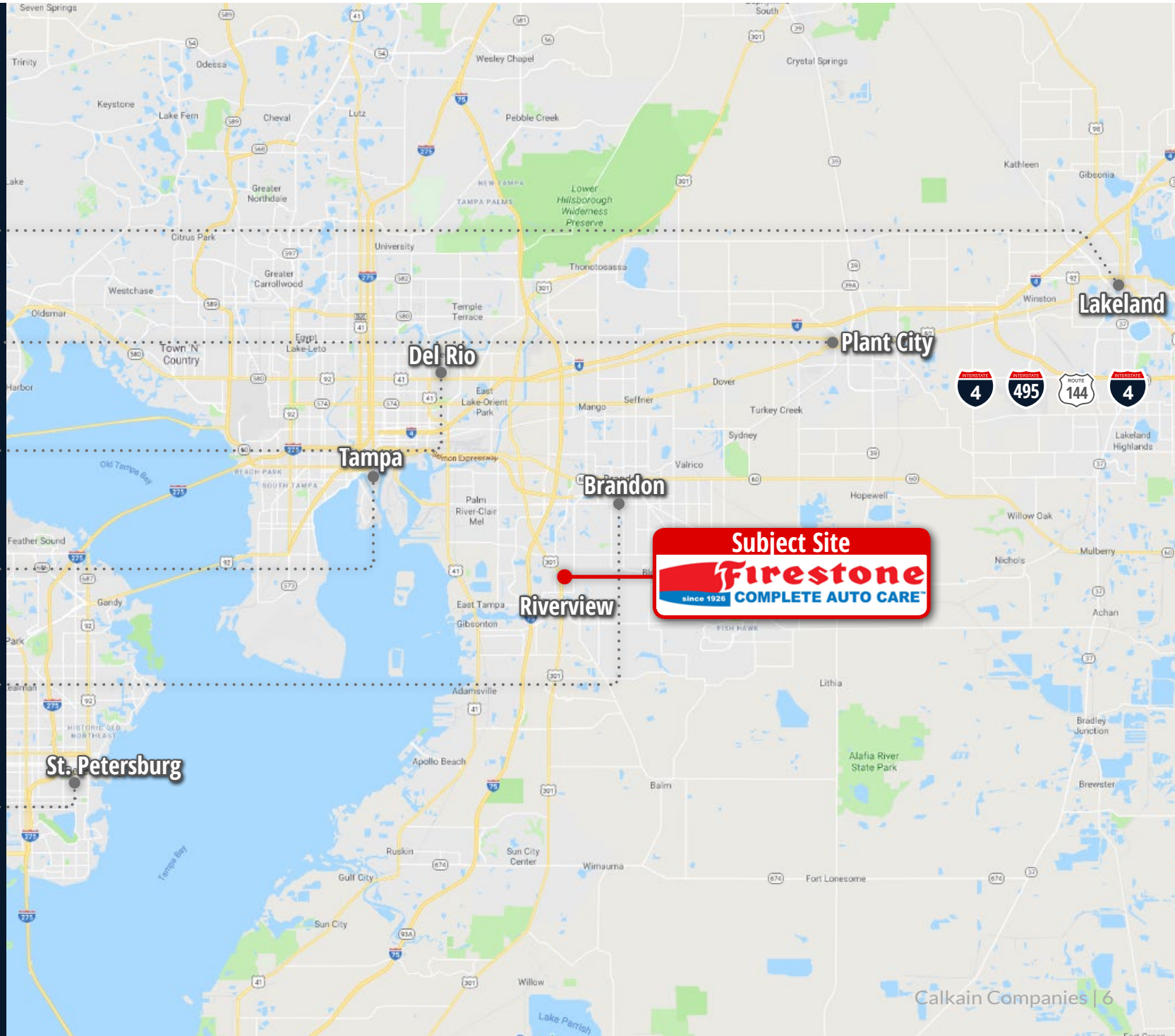
23 miles

11 miles

10 miles

6 miles

33 miles







Ventura Bay



Kingsington Gardens





10135 Bloomingdale Avenue | Riverview, FL 33578



Location  
Highlights



Busy  
Location



42,000 VPD  
Pass the Site

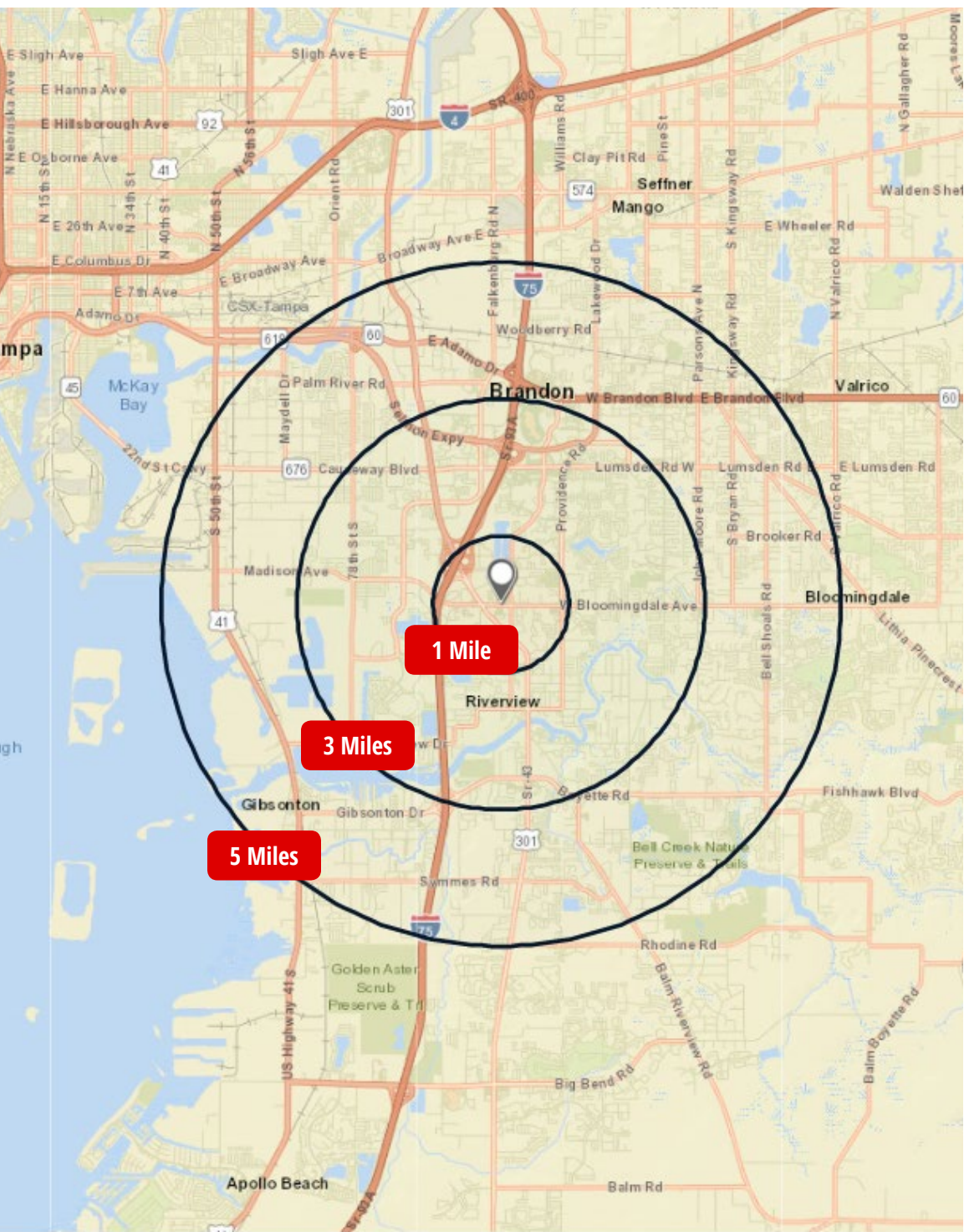


Home Depot  
Outparcel





Location Overview | 1/3/5 Miles



	1 Mile	3 Miles	5 Miles
Population			
2019 Population	13,946	91,148	189,128
2024 Population	15,400	101,795	207,284
2019 Median Age	32.6	34.6	36.0
Households			
2019 Total Households	5,842	36,364	70,342
2024 Total Households	6,429	40,353	76,777
Median Household Income			
2019 Median HH Income	\$59,391	\$56,293	\$57,441
2024 Median HH Income	\$67,605	\$63,406	\$64,795
Average Household Income			
2019 Average HH Income	\$72,196	\$70,223	\$73,785
2024 Average HH Income	\$85,057	\$83,023	\$86,269

**Riverview, FL**

Riverview is an unincorporated census-designated place in Hillsborough County, Florida, United States. It is located south of Brandon. The population was 71,050 in the 2010 census, up from 12,035 in the 2000 census.

Many of Tampa Bay’s radio and television stations broadcast from an antenna farm in the Riverview area, on Boyette Road, southeast of town. Riverview is home to Bell Creek Nature Preserve.

Riverview is located southeast of the center of Hillsborough County. The Alafia River flows through the northern part of the CDP and forms part of its northeastern border, separating Riverview from Bloomingdale to the northeast. Other neighboring communities, all unincorporated, are Brandon to the north, Palm River-Clair Mel to the northwest, Progress Village and Gibsonton to the west, Apollo Beach to the southwest, Balm to the south, and FishHawk to the east.



## About Us

Calkain Companies LLC is a boutique commercial real estate investment banking firm that provides consulting and brokerage services to both private and institutional clientele with a focus on single tenant net lease investments. We pride ourselves on being an innovative leader by providing our clients a full array of commercial real estate investment brokerage and asset management solutions, including advisory, research, debt and equity placement and wealth management.

Calkain has built solid, lasting relationships that have been the cornerstone of how we do business. Calkain approaches each assignment with an eye toward each client's individual needs. Whether private or institutional investors, Calkain delivers real estate solutions that maximize value while building wealth for all of our clients.

At Calkain, our foresight and innovation are leading the net lease investment industry.

To learn more about how to build a solid foundation for your investment portfolio, visit [calkain.com](http://calkain.com) or call us at:

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**\$12 Billion**  
in Closed Transactions

**\$400 Million**  
in Active Listings

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