

OFFERING MEMORANDUM

TIRES PLUS (BRIDGESTONE)

Ocala, Florida
(Northwest of Orlando)



SRG

SAMBAZIS
RETAIL GROUP

REPRESENTATIVE PHOTO

Walmart Supercenter

IHOP

chili's

bealls OUTLET

MURPHY USA

SHERWIN WILLIAMS

Advanced Auto Parts



STONEBROOK COMMONS

PROPOSED LUXURY MULTI FAMILY DEVELOPMENT

258 UNITS



TIMBERRIDGE MEDICAL PARK AND ADVENTHEALTH REGIONAL HOSPITAL

1,400 EMPLOYEES



ON TOP OF THE WORLD

13,000 ACRE GATED COMMUNITY

15,000 HOMES

Mcdonalds

bp

BIG LOTS

Bank of America

Save a lot

Wendy's

REGIONS

CVS Pharmacy

DOLLAR GENERAL



WELLS FARGO

CHASE

PUBLIX

DUNKIN'

Walmart Neighborhood Market

WALGREENS

BURGER KING

TACO BELL

verizon



APPROVED RESIDENTIAL DEVELOPMENT

402 HOMES

HERITAGE BANK

ALDI

MURPHY USA

LOWE'S

CLICK FOR GOOGLE MAP

SUBJECT PROPERTY

200

49,500 CPD

jiffy lube

Financial Overview

Price	\$3,401,000
Cap Rate	5.00%
Gross Leasable Area	5,798 SF
Year Built	2019
Lot Size	1.25 +/- Acres

Lease Summary

Lease Type	Absolute NNN
Roof & Structure	Tenant Responsible
Lease Term	15 Years
Rent Commencement	Est. November/December 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	\$170,071	\$14,173
Year 6-10	\$178,575	\$14,881
Year 11-15	\$187,503	\$15,625
Option 1	\$196,878	\$16,406
Option 2	\$206,722	\$17,227
Option 3	\$217,059	\$18,088
Option 4	\$227,911	\$18,993
Option 5	\$239,307	\$19,942



ADDRESS

SW State Rd 200 & Southwest 90th St.
Ocala, FL 34474



PRICE

\$3,401,000



CAP RATE

5.00%



NOI

\$170,071

Investment Highlights

- 15-Year Absolute NNN Lease, 5% Increases Every 5 Years
- Corporate Guaranty by Bridgestone Retail Operations, LLC
- Firestone is a Fortune 500 Company, Rated 'A' by S&P
- Brand New 2019 High-Quality Construction with 8 Service Bays
- 46,323 Residents in Rapidly Growing Trade Area
- Surrounded by Several Major Commercial and Residential Developments
- Highly Visible to 49,500 Cars/Day Along Primary Commercial Corridor
- Just West of I-75 with 65,500 Cars/Day, Direct Access to Downtown Orlando
- Outparcel to Lowe's and ALDI Anchored Center
- Adjacent to On Top of the World Gated Community with 15,000 Homes and Stone Creek with 3,800 Homes
- Minutes to College of Central Florida's Ocala Campus with 9,000 Students
- Down the Street from New AdventHealth Regional Hospital and TimberRidge Medical Park, Undergoing \$150 Million Expansion
- 6 Miles to Ocala International Airport

Demographics

POPULATION	1-MILES	3-MILES	5-MILES
2010 Population	2,347	26,593	42,224
2018 Population	2,477	29,271	46,323
2023 Population	2,891	33,443	53,584
HOUSEHOLDS			
2010 Households	1,271	13,989	20,439
2018 Households	1,319	15,226	22,213
2023 Households	1,569	17,563	25,905
INCOME			
2018 Average Household Income	\$50,253	\$52,537	\$55,017
EMPLOYEES			
2018 Number of Employees In Area	733	6,188	11,127



46,323

Population within
a 5-Mile Radius



\$55,017

Average Household Income
within a 5-Mile Radius



11,127

Number of Employees
within a 5-Mile Radius

**OWNERSHIP:**

Private

TENANT/GUARANTOR:

Bridgestone Retail Operations, LLC

WEBSITE:

www.tiresplus.com

www.bridgestoneamericas.com

Tenant Overview

Tires Plus is a part of Bridgestone Retail Operations, the world's largest network of company-owned automotive service providers. Bridgestone Retail Operations is headquartered in Nashville, Tenn., and operates nearly 2,200 tire and vehicle service centers across the United States, which include Tires Plus, Firestone Complete Auto Care and Wheelworks store locations. The company is a part of Bridgestone Americas.

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


ON TOP OF THE WORLD
13,000 ACRE
GATED COMMUNITY
15,000 HOMES


STONE CREEK
PROPOSED RETIREMENT
COMMUNITY
3,800 HOMES



CLICK FOR GOOGLE MAP
**SUBJECT
PROPERTY**



Mcdonalds


**APPROVED
RESIDENTIAL
DEVELOPMENT**
402 HOMES

HAMMETT BOWEN ELEMENTARY
788 STUDENTS 

LIBERTY MIDDLE SCHOOL
1,112 STUDENTS 




**TIMBERIDGE
MEDICAL PARK
AND ADVENTHEALTH
REGIONAL HOSPITAL**
1,400 EMPLOYEES


STONEBROOK COMMONS
PROPOSED LUXURY MULTI
FAMILY DEVELOPMENT
258 UNITS

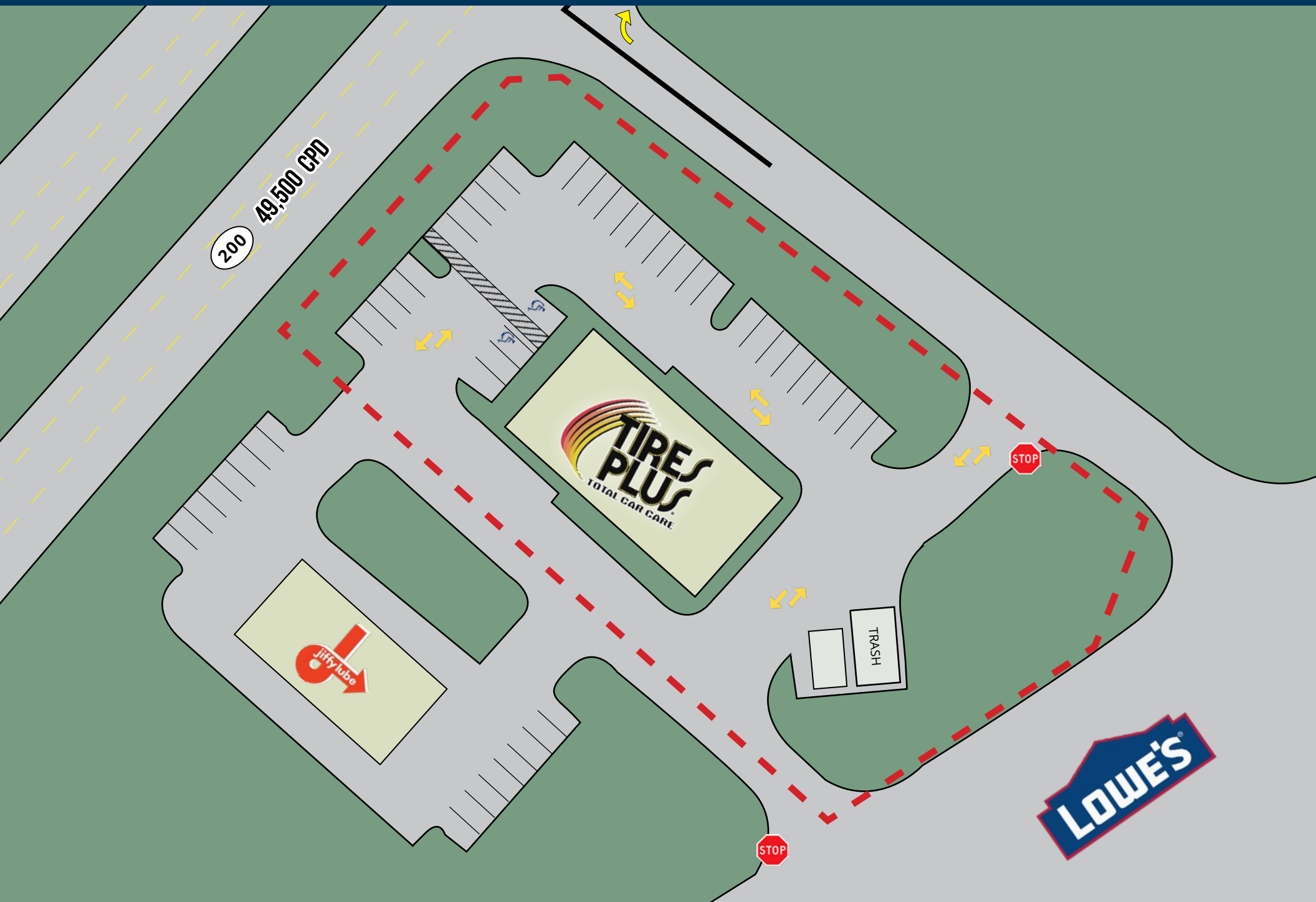



OAK RUN
RETIREMENT
COMMUNITY
3,500 HOMES


65,500 CPD

200
49,500 CPD

Site Plan



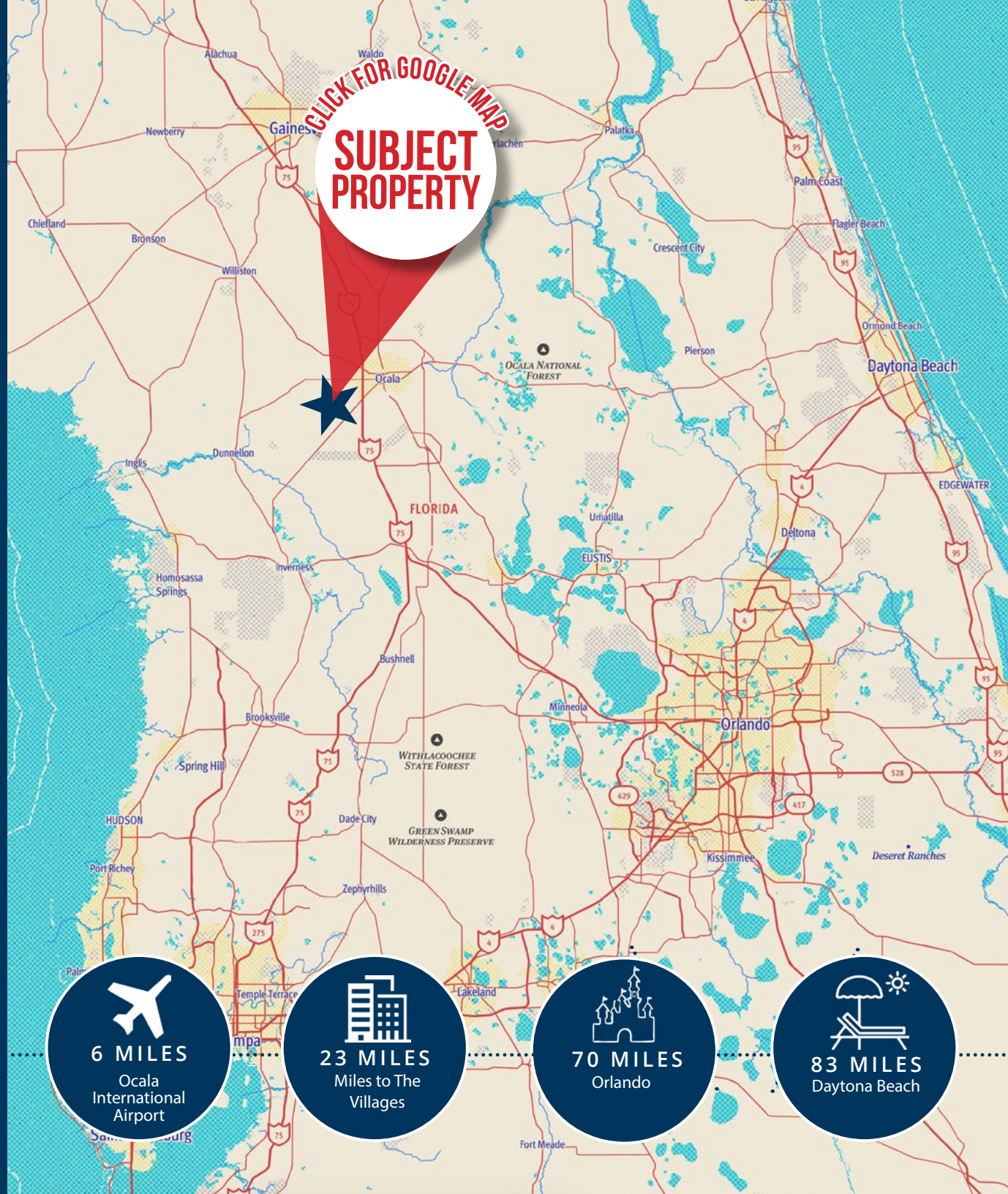
Ocala, FL

Ocala is a city located in Northern Florida. As of the 2013 census, its population, estimated by the United States Census Bureau, was 57,468, making it the 45th most populated city in Florida.

It is the seat of Marion County and the principal city of the Ocala, Florida Metropolitan Statistical Area, which had an estimated 2017/2018 population of 337,362.

East of downtown, Fort King National Historic Park was an important Second Seminole War site. The collection at the Appleton Museum of Art includes pre-Columbian artifacts and contemporary art. The waters of Silver Springs State Park are dotted with kayaks and glass-bottom boats. The park is also the gateway to the woods and lakes of the vast Ocala National Forest to the east.

Ocala is home to the College of Central Florida, a member of the Florida College System, accredited by the Southern Association of Colleges and Schools Commission on Colleges. CF offers bachelor's degrees in Business and Organizational Management, Early Childhood Education, and Nursing, as well as associate degrees and certificates. The college offers specialty programs in equine studies, agribusiness, and logistics. It also has one of 21 campuses of Rasmussen College, a Higher Learning Commission regionally accredited post-secondary institution. Webster University offers on-site, regionally accredited graduate degree programs in business and counseling at their Ocala Metropolitan Campus.



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TIRES PLUS (BRIDGESTONE)

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