



TIRE KINGDOM

2600 W. 434 STATE RD. | LONGWOOD, FL 32750

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MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES

EXECUTIVE OVERVIEW

SECTION
01



REPRESENTATIVE PHOTO

INVESTMENT HIGHLIGHTS

Property Details:

- Newly retrofitted Tire Kingdom location representing a brand new 10-Year Lease
- Long Term NNN Lease – Tenant pays for CAM, Taxes, and Insurance allowing for passive ownership in which a Landlord is not burdened by day-to-day responsibilities
- Excellent Tenant Improvement Package – Over \$250,000 in renovations known as “Tenant’s Work” to be conducted on the premises.
- Healthy 10% Rental Increase Every 5 Years including the scheduled Four (4) Five (5) Option Periods
- Efficient 8-Bay Store Footprint – Allows tenant to maximize capacity while minimizing fixed costs

Retail Trade Area:

- Robust Traffic Counts – Property is ideally positioned along State Rd. 434 that sees over 58,000 VPD.
- High Population Density: Roughly 200,000 people within a 5-Mile Radius represented by over a 25% growth metric within the immediate one-mile area over the past decade
- Healthy Average Household Income Profile – Over \$80,000 within a 1,3, and 5-mile radius

Tenant:

- Tire Kingdom is an industry-leading tire retailer owned by TBC Corporation that specializes in tire and battery replacement as well as offering a multitude of mechanics services.
- Proven Track record of corporate success with over 1,200+ locations nationwide
- Corporate Guaranteed Lease – 100% leased to TBC Corporate one of the nation’s largest vertically integrated marketers of tires for the automotive replacement market



REPRESENTATIVE PHOTO



REPRESENTATIVE PHOTO



LIST PRICE

\$2,000,000



CAP RATE

5.75%



NOI

\$115,000



PROPERTY ADDRESS

2600 W STATE RD. 434
LONGWOOD, FL



GROSS LEASABLE AREA

±5,916 SF (±0.91 AC)



APN

03-21-29-505-0X00-0210





FINANCIAL OVERVIEW

SECTION
02



TENANT SUMMARY

Tenant Trade Name	Tire Kingdom
Type of Ownership	Fee Simple
Lease Guarantor	TBC Corporate
Lease Type	NNN
Roof and Structure	Roof - Tenant, Landlord Structural Components Only
Term Remaining on Lease	10 Years
Original Lease Term	10 Years
Lease Commencement Date	To Be Confirmed
Lease Effective Date	8/22/19
Increases	10% Every 5 Years
Options	Four (4), 5-Years

ANNUALIZED OPERATING DATA

	MONTHLY RENT	ANNUAL RENT	RENT/SF	CAP RATE
Years 1-5	\$9,583	\$115,000	\$19.44	5.75%
Year 6-10	\$10,542	\$126,500	\$21.38	6.33%
Option 1	\$11,596	\$139,150	\$23.52	6.96%
Option 2	\$12,755	\$153,065	\$25.87	7.65%
Option 3	\$14,031	\$168,372	\$28.46	8.42%
Option 4	\$15,434	\$185,209	\$31.31	9.26%



TENANT OVERVIEW

SECTION
03





TIRE KINGDOM

Tire Kingdom strives to be a go-to resource for every car's health. With a huge range of tires and quality products at the guaranteed lowest price, combined with fast, hassle-free service, the bumper-to-bumper auto care is all customers need, every time. Whenever your vehicle requires service or repair, customers can trust the highly qualified technicians to get you back on the road. They will even help customers remember the important to-dos like oil changes and routine service.

Tire Kingdom is committed to being the industry leader in car care, which is why their service technicians upgrade their skills and knowledge every year to provide state-of-the-art expertise. The company provides quick, dependable service with their stores opening at 7am and closing at 8pm on weekdays while also being open on the weekends. Tire Kingdom has a 30-day ride guarantee. If you don't love your tires within 30-days after having them, the company will trade them in at full value. Additionally, if you buy tires from them, they offer free lifetime tire rotation.

OWNERSHIP

PRIVATE

YEAR FOUNDED

1972

WEBSITE

WWW.TIREKINGDOM.COM

HEADQUARTERS

PALM BEACH, FL

AREA OVERVIEW

SECTION
04



LONGWOOD, FL

Longwood is a city in Seminole County, Florida. Some of Longwoods top employers include South Seminole Hospital, UPS, D&A Building Services, Seminole County Schools, Collis Roofing, Sears Home Improvement Products, City of Longwood, and more. The city of Longwood’s public schools are a part of Seminole County Public Schools. Longwood contains four public elementary schools (K-5), two public middle schools (6-8), and one public high school (9-12). Two additional high schools are located outside of Longwood, but draw some students from within the city limits.

Longwood also conveniently sits just 30 minutes North of the bustling city of Orlando, Florida. The

City of Orlando is nicknamed “The City Beautiful” and its symbol is the fountain at Lake Eola. Orlando is also known as “The Theme Park Capital of the World.” Orlando’s famous attractions form the backbone of its tourism industry: Walt Disney World Resort, located approximately 21 miles (34 km) southwest of Downtown Orlando in Lake Buena Vista, opened by the Walt Disney Company in 1971; the Universal Orlando Resort, opened in 1999 as a major expansion of Universal Studios Florida;SeaWorld; Gatorland; and Wet ‘n Wild. With the exception of Walt Disney World, most major attractions are located along International Drive. The city is also one of the busiest American cities for conferences and conventions.



DEMOGRAPHICS

Population	1 Mile	3 Mile	5 Mile
2024 Projection	13,497	89,160	201,135
2019 Estimate	12,916	84,876	190,394
2010 Census	12,077	78,659	173,879
Households	1 Mile	3 Mile	5 Mile
2024 Projection	6,244	38,840	83,257
2019 Estimate	5,946	36,672	78,349
2010 Census	5,471	33,204	70,317
Income	1 Mile	3 Mile	5 Mile
Average Household Income	\$81,990	\$87,317	\$87,875

WALT DISNEY WORLD

The Walt Disney World Resort, also called Walt Disney World and Disney World, is an entertainment complex in Bay Lake and Lake Buena Vista, Florida, in the United States, near the cities Orlando and Kissimmee. The property, which covers nearly 25,000 acres, of which only half has been used, comprises four theme parks (consisting of Magic Kingdom, Epcot, Disney's Hollywood Studios, and Disney's Animal Kingdom), two water parks, 27 themed resort hotels, nine non-Disney hotels, several golf courses, a camping resort, and other entertainment venues, including the outdoor shopping center Disney Springs.

Today, Walt Disney World is the most visited vacation resort in the world, with average annual attendance of more than 52 million. The resort is the flagship destination of Disney's worldwide corporate enterprise and has become a popular staple in American culture.



EPCOT PARK

Epcot is a theme park at the Walt Disney World Resort in Bay Lake, Florida. It is owned and operated by The Walt Disney Company through its Parks, Experiences and Products division. Spanning 305 acres, more than twice the size of the Magic Kingdom park, Epcot is dedicated to the celebration of human achievement, namely technological innovation and international culture, and is often referred to as a “permanent world’s fair”. In 2018, Epcot hosted 12 million guests, ranking it as the fourth-most-visited theme park in North America and the seventh-most-visited theme park in the world. The park is represented by Spaceship Earth, a geodesic sphere.



CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of **Tire Kingdom** located in **2600 W. 434 State Rd., Longwood, FL 32750** ("Property"). It has been prepared by Matthews Real Estate Investment Services. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material is based in part upon information supplied by the Seller and in part upon financial information obtained from sources it deems reliable. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.

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