

SECURE
NET LEASE

FILE PHOTO


 **Firestone**
COMPLETE AUTO CARE

FIRESTONE COMPLETE AUTO CARE

\$2,859,000 | 4.25% CAP

2897 Berlin Turnpike (Hartford), Newington, CT 06111

- ✓ Built in 2015 with 20 Year Corp. Absolute NNN Lease
- ✓ Strategically Located Along Berlin Turnpike with over 36,000 VPD
- ✓ Strong Demographics with Average HHI of \$97,897
- ✓ 8 Miles from Hartford, Home to Aetna and Hartford Financial Services HQ
- ✓ Corporate "A" Rated Investment Grade Tenant



For more than 100 years, Firestone tires have worked hard and delivered dependability. Firestone Complete Auto Care operates more than 1,700 stores offering the best in customer service and the right solutions for every auto care need.

INVESTMENT OVERVIEW

FIRESTONE COMPLETE AUTO CARE | NEWINGTON, CONNECTICUT

\$2,859,000 | 4.25% CAP



\$121,500

NOI



±8,400 SF

BUILDING AREA



±1.01 ACRES

LAND AREA



2015

YR BUILT



100%

OCCUPANCY



CORPORATE

LEASE TYPE

- ✓ **Absolute NNN lease**, with 6.5% increases every 5 years, in primary term and options.
- ✓ **Excellent visibility and High Traffic Count along Berlin Turnpike.** Estimated roughly 36,000 vehicles passing per day and straight route to downtown Hartford.
- ✓ **Strategically Located**, across from Connecticut Department of Transportation which employs 3,000 people.
- ✓ **Close proximity to Major National Tenants.** Including Walmart, Target, Walgreens, Lowe's Home Improvement, Panera Bread and many others.
- ✓ **Hartford Brainard International Airport.** Located 5-miles from the subject property is estimated to see approximately 6,500,000 annual passengers.

SECURE

NET LEASE

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TENANT OVERVIEW

FIRESTONE COMPLETE AUTO CARE | NEWINGTON, CONNECTICUT



FIRESTONE COMPLETE AUTO CARE (firestonecompleteautocare.com)

LESSEE: BRIDGESTONE RETAIL OPERATIONS, LLC WWW.BRSO.COM

BRIDGESTONE AMERICAS, INC. WWW.BRIDGESTONEAMERICAS.COM

\$32B

REVENUE

A

CREDIT RATING

2,200+

TOTAL LOCATIONS

Firestone Complete Auto Care is an American Tire Company founded by Harvey S. Firestone in 1900 in Akron, OH and started making rubber tires for carriage wheels. Firestone saw huge potential for making tires for automobiles, and the company was a pioneer in the mass production of tires. Harvey Firestone has a personal friendship with Henry Ford and became the original supplier for Ford Motor Company automobiles. Firestone joined the retail store arena offering basic car service and tire sales in the mid 1920's when the original Firestone Service Centers were opened. In 1988 Bridgestone acquired Firestone to transform into the world's largest rubber company with 2,200 locations, 143,600 employees and \$32 Billion in revenue. Bridgestone is the ultimate parent company of the tenant and is ranked #365 on the Fortune 500 list with an A credit rating with S&P and A2 with Moody's. Additionally 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 a new layout for its retail stores to enhance the 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, Bridgestone Retail Operations is headquartered in Nashville, Tenn., and operates the largest network of company owned automotive service providers in the world-over 2,200 tire and vehicle service centers across the United States-including Firestone Complete Auto Care, Tires Plus and Wheelworks store locations. Firestone Complete Auto Care is the workhorse of the portfolio with over 1,700+ stores nationwide. The name is synonymous with quality, price and expertise in tires and auto care.

FILE PHOTO



BRIDGESTONE AMERICAS RECOGNIZED FOR GLOBAL SUSTAINABILITY LEADERSHIP

October 10, 2019 (Bridgestone Americas, Inc.)

Bridgestone Americas has been selected as a Global Sustainability Leader by the Business Intelligence Group in its 2019 Sustainability Awards program. The Sustainability Awards honor the people, teams and organizations who have made sustainability an integral part of their business practices or overall mission.

Bridgestone Americas employs technological innovation to assist in achieving our mission to help **ensure a healthy environment for current and future generations.**

"With the social and environmental impacts of climate change, resource scarcity, and nature's degradation becoming clearer, Bridgestone has a unique opportunity to transform the industry as a whole. We're honored to receive the 2019 Sustainability Leadership Award highlighting these efforts."

Bridgestone Americas was recognized for its Our Way to Serve corporate social responsibility commitment, in which we are dedicated to achieving a positive environmental impact in all of the communities we call home.

"We are proud to reward and recognize Bridgestone Americas for its sustainability efforts," said Maria Jimenez, Chief Nominations Officer, Business Intelligence Group. "It was clear to our judges that Bridgestone's vision and strategy will continue to deliver results toward a cleaner, more sustainable world."

BRIDGESTONE UNVEILS NEW FIRESTONE COMPLETE AUTO CARE RETAIL CONCEPT IN INDIANAPOLIS

January 23, 2020 (Bridgestone Americas, Inc.)

Bridgestone Retail Operations (BSRO), a subsidiary of Bridgestone Americas Inc. (Bridgestone), announced the official exterior and interior redesign of its Indianapolis area store locations to better serve customers and enhance the in-store experience. To celebrate the occasion, the store located at 5814 Crawfordsville Road is hosting a ribbon cutting today, officiated by racing icon and Indy 500® champion Mario Andretti.

We are committed to enhancing and evolving the retail experience across **our network of 2,200 company-owned stores to meet and exceed customer expectations every day.**

The Firestone Complete Auto Care at Crawfordsville Road has served the Indianapolis area for more than 50 years. Fifteen Firestone Complete Auto Care locations in Indianapolis will receive the new store design as part of a national initiative to renovate older store locations. This new retail concept features a new exterior design, digital in-store displays for real time customer updates, and the latest automotive service technologies and equipment that allow for quicker and better auto repairs.

Located near the Indianapolis Motor Speedway®, the Crawfordsville Road location has a rich racing heritage – much like the Firestone brand, which has a racing heritage dating back more than a century to the first Indianapolis 500® in 1911. Originally owned by two-time Indianapolis 500 winner Rodger Ward, the location was later bought by Mario Andretti and his brother Aldo in 1969. The Andretti brothers owned and operated the store until 1980.



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LEASE OVERVIEW

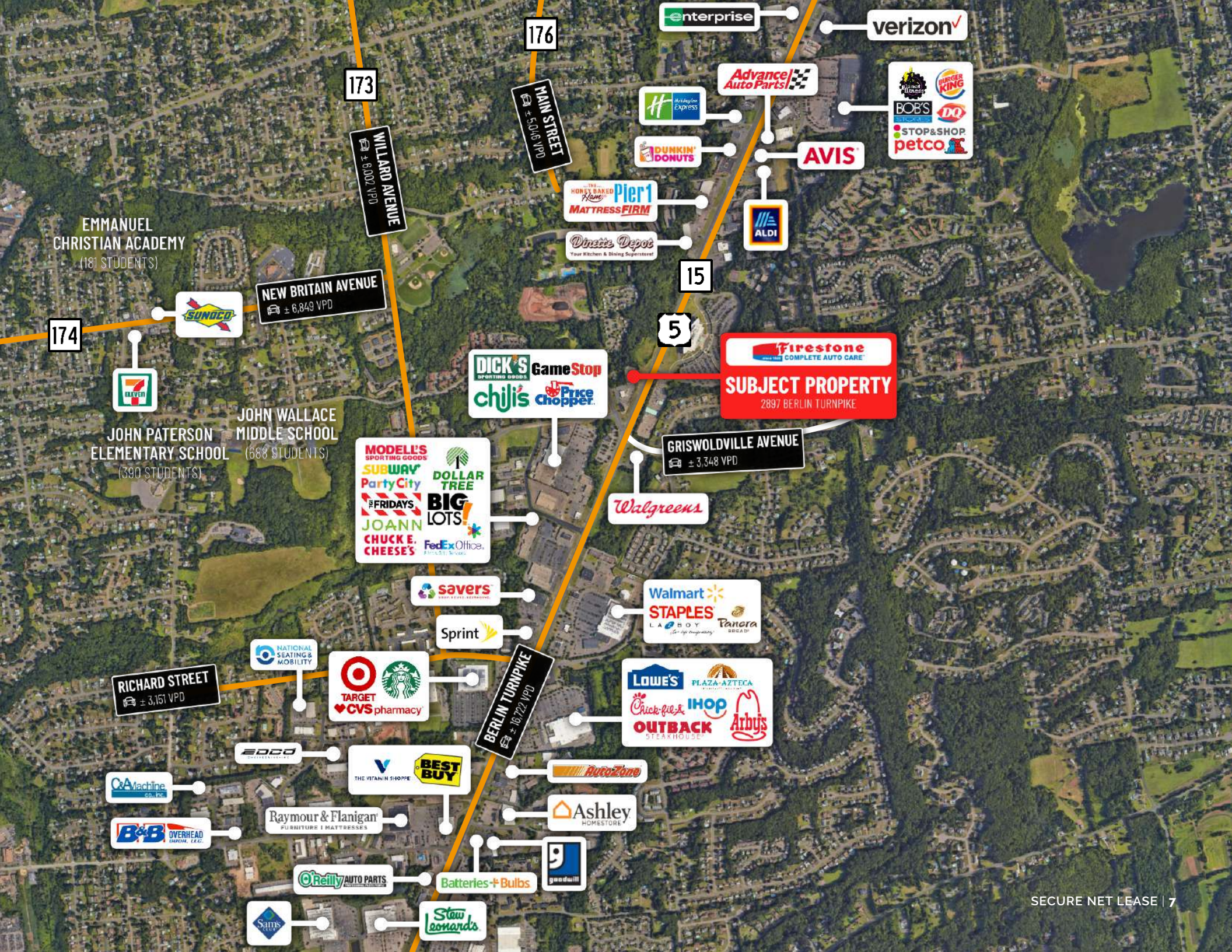
FIRESTONE COMPLETE AUTO CARE | NEWINGTON, CONNECTICUT

LEASE TERM	20 Years
RENT COMMENCEMENT	May 1, 2020
LEASE EXPIRATION	April 30, 2040
LEASE TYPE	Ground Lease
RENT INCREASES	6.50%
ANNUAL RENT YRS 1-5:	\$121,500.00
ANNUAL RENT YRS 6-10:	\$129,397.50
ANNUAL RENT YRS 11-15:	\$137,808.34
ANNUAL RENT YRS 16-20:	\$146,765.88
OPTION 1	\$156,305.66
OPTION 2	\$166,465.53
OPTION 3	\$177,285.79
OPTION 4	\$188,809.37
OPTION 5	\$201,081.97

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176

173

WILLARD AVENUE
± 6,002 VPD

MAIN STREET
± 5,016 VPD

15

5

174

NEW BRITAIN AVENUE
± 6,849 VPD

GRISWOLDVILLE AVENUE
± 3,348 VPD

BERLIN TURNPIKE
± 16,722 VPD

RICHARD STREET
± 3,151 VPD

EMMANUEL
CHRISTIAN ACADEMY
(181 STUDENTS)

JOHN PATERSON
ELEMENTARY SCHOOL
(390 STUDENTS)

JOHN WALLACE
MIDDLE SCHOOL
(688 STUDENTS)

Firestone
COMPLETE AUTO CARE
SUBJECT PROPERTY
2897 BERLIN TURNPIKE

enterprise

verizon

Advance
Auto Parts

BOB'S
STOP & SHOP
petco

McDonald's

DUNKIN'
DONUTS

AVIS

ALDI

Pier1
MATTRESS FIRM

Dinette Depot
Your Kitchen & Dining Superstore

DICK'S Sporting Goods
GameStop
chili's
Free chopper

MODELL'S SPORTING GOODS
SUBWAY
Party City
FRIDAYS
JOANN
CHUCK E. CHEESE'S
FedEx Office

DOLLAR TREE
BIG LOTS

savers

Sprint

NATIONAL
SEATING &
MOBILITY

TARGET
CVS pharmacy

Walmart
STAPLES
LA BOY
Panera BREAD

LOWE'S
PLAZA AZTECA
Chick-fil-A
IHOP
OUTBACK STEAKHOUSE
Arby's

EDCO

THE VITAMIN SHOPPE
BEST BUY

AutoZone

QA Machine

Raymour & Flanigan
FURNITURE & MATTRESSES

Ashley
HOMESTORE

B&B OVERHEAD
DOOR, LLC

O'Reilly AUTO PARTS

Batteries + Bulbs

goodwill

Sams

Stew Leonard's

SITE OVERVIEW

FIRESTONE COMPLETE AUTO CARE |



2015
YR BUILT



±8,400 SF
BUILDING AREA



±1.01 ACRES
LAND AREA

NEIGHBORING RETAILERS

DICK'S Sporting Goods	Big Lots
Price Chopper	JOANN
Party City	TGI Fridays
Dollar Tree	Savers
Chuck E. Cheese	Walmart
Starbucks	Target
Best Buy	Lowe's
Goodwill	Ashley HomeStore
ALDI	Pier 1
Petco	Stop & Shop

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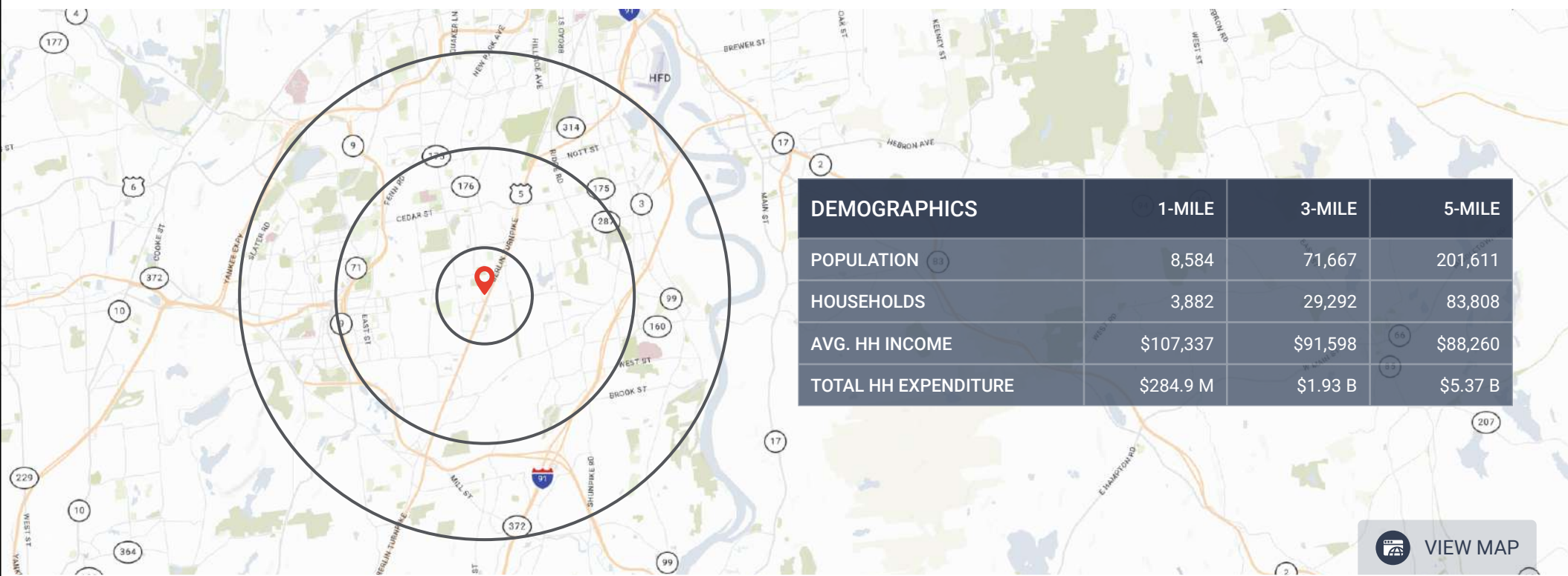


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LOCATION OVERVIEW

FIRESTONE COMPLETE AUTO CARE | NEWINGTON, CONNECTICUT



ECONOMIC DRIVER'S (# of Employees in Newington)

Hospital of St. Raphael Physicians IPA II, Inc. (3,400)	Keybank National Association (1,100)	Trinity College (750)
Connecticut Department of Transportation (3,000)	Connecticut Department of Developmental Services (950)	Data-Mail Inc. (700)
Connecticut State University System (2,500)	Center of Special Care, Inc. (939)	Kellogg Company (699)
Talcott Gardens Limited Partnership (1,800)	It Worx, Inc. (900)	Cisco Systems, Inc. (691)
	Rich Products Corporation (753)	

LOCATION OVERVIEW

FIRESTONE COMPLETE AUTO CARE | NEWINGTON, CONNECTICUT



NEWINGTON CONNECTICUT



30,600
POPULATION



\$79,000
MEDIAN HOUSEHOLD INCOME

Newington is a town in Hartford County, Connecticut. Located 8 miles south of downtown Hartford, in the heart of Connecticut, Newington is a residential suburb of Greater Hartford at the cross roads of CT-91, I-84 and RT 9, providing easy

Its motto of **"Growth and Progress"** aptly describes its history, transitioning from an agricultural base to a thriving modern city.

access to the surrounding cities. Newington is a 13-square mile town characterized by its natural greenery and ponds. The city is located in the heart of the northeast corridor between New York City and Boston. Since the town incorporated in 1871, Newington has grown into a thriving, diverse community. Its motto of "Growth and Progress" aptly describes its history, transitioning from an agricultural base to a thriving modern city. Located next to the Berlin Turnpike, Newington is tucked between the Farmington River Valley and the Connecticut River, offering a unique blend of close proximity to major employment and

shopping areas while still maintaining a peaceful, country atmosphere for family life. The Greater Hartford area is known as a technology innovation center. In 2018, Infosys announced the opening of a new technology hub that will create up to 1,000 new jobs by 2022. Hartford houses several world-class institutions including Trinity College and the University of Hartford. A economic powerhouse, Hartford is home to two Fortune 500 companies, Aetna and Hartford Financial Services. The countryside surrounding Hartford is laced with rivers, shoreline, history and culture that make it a top destination for tourism as well. Bradley International Airport is located in Windsor Locks, CT, a short 20 minute drive from Newington. Newington is also located a short 30-minutes drive from the New Haven region, known for its educational and economic connections to renowned Yale University. New Haven is located in the heart of the northeast corridor between New York City and Boston.

**SMALLEST
WATERFALL**

NEWINGTON IS
PERHAPS BEST
KNOWN FOR MILL
POND FALLS, THE
UNITED STATES'
SMALLEST
WATERFALL

**Fortune
500
Companies**

Hartford is
Home to Fortune
500 Companies
Aetna and
Hartford
Financial
Services

SPRAWLING HARTFORD FOOD HALL TO BRING RESTAURANTS, SHOPS

Chris Rhatigan, December 03, 2019 (Patch)

HARTFORD, CT — Parkville Market is expected to open in early 2020 and bring hundreds of jobs to the area. Described as Connecticut's first food hall, it will be housed in the Capitol City Lumber Co. building at 1400 Park St.

The project will include 19 restaurants, more than 20 retailers, as well as bars, event spaces, and outdoor dining. Some of the restaurants to be included will be Disco Forno Pizza Napoletana, Ceviche Bowls, and Portly Pic. Lucky Taco, which started as a food truck in Hartford then expanded to a brick-and-mortar restaurant in Manchester in 2014, will also have a location.

Connecticut's first food hall is anticipated to **open in early 2020 and bring hundreds of new jobs along with more than 40 vendors.**

The market is expected to create up to 200 jobs. It's being touted as part of a revitalization project with new housing and a brewery opening nearby, according to WTNH.

State Rep. Matt Ritter (D-Hartford) wrote in a social media post: "The @ParkvilleMarket is the kind of development that attracts additional investment and growth. The Hartford Delegation really came together to ensure this project had the state support it needed. Thank you Carlos and Chelsea Mouta for the tour and celebration!"

HARTFORD'S PROMISE OF ECONOMIC GROWTH IS ATTRACTING RESIDENTS

March 18, 2018 (Live Hartford)

With a predicted ten-year future job growth of over 30%, almost half a million multi-year grants dedicated toward workforce development, and various development projects down the line, Hartford's economic growth has been attracting prospective employees and residents.

A continuous increase in rent prices in cities like New York and Boston has made Hartford an affordable option to work and live in. Recently, a young couple from Portland, Oregon moved to Hartford to start their own business

Hartford has an abundance of opportunity for **growth when it comes to business development and penetrating the market.**

after realizing the collaborative environment that Connecticut provides. "The Connecticut business community is close-knit and friendly to newcomers" the couple quoted, explaining how Hartford is filled with opportunities.

Recently, it has been proposed that a new neighborhood will be erected, linking Hartford's North End to the urban core along Main Street, with Dunkin Donuts Stadium as the focal point between the two. Likewise, older buildings in downtown are currently being redeveloped, evolving downtown Hartford into a collaborative and vibrant neighborhood.

With the abundance of jobs in Hartford and young professionals who want to live downtown, it's evident that the city is meeting the demand for new units in the city. Apartment units are quickly filling up, with occupancies well over 90%, as stated in CRDA (Capital Region Development Authority) Annual Report.



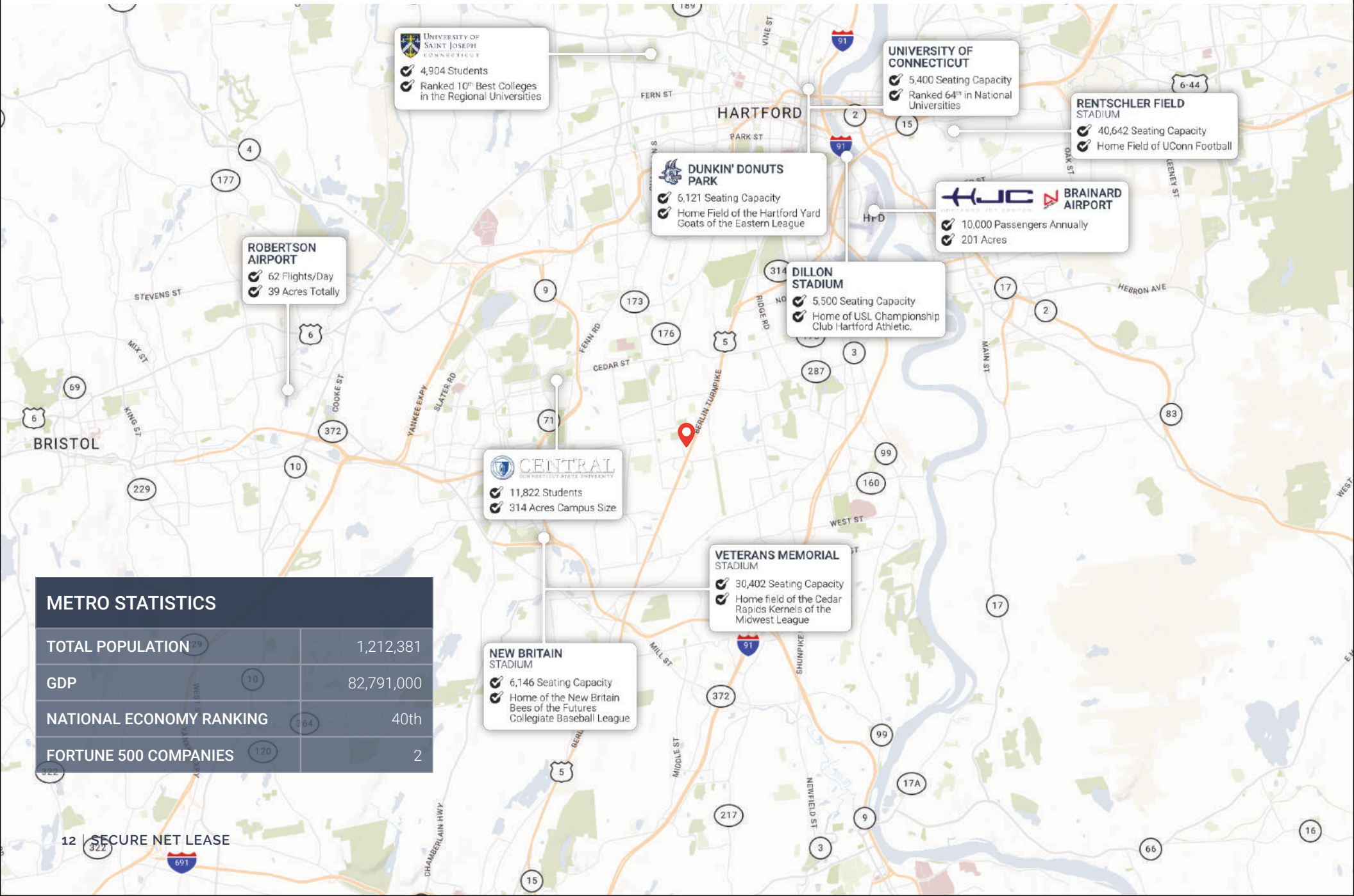
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GREATER HARTFORD

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CALL FOR ADDITIONAL INFORMATION

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