



AUTO SERVICE PROPERTY FOR SALE

REPRESENTATIVE PHOTO

BIG O TIRES (TBC CORP.)

1271 Tasha Blvd, Shakopee, MN 55379

Exclusively listed by:

DENO BISTOLARIDES

Managing Partner

248.702.0288

denob@encorereis.com

AYSON SHAMMAMI

Associate Advisor

248.702.0727

ayson@encorereis.com

GRANT KALLEVIG

Associate Advisor

651.370.2142

gkallevig@encorereis.com

BIG O TIRES (TBC CORPORATE GUARANTEE)

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CLICK ON THE FOLLOWING LINKS:



Google Map



Street View

EXECUTIVE SUMMARY

SALE PRICE

\$4,108,000

CAP RATE

6.0%

INVESTMENT SUMMARY

List Price:	\$4,108,000
NOI:	\$246,484
Cap Rate:	6.0%
Price / SF:	\$707.30
Building Size:	5,808 SF
Land Acreage:	.82 Acres
Year Built:	1998

LEASE SUMMARY

Lease Type:	Absolute Net (NNN)
Taxes / CAM / Insurance:	Tenant Responsibilities
Roof / Structure:	Tenant Responsibilities
Term Remaining:	10+ Years
Commencement Date:	November 9, 2001
Term Expiration:	September 30, 2030
Options:	Four (4), Five Years
Increases:	In Each Option Period
Guarantor:	TBC Corporation/NTW (Corporate Backed Lease)

INVESTMENT HIGHLIGHTS

- Essential Business | Open & Operating During Pandemic Shut Down
- NNN Lease Structure - Zero Landlord Responsibilities
- Long Term Lease With 10+ Years Remaining
- Corporate Guarantee by TBC Corp./NTW (Sumitomo Corp.)
- Subject Property is Located in the Main Retail Corridor of Shakopee
- Average Household Income Within 1 Mile is \$97,000 +
- Population Within a 5 Mile Radius is 85,000 +
- Busy Traffic Counts That Boast in Excess of 16,000 + Vehicles Per Day
- Surrounded by National Retailers Such as: Walgreens, Kwik Trip, Speedway, Jiffy Lube, Arby's, Taco Bell, Cub Foods, Applebee's, Dairy Queen and Many More.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Population	14,799	37,997	85,299
Total Households	5,318	13,265	29,892
Average HH Income	\$97,080	\$105,377	\$130,636

NOTE:

The purchase price is based on the next scheduled rent increase effective 02/01/2021. Seller will credit the buyer the difference at Close of Escrow

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LEASE ABSTRACT



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ANNUALIZED OPERATING DATA

RENT INCREASES

February 1, 2016 - January 31, 2021
February 1, 2021 - January 31, 2026
February 1, 2026 - January 31, 2029
February 1, 2029 - September 30, 2030

ANNUAL RENT MONTHLY RENT

\$224,076.48	\$18,673.04
\$246,484.20	\$20,540.35
\$271,132.56	\$22,594.38
\$298,245.84	\$24,853.82

OPTION PERIODS

Option 1: February 1, 2030 - January 31, 2034
Option 2: February 1, 2034 - January 31, 2039
Option 3: February 1, 2039 - January 31, 2044
Option 4: February 1, 2044 - January 31, 2049

\$298,245.84	\$24,853.82
\$328,070.40	\$27,339.20
\$360,876.96	\$30,073.08
\$396,964.44	\$33,080.37

Base Rent (5,808 SF)

\$38.58

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ADDITIONAL PROPERTY PHOTOS



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SUMITOMO CORP. TENANT PROFILE



OVERVIEW

Company:	Big O Tires
Founded:	1962
Total Revenue:	\$5.3B
Net Income:	\$320.5M
Net Worth:	\$19.5B
Headquarters:	Palm Beach Gardens, Florida
Website:	www.sumitomocorp.com

TENANT HIGHLIGHTS

- The Lease is Guaranteed by TBC Corp.
- Sumitomo Corp. Purchased TBC Corp. in 2005
- Sumitomo Corp. Annual Revenues are in Excess of \$5B

TENANT OVERVIEW

Sumitomo Corp. Group conducts business activities in a wide range of industries on a global scale, with business units including Metal Products, Transportation and Construction Systems, Infrastructure, Media and Digital, Living Related and Real Estate, Mineral Resources, Energy and Chemical and Electronics.

With its global network and based on trust from companies in various industries and from consumers, Sumitomo Corporation engages in multifaceted business activities by making the most of its Integrated Corporate Strength. These business activities include sales of a variety of products and services, import and export, trilateral trade, and domestic and international business investment.

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BIG O TIRES TENANT PROFILE



OVERVIEW

Company: Big O Tires
Founded: 1962
Headquarters: Palm Beach Gardens, Florida
Website: www.bigotires.com

TENANT HIGHLIGHTS

- 380+ Locations Nationally
- TBC Corporation | Largest Subsidiary Owned
- TBC Corporation is Owned By Sumitomo Corp. (S&P Rating "A-")

TENANT OVERVIEW

Big O Tires is North America's largest franchiser of tire retailers. It is headquartered in Palm Beach Gardens, FL, and has more than 380 franchises in 20 U.S. states. It sells its own Big O private brand tires and other brands. In addition to selling and servicing tires, wheels, and alignments, Big O Tires provides basic maintenance and replacement services such as oil changes, battery replacement, struts installation, and brake service.

In 1996, Big O Tires joined forces with one of the largest and most respected tire marketers in the nation when it became part of the TBC Retail Group, an automotive retail network comprised of some 1,200 Big O Tires, Tire Kingdom, Merchant's and NTB locations spanning 40 U.S. states. Big O's reach was broadened again in 2005, when TBC Corporation was acquired by Sumitomo Corporation of America, the largest wholly-owned subsidiary of Tokyo-based Sumitomo, one of the world's leading traders of goods and services.

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DEMOGRAPHICS

Population:	1 Mile	3 Mile	5 Mile
2024 Projection	13,563	37,039	87,892
2019 Estimate	12,926	34,918	82,800
2010 Census	12,651	31,775	74,012
Growth 2019-2024	4.93%	6.07%	6.15%
Growth 2010-2019	2.17%	9.89%	11.87%
2019 Population Hispanic Origin	1,686	3,714	6,753
2019 Population by Race:			
White	10,192	27,666	67,224
Black	1,025	2,456	4,320
Am. Indian & Alaskan	246	597	1,135
Asian	1,086	3,284	7,940
Hawaiian & Pacific Island	8	21	49
Other	370	894	2,132
U.S. Armed Forces:	6	8	21
Households:			
2024 Projection	4,905	12,986	30,800
2019 Estimate	4,677	12,241	29,017
2010 Census	4,586	11,110	25,984
Growth 2019 - 2024	4.87%	6.09%	6.14%
Growth 2010 - 2019	1.98%	10.18%	11.67%
Owner Occupied	3,231	9,049	23,271
Renter Occupied	1,446	3,192	5,746
2019 Avg Household Income	\$87,616	\$97,385	\$123,711



AERIAL

WELLS FARGO

TACO BELL

taco john's
SINCE 1993

Caribou
COFFEE

 **16,252+**

SUBJECT PROPERTY

w

DQ

Speedway

Vierling Drive E

Marschall Road

169

36,667+

RETAIL



21,807+

16,252+



Vierling Drive E



Marshall Road



RETAIL

Marschall Road

169

36,667+

SUBJECT PROPERTY



St. Francis Regional Medical Center

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LOCATION OVERVIEW



SHAKOPEE, MINNESOTA

Located in the southwest corner of the Twin Cities metropolitan area, along the Minnesota River, Shakopee is a thriving community that offers the friendly, charming atmosphere of a small town and the advantages of a vibrant metropolitan area. Founded in 1857 as a booming river town, Shakopee is a city rich in history yet forward-thinking as new modes of transportation, enterprise, recreation and employment have made it a growing, modern suburb. With more than 40,000 residents, Shakopee is the county seat of Scott County, recently one of the fastest growing counties in the United States. Shakopee and nearby suburbs comprise the southwest portion of Minneapolis-Saint Paul, the sixteenth-largest metropolitan area in the United States, with 3.6 million people.

Shakopee is known as a regional entertainment destination, home to attractions such as Valleyfair Amusement Park and Canterbury Park Racetrack. It also has a unique downtown central business district, expansive business park, high-quality regional medical center and a diverse, top-notch school district.



REGIONAL

Minneapolis

WISCONSIN

Milwaukee

Chicago

MINNESOTA

IOWA

NEBRASKA

**ORTH
KOTA**

**OUTH
KOTA**

**G
AN
ON
RIVER
ION**

ck

Grand Forks

Bemidji

Fargo

Duluth

St Cloud

Rochester

Sioux Falls

Sioux City

Omaha

Lincoln

Des Moines

Cedar Rapids

Iowa City

Madison

Rockford

Oshkosh

Green Bay

Naperville

Peoria

Map data ©2020 Google



LOCATION



Chaska

Minneapolis

Bloomington

Woodbury

Norwood
Young America

Arlington

Belle Plaine

New Prague

Lakeville

Hastings

Miesville

Cannon Falls

Northfield
Dundas

St Peter

Le Center

Lonsdale

Montgomery

Coon Rapids

Buffalo

Maple Grove

Stillwater

Dassel-Cokato

Winthrop

Winthrop

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30500 Northwestern Highway Suite 400
Farmington Hills, MI 48334
Encoreinvestmentrealestate.com

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