

Goodyear Auto Service

7991 U.S. Highway 51 N, Millington, TN 38053



Low Rent PSF

GOODYEAR

Auto Service

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In Association with:
LHT Commercial Real Estate, LLC

platinum  realty.

Investment Overview

Asking Price: \$850,000 (7.00% Cap Rate)

Address:	7991 U.S. Highway 51 N, Millington, TN 38053
Guarantor:	Corporate
Building Size:	7,141 square feet
Parcel Size:	0.59 Acres
Year Built/Renovated:	1989
Lease Term:	5 Years
Term Commencement:	1-Oct-19
Lease Expiration:	30-Sep-24
Start of Tenancy:	5-Oct-88
Lease Type:	NN (Roof and Structure)
Rent:	\$59,532
Remaining Options:	Two, 5-Year
Option Exercise Notice:	60 Days
Option Rent:	Option 1: \$69,444/year; Option 2: \$74,988/year
Zoning:	B-2

GOODYEAR

Concept Overview



The Goodyear Tire & Rubber Company is an American multinational tire manufacturing company founded in 1898 by Frank Seiberling and based in Akron, Ohio. Goodyear manufactures tires for automobiles, commercial trucks, light trucks, motorcycles, SUVs, race cars, airplanes, farm equipment and heavy earth-mover machinery. It also produced bicycle tires from its founding until 1976. As of 2017, Goodyear is one of the top four tire manufacturers along with Bridgestone (Japan), Michelin (France) and Continental (Germany).

The company was named after American Charles Goodyear, inventor of vulcanized rubber. The first Goodyear tires became popular because they were easily detachable and required little maintenance.

Though Goodyear had been manufacturing airships and balloons since the early 1900s, the first Goodyear advertising blimp flew in 1925. Today, it is one of the most recognizable advertising icons in America. The company is the most successful tire supplier in Formula One history, with more starts, wins, and constructors' championships than any other tire supplier. They pulled out of the sport after the 1998 season. It is the sole tire supplier for NASCAR series.

Goodyear was the first global tire manufacturer to enter China when it invested in a tire manufacturing plant in Dalian in 1994.

Goodyear is a former component of the Dow Jones Industrial Average. The company opened a new global headquarters building in Akron in 2013.

Aerial View

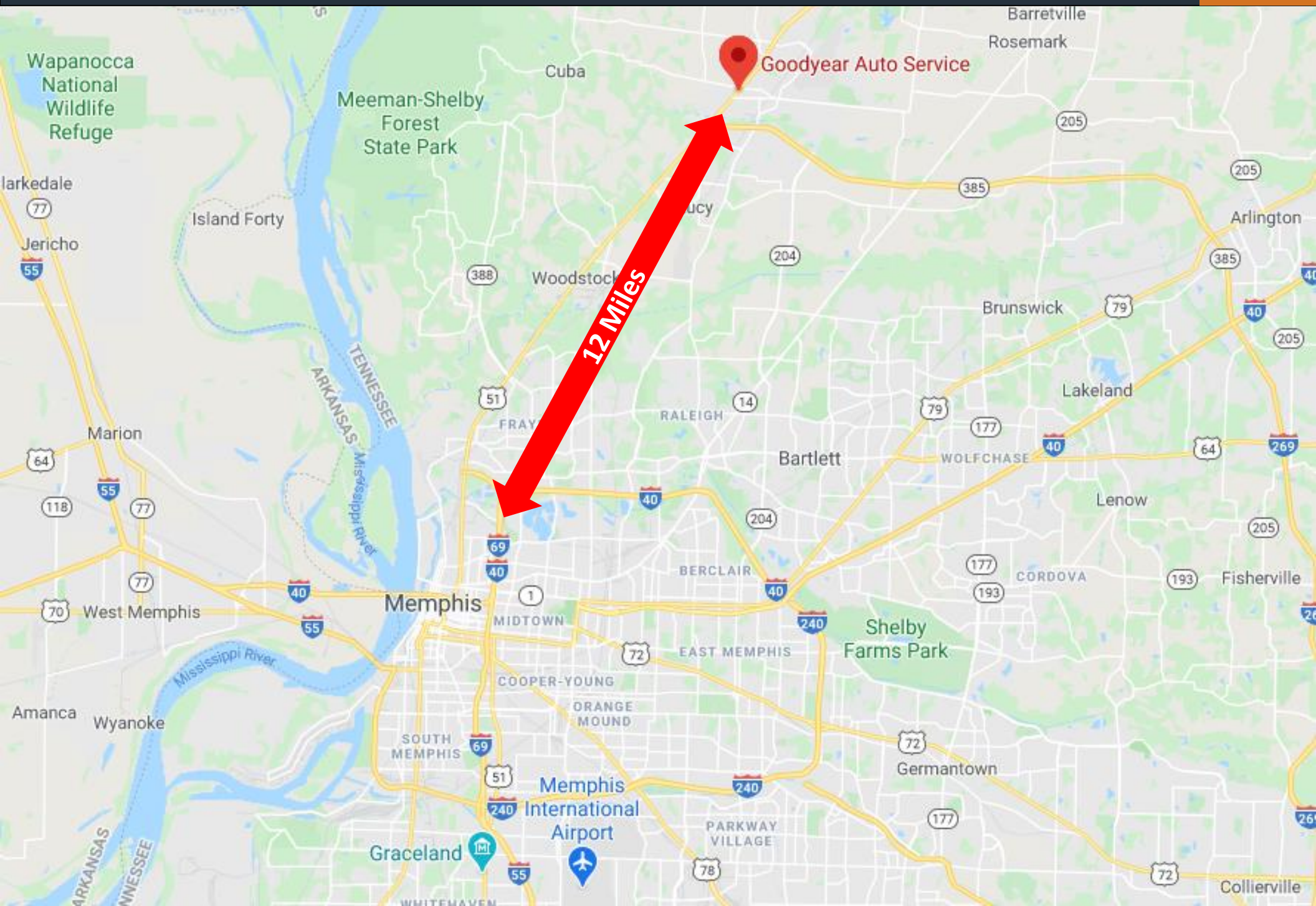


Primary Care
Pediatrics



Naval Support
Activity Mid-
South

Map View



Market: Millington (Memphis MSA), Tennessee

Millington is a city in Shelby County, Tennessee. As of the 2010 census, it had a population of 10,176. Millington was granted the title "Flag City Tennessee" by the Tennessee State Legislature. The Naval Support Activity Mid-South is located at the former Memphis Naval Air Station, which was changed functions from a training base to an administrative one in 1993. There is also a general aviation airport that features the third longest runway in Tennessee. Millington is located in the Memphis Metropolitan Area.

Memphis is a city along the Mississippi River in southwestern Shelby County, Tennessee. The 2019 population was 651,073, and the second-most populous in Tennessee, as well as the 26th-largest city in the United States. Greater Memphis is the 42nd-largest metropolitan area in the United States, with a population of 1,348,260 in 2017. The city is the anchor of West Tennessee and the greater Mid-South region, which includes portions of neighboring Arkansas, Mississippi, and the Missouri Bootheel. Memphis is the seat of Shelby County, Tennessee's most populous county. One of the more historic and culturally significant cities of the southern United States, Memphis has a wide variety of landscapes and distinct neighborhoods.

Memphis is a regional center for commerce, education, media, art, and entertainment. It has long had a prominent music scene, with historic blues clubs on Beale Street originating the unique Memphis blues sound in the early 20th century. The city's music has continued to be shaped by a multicultural mix of influences: the blues, country, rock and roll, soul, and hip-hop. Memphis-style barbecue has achieved international prominence, and the city hosts the World Championship Barbecue Cooking Contest, which attracts over 100,000 visitors to the city annually.

For more information, contact:

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