

**FOR SALE**

# MAVIS DISCOUNT TIRE

**5120 DAVE ROBBINS WAY**

Lakeland, FL 33812

**PRESENTED BY:**

**JAMES PARSONS**

O: 850.294.0013

[jparsons@svn.com](mailto:jparsons@svn.com)





## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$2,400,000
<b>BUILDING SIZE:</b>	6,960 SF
<b>LOT SIZE:</b>	1.19 Acres
<b>LEASE TYPE</b>	NN
<b>CAP RATE:</b>	6.59%
<b>LEASE EXPIRATION:</b>	1/2028
<b>ANNUAL RENT:</b>	\$158,237
<b>YEAR BUILT:</b>	2013
<b>LL OBLIGATIONS:</b>	roof, structure

## TENANT OVERVIEW

Mavis Discount Tire is one of the largest independent multi-brand tire dealers in the United States and offers a menu of additional services including brakes, alignment, suspension, shocks, struts, oil changes, battery replacement, and exhaust work. Mavis has undergone rapid expansion in the past few years with the acquisitions of Somerset Tire, Sun Tire and Kauffman Tire followed by a merger with Express Oil and Tire Engineers.

## HIGHLIGHTS

- Florida Has No State Income Tax
- MAVIS DISCOUNT TIRE MERGED WITH EXPRESS OIL IN 2018 TO CREATE A COMPANY WITH 830 LOCATIONS IN 24 STATES
- 5% rent bumps every 5 years
- 2 [5-year] options to renew with 5% escalations each
- High traffic counts [45,000+] VPD on Highway 98

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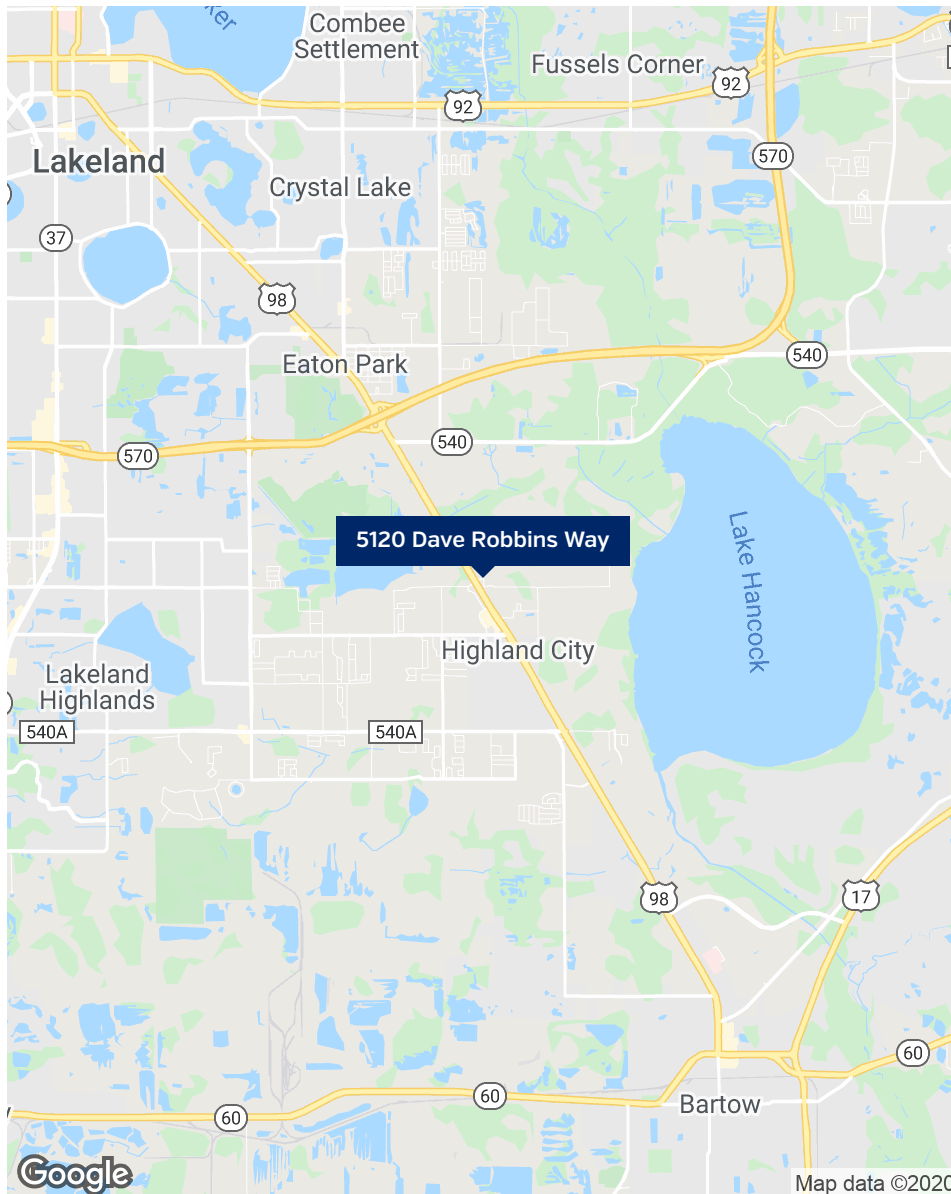
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**MAVIS TIRE - LAKELAND, FL** 5120 Dave Robbins Way Lakeland, FL 33812

## LOCATION DESCRIPTION

Lakeland is a Florida city, east of Tampa. Downtown's Munn Park Historic District is known for its antiques shops and early-1900s architecture. Florida Southern College has several buildings designed by Frank Lloyd Wright. The city's many lakes include Lake Mirror, with its promenade and neoclassical Hollis Garden. The Polk Museum of Art's collection ranges from pre-Columbian artifacts to contemporary paintings.

Lakeland's largest employer is Publix Supermarkets. Publix is one of the largest regional grocery chains in the U.S. with over 1,000 stores across the American South. Publix employs over 6,500 people in the Lakeland area including headquarter and warehouse employees.

Lakeland is also a transportation hub. FedEx Freight and FedEx Services and the Saddle Creek Corporation employ over 600 people in the area. Other larger employers in the area include Amazon, Geico, Rooms To Go, and Lakeland Regional Health.

## LOCATION DETAILS

**COUNTY**

Polk



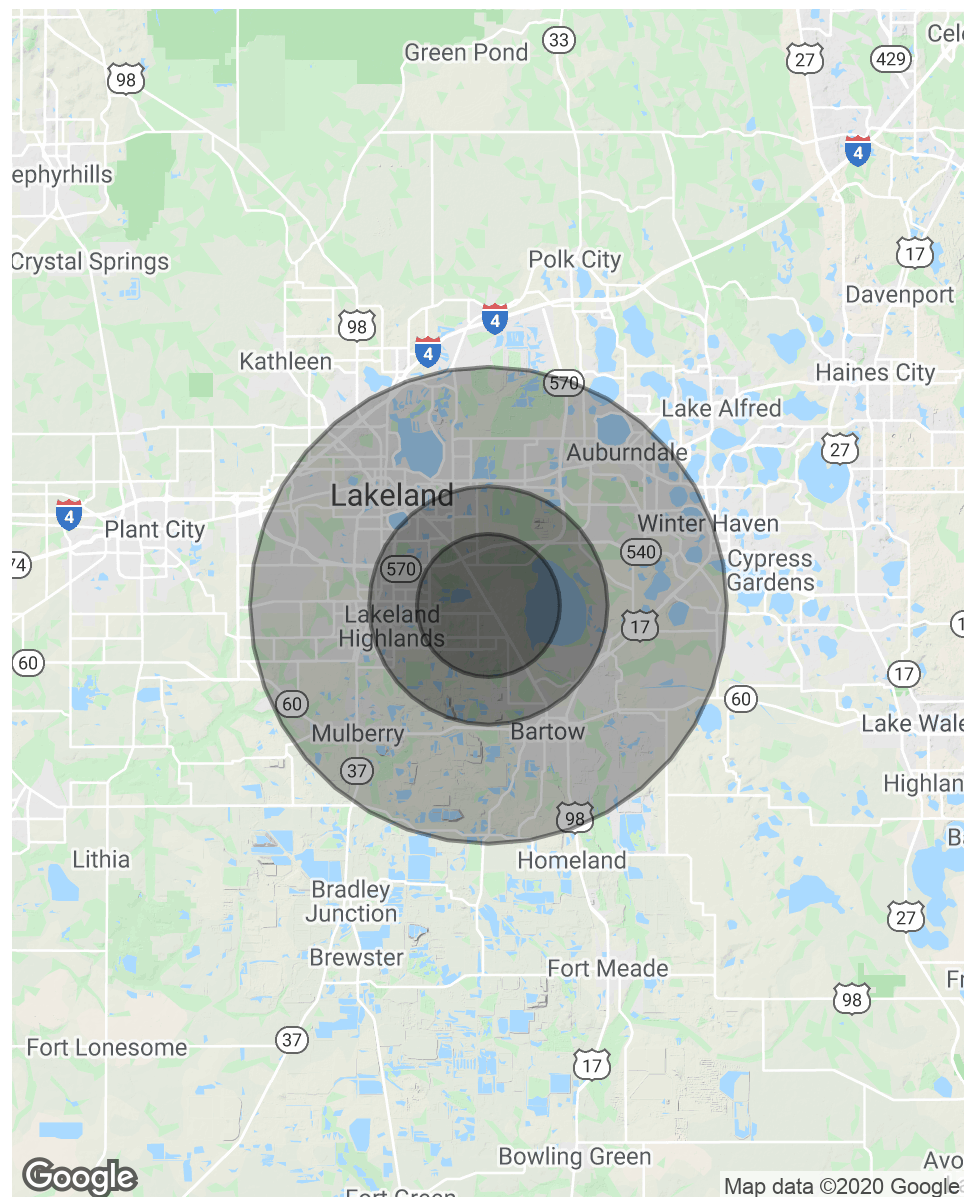
## POPULATION

	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	24,363	68,413	263,172
AVERAGE AGE	38.4	38.8	38.1
AVERAGE AGE (MALE)	37.1	37.9	36.6
AVERAGE AGE (FEMALE)	39.7	39.6	39.6

## HOUSEHOLDS & INCOME

	3 MILES	5 MILES	10 MILES
TOTAL HOUSEHOLDS	8,792	25,163	99,795
# OF PERSONS PER HH	2.8	2.7	2.6
AVERAGE HH INCOME	\$75,263	\$76,536	\$59,660
AVERAGE HOUSE VALUE	\$186,973	\$214,990	\$179,471

\* Demographic data derived from 2010 US Census



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