

# Firestone

1482 STRINGTOWN ROAD  
COLUMBUS (GROVE CITY), OHIO 43123

## Corporate Guaranty (NYSE: BRDCY)

2,200 Tire & Vehicle Service Centers ✓

"A" Rated Tenant Investment Grade

## Supreme Retail Location ✓

Surrounded by Numerous National Retailers

Excellent Frontage; Passed by 31,100+ VPD

## Substantial Demographics ✓

151,000+ Daytime Pop. in 5 Mile Radius

587,100+ Pop. in 10 Mile Radius

Marcus & Millichap  
THE DELTONDO GROUP



Firestone



Exclusively Listed by:

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# INVESTMENT HIGHLIGHTS

- ✔ **Triple-Net Lease:** Current 15 Year Term has 3 Years Remaining with Four, 4 Year Options to Extend and a 6.5% Increase at the beginning of each option. Landlord is Responsible for Roof, Structure, & Parking Areas.
- ✔ **Strong Corporate Guaranty:** Publicly Traded (NYSE: BRDCY) Bridgestone Retail Operations, LLC Has More than 2,200 Tire & Vehicle Service Centers Across the United States.
- ✔ **Substantial Demographics:** In a 10 Mile Radius the Population Exceeds 587,100+; Households 237,900+ and an Average Household Income of \$70,000+

- ✔ **Excellent Access / Visibility:** Firestone has Frontage on Stringtown Road Which Oversees 31,100+ Vehicles Per Day. Stringtown Road Connects to Interstate-71 just 1/2 Mile from Firestone and has over 86,500+ Vehicles Per Day
- ✔ **Dominant Retail Corridor:** Out-Pad to The Home Depot, Dick's Sporting Goods, Best Buy & Kohl's; Other Nearby National Retailers Include: Target, Hobby Lobby, Walmart Supercenter, Bath & Body Works, & AMC Grove City 14 to name a few.
- ✔ **Grove City's Supreme Retail Location:** Firestone is Surrounded by Numerous National Retailers East of Interstate-73 and Less Than A Mile from Grove City Health Care & Professional Park Just West of Interstate-73. Overall Seeing a Daytime Population of 151,000+ in a 5-Mile Radius.



# INVESTMENT SUMMARY

ADDRESS: 1482 Stringtown Road  
Columbus (Grove City), Ohio 43123

PRICE: \$3,217,000

CAP: 7.25%

NOI: \$233,418

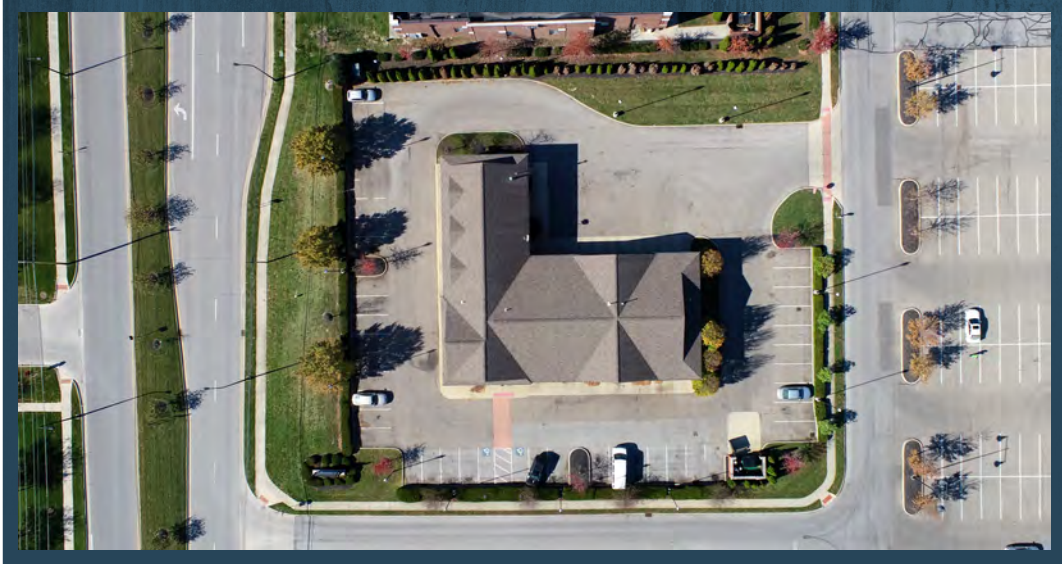
# DEMOGRAPHICS

	3-MILE	5-MILE	10-MILE
POPULATION:	53,036	148,305	587,104
HOUSEHOLDS:	20,501	57,299	237,954
HH INCOME:	\$81,415	\$71,364	\$70,414





**BIRDS EYE VIEW**



**PROPERTY DESCRIPTION**

✓ <b>PROPERTY ADDRESS:</b> 1482 Stringtown Road Columbus (Grove City), Ohio 43123	✓ <b>LEASE TYPE:</b> Triple-Net
✓ <b>BUILDING SIZE:</b> 7,832 SF	✓ <b>YEAR BUILT:</b> 2009
✓ <b>LOT SIZE:</b> 1.28 Acres	✓ <b>FRONTAGE &amp; ACCESS:</b> Stringtown Road (31,100+ VPD)



# TENANT PROFILE



Firestone Tire and Rubber Company is an American tire company founded by Harvey Firestone in 1900. Firestone soon saw the huge potential for marketing tires for automobiles, and the company was a pioneer in the mass production of tires. Harvey Firestone had a personal friendship with Henry Ford and became the original equipment supplier of Ford Motor Company automobiles.

Bridgestone was founded in 1931 in Japan and became Japan’s largest tire manufacturer. In 1988 Bridgestone acquired Firestone to transform into the world’s largest tire and rubber company with 2,200 locations, 143,600 employees and \$32.9 Billion in Revenue. The operations in the Americas were renamed Bridgestone/Firestone, Inc and Bridgestone Retail Operations, LLC, comprises the entire U.S. retail division of Bridgestone/Firestone. Bridgestone is the ultimate parent company of the tenant. Bridgestone (NYSE: BRDCY) is ranked #365 on the Fortune 500 list and has an A credit rating with S&P and A2 with Moody’s.

Tenant Investment Grade:	“A” Rated
Locations Nationwide:	2,200
Annual Revenue:	\$32.9 Billion
Publicly Traded:	NYSE: BRDCY
Headquarters:	Nashville, TN
Website:	<a href="http://www.firestonecompleteautocare.com">www.firestonecompleteautocare.com</a>





# TENANT SUMMARY

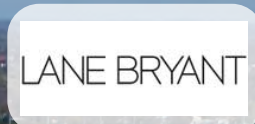
TENANT TRADE NAME:	Firestone
OPERATOR:	Bridgestone Retail Operations, LLC
GUARANTY:	Corporate
TYPE OF OWNERSHIP:	Fee Simple
LEASE TYPE:	Triple-Net (Roof, Structure, Parking Lot)
ORIGINAL LEASE TERM:	15 Years
LEASE COMMENCEMENT:	December 5, 2008
LEASE EXPIRATION:	December 31, 2023
TERM REMAINING:	3 Years
INCREASES:	6.5% Every 5 Years
OPTIONS:	Four, 4 Year

# ANNUALIZED OPERATING DATA

	CURRENT RENT	MONTHLY RENT
December 5th, 2008 - December 31, 2013	\$205,795.00	\$17,150.00
January 1, 2014 - December 31, 2018	\$219,172.00	\$18,264.00
January 1, 2019 - December 31, 2023	\$233,418.00	\$19,452.00
January 1, 2024 - December 31, 2028 (Option 1)	\$248,590.00	\$20,716.00
January 1, 2029 - December 31, 2033 (Option 2)	\$264,749.00	\$22,062.00
January 1, 2034 - December 31, 2038 (Option 3)	\$281,957.00	\$23,496.00
January 1, 2039 - December 31, 2043 (Option 4)	\$300,285.00	\$25,024.00







Interstate-71 (86,500+ VPD)



Stringtown Road (31,100+ VPD)







**HOBBY LOBBY**

**PIADA**  
ITALIAN STREET FOOD

**GameStop**

maurices

**PET SMART**

**O'Charley's**  
RESTAURANT + BAR

**CHIPOTLE**  
MEXICAN GRILL

**amc**

**LA FITNESS**

**Walmart**

**ULTA**  
BEAUTY

**STAPLES**

**Steak 'n Shake**  
HAMBURGERS

**Bath & Body Works**

**FUSION** JAPANESE STEAKHOUSE  
*Steak, Sashimi, and Sushi Bar*

**telhio**  
Credit Union

**Jersey Mike's**  
SUBS

**SMOKEY BONES**  
Bar & Fire Grill

**RED ROBIN**  
GOURMET BURGERS

**DQ**

**TARGET**

**CHASE**

**Meyers Jewelers**  
*Experience the family difference*

**Olive Garden**  
ITALIAN KITCHEN

**Chick-fil-A**

Stringtown Road (31,100+ VPD)

**Gordon**  
FOOD SERVICE

**Firestone**





# DISTANCE FROM SUBJECT PROPERTY

70 - MILES

Dayton, OH

98 - MILES

Cincinnati, OH

135 - MILES

Akron, OH

139 - MILES

Toledo, OH

153 - MILES

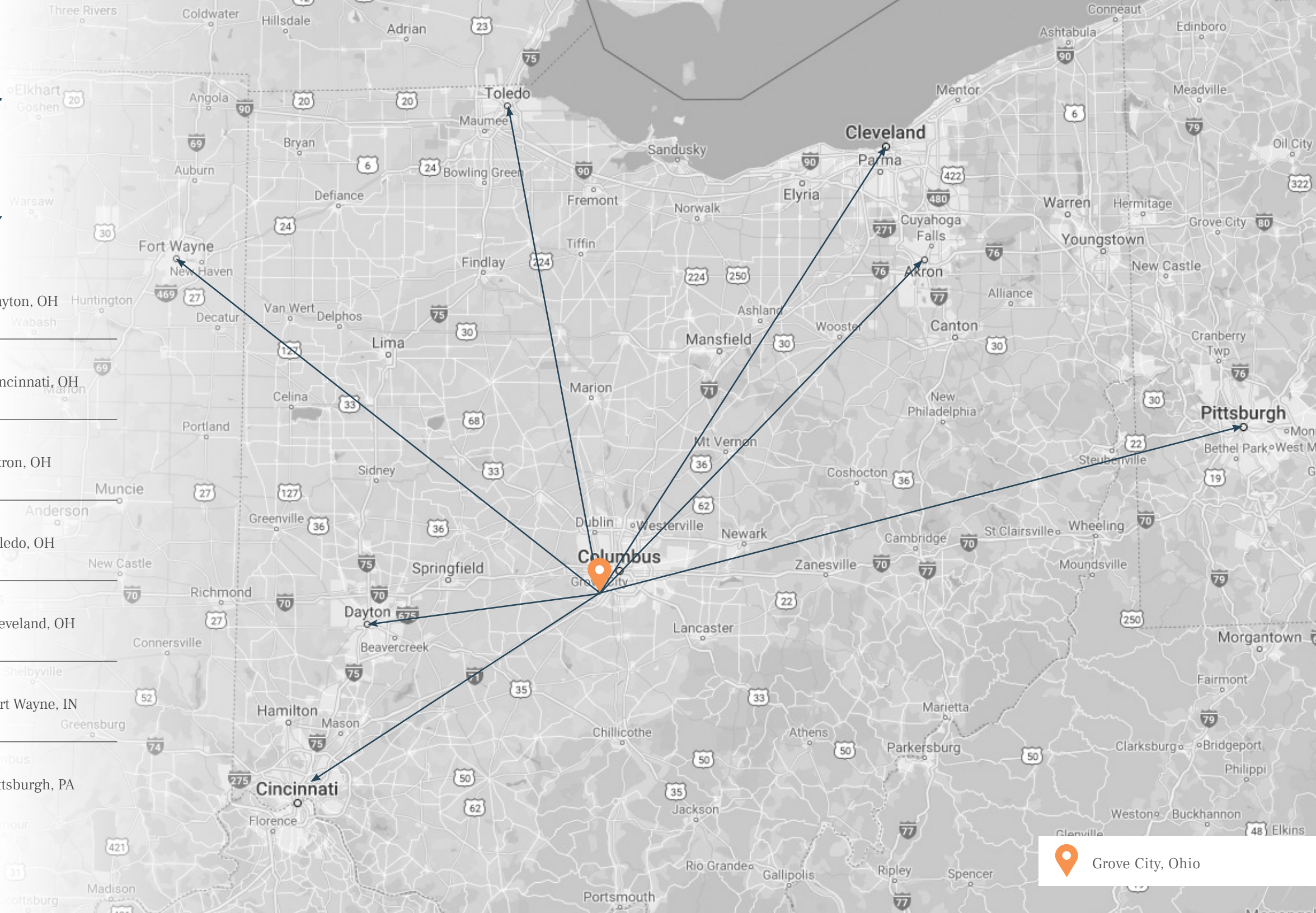
Cleveland, OH

156 - MILES

Fort Wayne, IN

192 - MILES

Pittsburgh, PA



Grove City, Ohio



# COLUMBUS MSA

The Columbus metro is Ohio’s most populated metropolitan area, composed of 10 counties in the gently rolling hills of central Ohio. Natural landmarks include reservoirs to the north and the Scioto River. Franklin County, home to Columbus, is surrounded by mainly rural counties. Columbus, the state’s capital city, is a national transportation and distribution hub, with nearly 60 percent of the U.S. population within an eight-hour driving radius. Interstates 70 and 71 intersect in Columbus, while I-270 forms a beltway around the metro and I-670 bisects the city. Port Columbus International Airport, located east of downtown, is the primary air passenger facility.

## MAJOR AREA EMPLOYERS

JPMorgan Chase
Nationwide Insurance
Honda of America
L Brands
Cardinal Health
Amazon
Huntington Bancshares, Inc.
Alliance Data
American Electric Power
Ohio State University

Downtown Columbus



### AFFORDABLE HOUSING COST

The median home price in Columbus is well below the national level, channeling more expendable income to local retailers and entertainment.



### MIDWESTERN COMMERCIAL CENTER

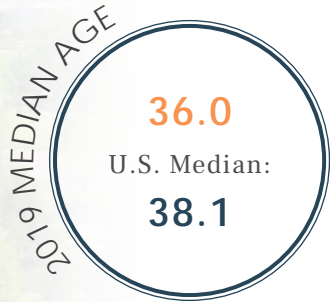
Greater Columbus is home to multiple Fortune 500 companies and many regional operations, drawing a variety of other employers and residents.



### LOGISTICS HUB

Rickenbacker Inland Port is a multimodal logistics hub that provides air, truck and rail transport throughout the U.S. and Canada, making the metro a key point for distribution activities.





## QUALITY OF LIFE

Columbus may be best known as a college town, but for a midsize community, it offers residents big-city amenities. The metro is home to major-league sports teams: the Blue Jackets (NHL) and the Crew (MLS). The city is host to the Columbus Symphony Orchestra, BalletMet and Opera Columbus, as well as theater companies, art galleries and dealers, and a variety of museums. Many of the galleries and restaurants are located in Short North, a vibrant neighborhood north of downtown. The region’s economic vitality and social scene are supported by a strong post-secondary education network, including the nationally recognized Ohio State University, as well as many other four-year colleges, universities, and two-year institutions.

## ECONOMY

- ✓ State agencies and Ohio State University provide a diverse array of employment opportunities. A lower cost of doing business, a strong education system and a strategic location draw major corporations to the metro.
- ✓ Fortune 500 companies based in the metro include L Brands, Cardinal Health, American Electric Power, and Nationwide.
- ✓ Data centers and information technology are growing in Columbus with IBM’s Client Center for Advanced Analytics at the core.

## POPULATION BY AGE

<b>7%</b> 0-4 Years	<b>20%</b> 5-19 Years	<b>7%</b> 20-24 Years	<b>29%</b> 25-44 Years	<b>25%</b> 45-64 Years	<b>13%</b> 65+ Years
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ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONTACT THE MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

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