



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS



Firestone Complete Auto Care

2630 5th Avenue
Huntington, WV 25702

EXCLUSIVELY MARKETED BY:



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INVESTMENT SUMMARY

Sands Investment Group is Pleased to Present Exclusively For Sale the 5,379 SF Firestone Complete Auto Care Located at 2630 5th Ave in Huntington, WV. With Over 50 Years of Operating History, This Investment Grade Tenant Provides For a Best of Class Investment in One of Huntington, West Virginia's Highest Trafficked Retail Corridors.

OFFERING SUMMARY

PRICE	\$800,000
CAP	5.53%
NOI	\$44,212
PRICE PER SF	\$148.73
GUARANTOR	Corporate

PROPERTY SUMMARY

ADDRESS	2630 5th Ave Huntington, WV 25702
COUNTY	Cabell
BUILDING AREA	5,379 SF
LAND AREA	0.37 AC



HIGHLIGHTS

- Tenant Has Been in Business Since 1972 Showing Strong Commitment to the Location
- Well Below Market Rent
- Corporate Guarantee
- Strong Rent Increases of 12.5% at Option
- Bridgestone Corporation Investment Grade Tenant With “A” Credit Rating
- Tenant Has a Market CAP of \$22.5B
- Recession and COVID-19 Resistant, Essential Business
- High Volume Retail Corridor
- 1.5 Miles From Marshall University With Over 14,000 Students and Staff
- Less Than 3-Miles to Pullman Square, Mountain Health Arena and the Historic Keith-Albee Performing Arts Center
- 4-Miles to KineticPark, a New Premier Technology Park That is Home to Amazon’s New 70,000 SF Customer Service Center
- Huntington Sits on the Ohio River at the Point Where West Virginia, Ohio and Kentucky Meet and Has the Largest River Port in the United States
- Neighboring Tenants Include: Kroger, Dollar General, CVS, Walgreens, Chipotle, Dairy Queen and Many More



LEASE SUMMARY

TENANT	Firestone Group LLC
PREMISES	A Building of Approximately 5,379 SF
LEASE COMMENCEMENT	January 31, 1972
LEASE EXPIRATION	September 30, 2022
LEASE TERM	~2 Years Remaining
RENEWAL OPTIONS	1 x 5 Year
RENT INCREASES	\$54,000 (Base Rent) at Option
LEASE TYPE	Double Net (NN)
PERMITTED USE	Automotive
PROPERTY TAXES	Landlord's Responsibility
INSURANCE	Tenant's Responsibility
COMMON AREA	Tenant's Responsibility
ROOF & STRUCTURE	Tenant's Responsibility
REPAIRS & MAINTENANCE	Tenant's Responsibility
HVAC	Tenant's Responsibility
UTILITIES	Tenant's Responsibility
RIGHT OF FIRST REFUSAL	None

SQUARE FOOTAGE	ANNUAL BASE RENT	RENT PER SF
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5,379 SF	\$44,212	\$8.92
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Firestone

Joan C. Edwards Stadium

Dot Hicks Field



Rio Grande

Hoops Family Field



Highlawn Elementary

Firestone

5th Ave



4th Ave

Highlawn Ave





East Huntington Bridge

Ohio River

UNIVERSAL
FEDERAL CREDIT UNION

St. MARY'S
MEDICAL CENTER

Advance
Auto Parts

Walgreens

O'Reilly
AUTO PARTS

R.E. MICHEL
COMPANY

DOLLAR TREE

Achieve Your Dreams
CABELL COUNTY
SCHOOLS

CVS
pharmacy

School of
Physical
Therapy

MARSHALL

Huntington
Foot & Ankle Care
Cong Thanh Mai, DPM

DOLLAR
GENERAL

Veritiv

boostmobile

Firestone

27th St

Kurt B Fleckenstein
PLLCC

DQ

5th Ave

60

Kroger
FRESH FOR EVERYONE™

Firestone



Huntington chico's Starbucks RED LOBSTER
COLD STONE SHEETZ
Bob Evans Marriott THEATRES Rally's
GNC DOUBLE TREE Applebee's T
ANYTIME FITNESS CHASE Hwy 55
GOODYEAR unitedbank

Advance Auto Parts Little Caesars
DOLLAR TREE NAPA
CVS pharmacy

Chick-fil-Steak Shake

FAZOLI'S JJ FIREHOUSE SUBS
Pizza Hut cricket

MOUNTAIN HEALTH ARENA

M MARSHALL UNIVERSITY

SHERWIN-WILLIAMS Speedway

Aaron's

DQ

unitedbank

Walgreens

COOK OUT

60

CSX TRANSPORTATION Heavy Rebuild Shop

5th Ave

Speedway

O'Reilly AUTO PARTS

M MARATHON

M School of Physical Therapy

31st St

Speedway goodwill

CVS pharmacy DUNKIN'

McDonald's

8th Ave

TACO BELL

Kroger

DOLLAR GENERAL

FAMILY DOLLAR SUBWAY the X
WesBanco
Speedway MARATHON RSC

RotoZone PAPA JOHN'S U-HAUL

FAMILY DOLLAR Shell

Arby's SUBWAY
CAPTAIN D'S CHIPOTLE MEXICAN BELL SHEETZ

TEXAS BURGER KING AMERICAN FREIGHT FURNITURE - MATTRESS
Shell SUNOCO
VALUE CITY FURNITURE Exxon

Walgreens MARATHON

HUNTINGTON | CABELL COUNTY | WV

Huntington is the county seat of Cabell County, and largest city in the Huntington-Ashland, WV-KY-OH Metropolitan Statistical Area, sometimes referred to as the Tri-State Area. Huntington is the second-largest city in West Virginia, with a population of 45,110 at the 2019 census.

Surrounded by extensive natural resources, the industrial sector is based in coal, oil, chemicals and steel, all of which support Huntington's diversified economy. The city is a vital rail-to-river transfer point for the marine transportation industry. Also, it is considered a scenic locale in the western foothills of the Appalachian Mountains. This location was selected by Collis Potter Huntington as ideal for the western terminus of the Chesapeake and Ohio Railway, the predecessor of what would become CSX Transportation which still operates CSX Transportation-Huntington Division in the city to date.

The largest employers are Marshall University, Cabell Huntington Hospital, St. Mary's Medical Center, CSX Transportation, the U.S. Army Corps of Engineers, Amazon, DirecTV, and the City of Huntington.

The city is the home of Marshall University as well as the Huntington Museum of Art; the Mountain Health Arena; the U.S. Army Corps of Engineers (Huntington District); the Collis P. Huntington Historical Society and Railroad Museum; Camden Park, one of the world's oldest amusement parks; the headquarters of the CSX Transportation-Huntington Division, the largest division in the CSX network; the Special Metals Plant; and the Port of Huntington Tri-State, the largest river port in the United States.



DOWNTOWN HUNTINGTON



MARSHALL UNIVERSITY



EAST HUNTINGTON BRIDGE - HUNTINGTON, WV

	3 MILES	5 MILES	10 MILES
POPULATION	42,508	68,288	124,277
AVERAGE HH INCOME	\$49,751	\$54,548	\$58,438

Firestone



TENANT PROFILE

Harvey S. Firestone (1868-1938) founded The Firestone Tire & Rubber Company in Akron, Ohio, in August 1900, and started marketing solid rubber tires for carriage wheels. Firestone joined the retail store arena offering basic car service and tire sales in the mid-1920s when the original Firestone Service Centers were opened.

In 1988, the company was sold to the Japanese Bridgestone Corporation (BSRO).

Fast forward approximately 80 years to 2004 when 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 new layout for its retail stores to enhance the entire 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, BSRO is headquartered in Nashville, Tenn., and operates the largest network of company-owned automotive service providers in the world — nearly 2,200 tire and vehicle service centers across the United States — including Firestone Complete Auto Care™, Tires Plus™, and Wheelworks™ store locations.



COMPANY TYPE
Subsidiary



FOUNDED
1900



OF LOCATIONS
2,200+



HEADQUARTERS
Nashville, TN



WEBSITE
[firestone.com](https://www.firestone.com)

CONFIDENTIALITY AGREEMENT

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Sands Investment Group and should not be made available to any other person or entity without the written consent of Sands Investment Group.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Sands Investment Group has not verified, and will not verify, any of the information contained herein, nor has Sands Investment Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release Sands Investment Group and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.



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