



FIRESTONE

WILSON (RALEIGH MSA), NORTH CAROLINA

OFFERING MEMORANDUM



TABLE OF CONTENTS

LOW AERIALS	3
FINANCIAL OVERVIEW	5
INVESTMENT HIGHLIGHTS	6
TENANT OVERVIEW	7
HIGH AERIAL	8
SITE PLAN	9
DEMOGRAPHICS & MAP	10

EXCLUSIVELY LISTED BY

+ PHIL SAMBAZIS

Executive Managing Director
SAN DIEGO
Tel: (858) 373-3174
phil.sambazis@marcusmillichap.com
License: CA 01474991

+ BENJAMIN YELM

Broker of Record
CHARLESTON
License: 303785

FOREST HILLS MIDDLE SCHOOL
493 STUDENTS

Walmart
Supercenter
TRACTOR SUPPLY CO
HIBBETT SPORTS
STAPLES
DOLLAR TREE

BIG
LOTS!

Lowe's

HOBBY LOBBY
Dunham's
denney's
bp

BB&T

Costco

M
MARLBOROUGH

Batteries
+ Bulbs

Planet Fitness

ZARBY'S
AT&T
Harris Teeter

CAFO

PNC BANK

Olive Garden

BEST BUY

PET SMART

FIVE BELOW

BED BATH & BEYOND

PLANNED
RESIDENTIAL

TARGET

PLANNED
RESIDENTIAL

ROSS
DRESS FOR LESS

Marshalls

belk

AIRPORT BLVD 24,000 CARS/DAY

LONGHORN
STEAKHOUSE

7
ELEVEN

Buschville

SUBJECT
PROPERTY

FUTURE
RETAIL DEVELOPMENT

Calumet

Jeep
DODGE

RALEIGH RD PKWY W 27,000 CARS/DAY

HONDA

250 HIGH-END
RESIDENCES



 WILSON INDUSTRIAL
AIR CENTER

 EVOLVE AT HERITAGE
480 UNITS

 RAVENSWOOD RESERVE
72 UNITS

 250 HIGH-END
RESIDENCES

 THORNBERRY PARK
264 UNITS



**SUBJECT
PROPERTY**

FUTURE
RETAIL DEVELOPMENT

RALEIGH RD PKWY W
27,000 CARS/DAY



The Firestone logo is displayed in red, stylized text within a white circular background at the top of a dark blue vertical banner.

ADDRESS

Airport Blvd NW &
Raleigh Rd Pkwy W
Wilson, NC 27893

PRICE

\$4,177,000

CAP RATE

4.85%

NOI

\$202,584

FINANCIAL OVERVIEW

PRICE	\$4,177,000
CAP RATE	4.85%
GROSS LEASABLE AREA	5,798 SF
YEAR BUILT	2021
LOT SIZE	1.147 +/- Acres

Lease Summary

LEASE TYPE	Absolute NNN
ROOF & STRUCTURE	Tenant Responsible
LEASE TERM	15 Years
RENT COMMENCEMENT	Est. April 2021
INCREASES	5% Every Five Years
OPTIONS	Five, 5-Year
OPTION TO TERMINATE	None
RIGHT OF FIRST REFUSAL	None

TERM	ANNUAL RENT	MONTHLY RENT
Year 1- Year 5	\$202,584	\$16,882
Year 6 - Year 10	\$212,712	\$17,726
Year 11 - Year 15	\$223,344	\$18,612
Option 1	\$234,516	\$19,543
Option 2	\$246,240	\$20,520
Option 3	\$258,552	\$21,546
Option 4	\$271,476	\$22,623
Option 5	\$285,048	\$23,754

INVESTMENT *HIGHLIGHTS*

- 15-Year Absolute NNN Lease with 5% Increases Every 5 Years
- Corporate Guaranty from Bridgestone Retail Operations, LLC
- Firestone is a Fortune 500 Company, Rated 'A' by S&P
- Brand New 2021 High-Quality Construction
- Serving Over 53,000 Residents in Rapidly Growing Raleigh Suburb
- Average Household Income Exceeds \$91,000 within a 1-Mile Radius
- Visible to Over 51,000 Cars/Day at Signalized Intersection
- Easy Access to I-95, the Main North/South Highway on the East Coast
- Outparcel to Future Heritage Corner Shopping Center and Adjacent to High-End Residential Developments with 750 Residences
- Across from Target, Harris Teeter, Best Buy, Bed Bath, Ross Marshalls, and Petsmart, the Largest Retail Center in Wilson
- Strong Daytime Population, Over 34,000 Employees within a 5-Mile Radius
- Close Proximity to Wilson Medical Center with 1,340 Employees and Undergoing \$82 Million Renovation
- Wilson is Home to Bridgestone's Tire and Manufacturing Plant, Undergoing \$344 Million Expansion and the County's Largest Industrial Employer



The Firestone logo is displayed in red text within a white circle.

CLICK FOR
WEBSITE

TENANT OVERVIEW

OWNERSHIP: PUBLIC
TENANT: CORPORATE
GUARANTOR: BRIDGESTONE RETAIL OPERATIONS, LLC

Firestone Tire and Rubber Company is an American tire company founded by Harvey Firestone in 1900 initially to supply solid rubber side-wire tires for fire apparatus, and later, pneumatic tires for wagons, buggies, and other forms of wheeled transportation common in the era. 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 used this to become the original equipment supplier of Ford Motor Company automobiles, and was also active in the replacement market.

The Bridgestone Americas family of enterprises includes more than 50 production facilities and 55,000 employees throughout the Americas. The Bridgestone Americas international footprint includes manufacturing and sales subsidiaries located in Canada, Argentina, Brazil, Chile, Colombia, Costa Rica, and Mexico, with additional offices throughout Latin America and the Caribbean. Offering a wide range of Bridgestone, Firestone and associate brand tires, BATO maintains wholesale and original equipment sales operations across a broad line of products, including passenger, light truck, commercial truck and bus, agricultural, motorcycle, kart and off-the-road tires.



HEADQUARTERED IN
NASHVILLE
TENNESSEE



2,200
LOCATIONS



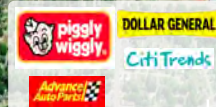
55,000
EMPLOYEES



FOUNDED IN
1990



FOREST HILLS MIDDLE SCHOOL
493 STUDENTS



VINSON-BYNUM ELEMENTARY
354 STUDENTS

WILSON
MEDICAL CENTER
1,100 EMPLOYEES



THORNBERRY PARK
264 UNITS



EVOLVE AT HERITAGE
480 UNITS

250 HIGH-END RESIDENCES

SUBJECT PROPERTY



PLANNED RESIDENTIAL

PLANNED RESIDENTIAL

GREENFIELD SCHOOL
301 STUDENTS

WILSON CHRISTIAN ACADEMY
492 STUDENTS

JOHN W JONES ELEMENTARY
524 STUDENTS

WILSON INDUSTRIAL AIR CENTER

RALEIGH RD PARKWAY (US HWY. 264)



Culver's

Firestone
COMPLETE AUTO CARE

7
ELEVEN

LONGHORN
STEAKHOUSE

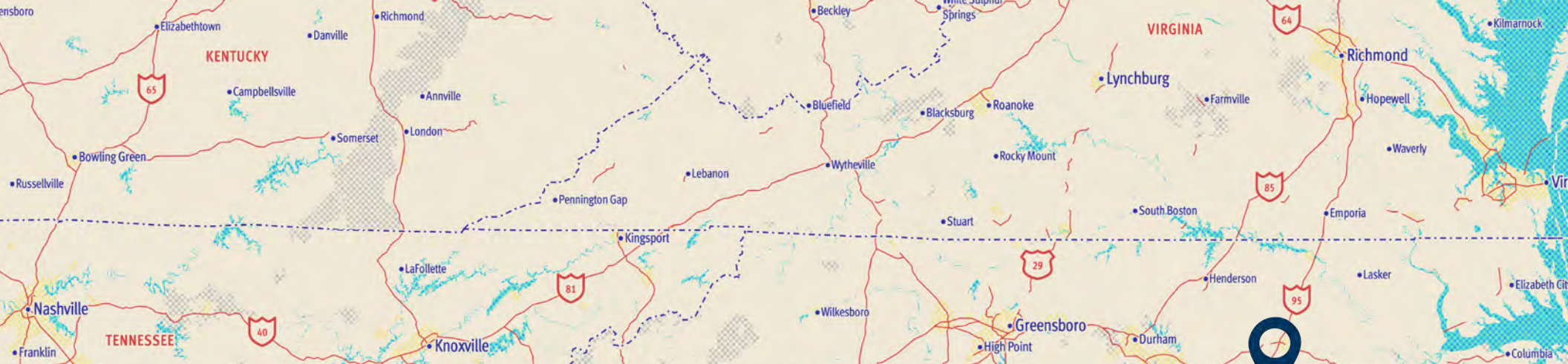
Biscuitville

FUTURE
RETAIL DEVELOPMENT

FUTURE
RETAIL DEVELOPMENT

AIRPORT BLVD





DEMOGRAPHICS

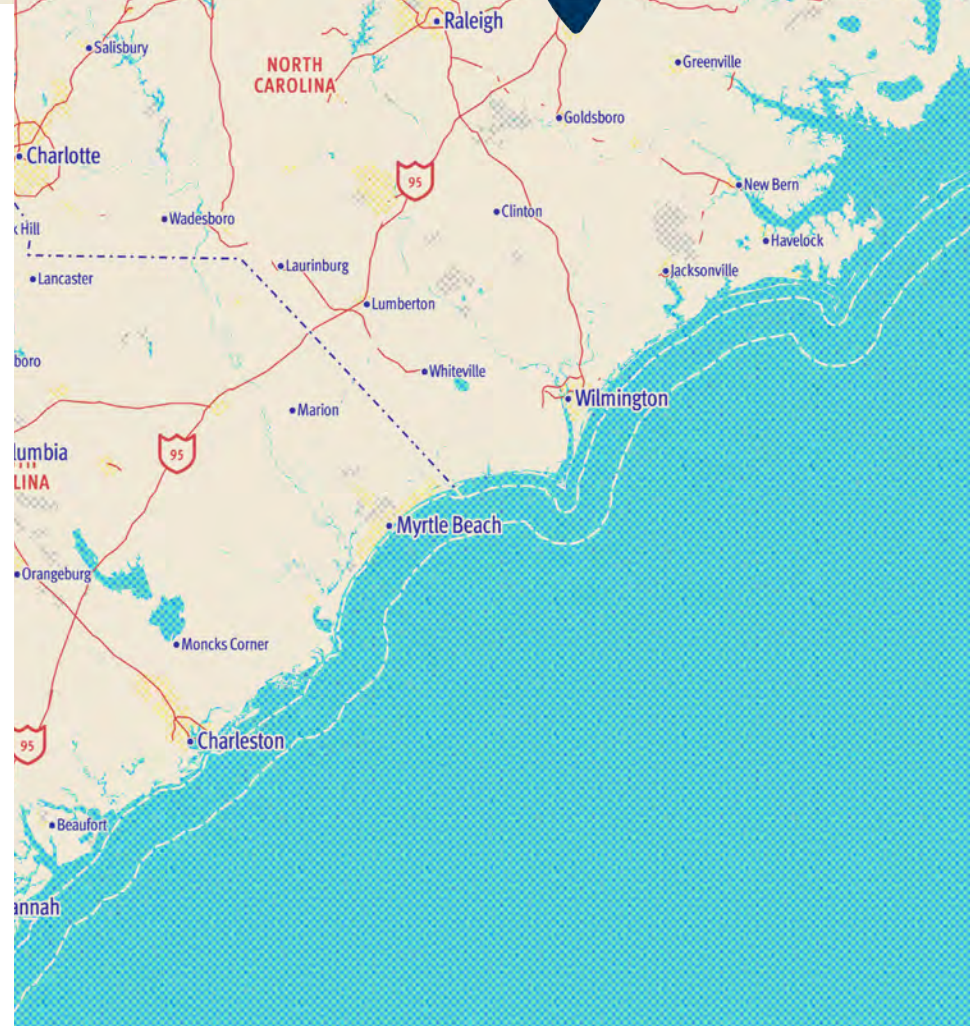
AIRPORT BLVD NW & RALEIGH RD PKWY W
WILSON, NC 27893

POPULATION	3-MILES	5-MILES	7-MILES
2020 Population	10,891	33,947	56,752
HOUSEHOLDS			
2020 Households	4,191	13,330	22,657
INCOME			
2020 Average Household Income	\$69,858	\$51,552	\$50,870
EMPLOYEES			
2020 Number of Employees In Area	4,469	17,470	34,334


43
MILES
GREENVILLE, NC


45
MILES
RALEIGH, NC


74
MILES
FAYETTEVILLE, NC



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SPECIAL COVID-19 NOTICE

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O F F E R I N G M E M O R A N D U M

FIRESTONE

WILSON, NORTH CAROLINA

PHIL SAMBAZIS

Executive Managing Director

SAN DIEGO

Tel: (858) 373-3174

phil.sambazis@marcusmillichap.com

License: CA 01474991

BENJAMIN YELM

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License: 303785