



# FIRESTONE COMPLETE AUTO CARE

2414 HANCOCK DRIVE, BRASELTON, GA 30519

SIMILAR STORE STYLE

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by FNL in compliance with all applicable fair housing and equal opportunity laws.

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# FIRESTONE COMPLETE AUTO CARE

2414 HANCOCK DRIVE, BRASELTON, GA 30519

 FORTIS NET LEASE™

## INVESTMENT SUMMARY

List Price:	\$4,456,521
Current NOI:	\$204,999.96
Initial Cap Rate:	4.6%
Land Acreage:	1.01 +/-
Year Built	2021
Building Size:	6,116 SF
Price PSF:	\$728.67
Lease Type:	Absolute NNN
Lease Term:	15 Years
Average CAP Rate:	4.83%

## INVESTMENT OFFERING

Fortis Net Lease is pleased to present this brand new construction 6,116 SF. Firestone Complete Auto Care store located in Braselton, Georgia. This property offers a Fifteen (15) Year Absolute NNN Lease, leaving zero landlord responsibilities. The lease contains 5% rental rate increases every 5 years during the primary term and including each of the five (5 year) option to renew. The store is currently under construction, with rent estimated to commence in May of 2021.

This Firestone store is highly visible as it is strategically positioned on Hancock Drive just off of Friendship Road (which sees 22,270 cars per day) near the Spout Springs Road (which sees 11,200 cars per day) intersection. Immediately adjacent to the site is a Taco Bell, Fresenius Kidney Center, and a Kroger Anchored shopping center. Across the street is a Publix anchored shopping center and many other national retailers making it a prime location. The five mile population from the site is 85,408 and the one mile average household income is \$122,366 per year, which is ideal for a Firestone. The area is experiencing great growth with the three mile population growth rate at 8.24%. The Subject offering represents an ideal opportunity for a 1031 exchange buyer or a “passive” investor to attain the fee simple ownership of a Firestone. This investment will offer a new owner continued success due to the financial strength and the proven profitability of the tenant. List price reflects a cap rate of 4.60% based on NOI of \$204,999.96.



PRICE \$4,456,521



CAP RATE 4.6%



LEASE TYPE Absolute NNN



TERM REMAINING 15 Years



RENT INCREASES 5% Every 5 Years

## INVESTMENT HIGHLIGHTS

- Absolute NNN 15 Year Lease | Zero Landlord Responsibilities
- **5% Rental Rate Increase Every 5 Years**
- Brand New Upgraded Design Construction | Essential Business
- 5 (5 Year) Options | 5% Rental Increase At Each Option
- **One Mile Household Income \$122,366**
- **Five Mile Population 85,408 with Expected 8.15% Growth**
- **Three Mile Population Growth Rate 8.24%**
- **22,270 Cars Per Day on Friendship Road**
- **11,200 Cars Per Day on Spout Springs Road**
- **Adjacent to Kroger Anchored Center, Taco Bell & Many National Retailers**
- **Across the street from Publix Anchored Shopping Center**

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## FINANCIAL SUMMARY

INCOME		PER SF
Rent	\$204,999.96	\$33.52
<b>Gross Income</b>	<b>\$204,999.96</b>	<b>\$33.52</b>
EXPENSE		PER SF
Expenses	\$0	\$0.00
<b>Gross Expenses</b>	<b>\$0</b>	<b>\$0.00</b>
<b>NET OPERATING INCOME</b>	<b>\$204,999.96</b>	<b>\$33.52</b>

## PROPERTY SUMMARY

Year Built:	2021
Lot Size:	1.0 +/- Acres
Building Size:	6,116 SF
Traffic Count:	33,470 at Intersection
Roof Type:	Standing Seam
Zoning:	Commercial
Construction Style:	Prototype
Parking Lot:	Asphalt
Warranties	Construction
HVAC	Roof Mounted

## LEASE SUMMARY

Tenant:	Firestone Complete Auto Care
Lease Type:	Absolute NNN
Primary Lease Term:	15 Years
Annual Rent:	\$204,999.96
Rent PSF:	\$33.52
Landlord Responsibilities:	None
Taxes, Insurance & CAM:	Tenant Responsibility
Roof, Structure & Parking:	Tenant Responsibility
Lease Start Date:	5/1/2021
Lease Expiration Date:	4/30/2036
Lease Term Remaining:	15 Years
Rent Bumps:	5% Every 5 Years & at Each Option
Renewal Options:	Five (5 Years)
Lessee Name:	Bridgestone Retail Operations, LLC
Tenant Website:	www.Firestone.com

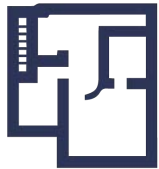


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TENANT NAME	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	% OF GLA	ESC DATE	RENT PER SF/YR
Firestone	6,116	5/1/2021	4/30/2036	\$204,999.96	100.0		\$33.52
				\$215,250.00		5/1/2026	\$35.19
				\$226,012.56		5/1/2031	\$36.95
				\$237,313.08		5/1/2036	\$38.80
				\$249,178.80		5/1/2041	\$40.74
				\$261,637.68		5/1/2046	\$42.78
				\$274,719.60		5/1/2051	\$44.92
				\$288,455.64		5/1/2056	\$47.16
Totals/Averages	6,116			\$204,999.96			\$ 35.22



TOTAL SF  
6,116



TOTAL ANNUAL RENT  
\$204,999.96



OCCUPANCY RATE  
100.0%



AVERAGE RENT/SF  
\$ 35.22



NUMBER OF TENANTS  
1





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**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.

**BRIDGESTONE CORPORATION** is a Japanese multinational auto and truck parts manufacturer founded in 1931. The company is the largest manufacturer of tires in the world, following by Michelin, Goodyear (United States), Continental (Germany), and Pirelli (Italy). Bridgestone acquired Firestone Tire and Rubber Company in 1988. As of May 2020, Bridgestone Group had 180 production facilities in 25 countries. The company produced revenues of \$32.08 billion and a net income of \$2.97 billion for 2019.

**"A"**  
**GRADE**  
PARENT COMPANY

  
**2200 STORES**  
NATIONWIDE

  
**55,000**  
EMPLOYEES

  
**120 YEARS**  
IN BUSINESS

  
**NASHVILLE**  
HEADQUARTERS



**THE BRIDGESTONE AMERICAS FAMILY OF ENTERPRISES** includes more than 40 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, Mexico, with additional offices throughout Latin America and the Caribbean. Offering a wide range of Bridgestone, Firestone, and associate brands 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.

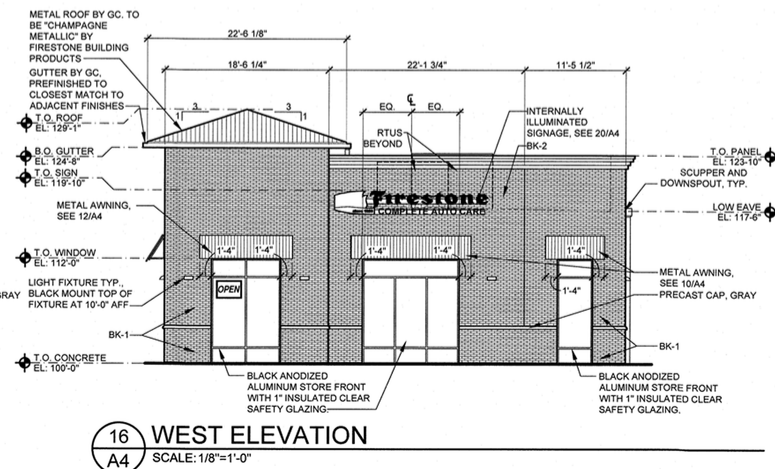
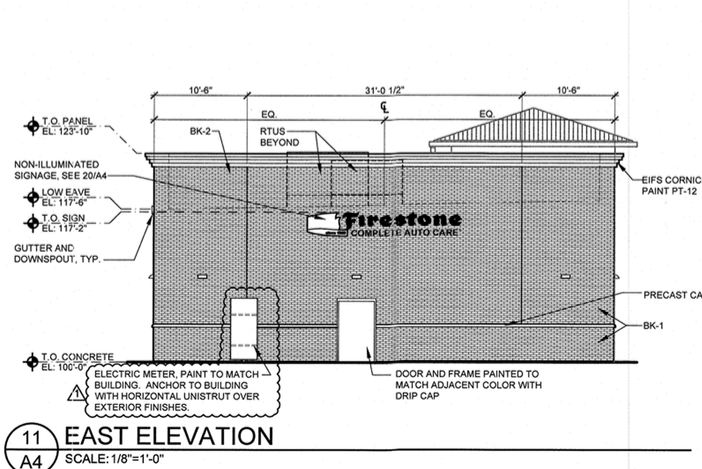
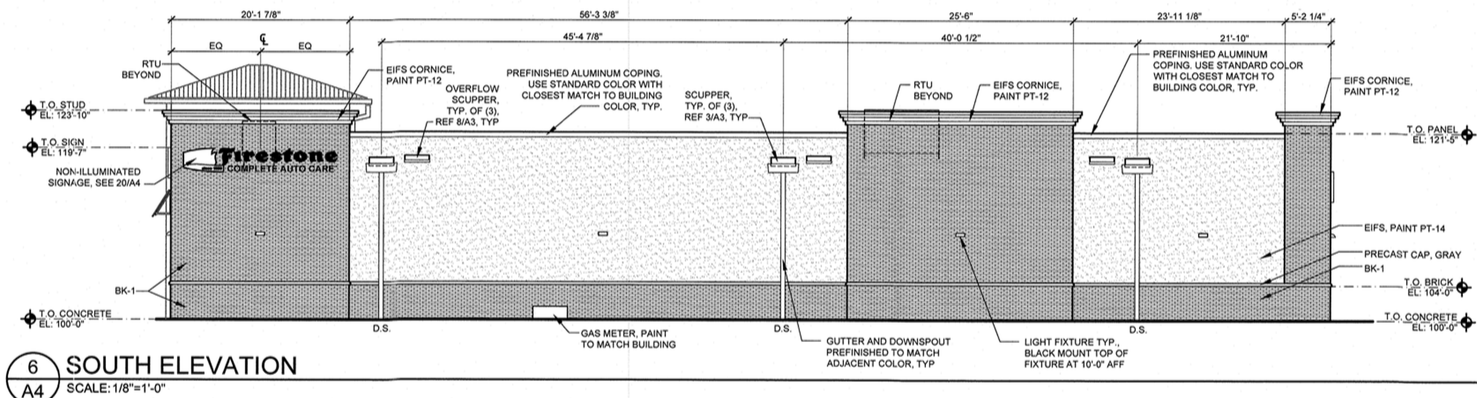
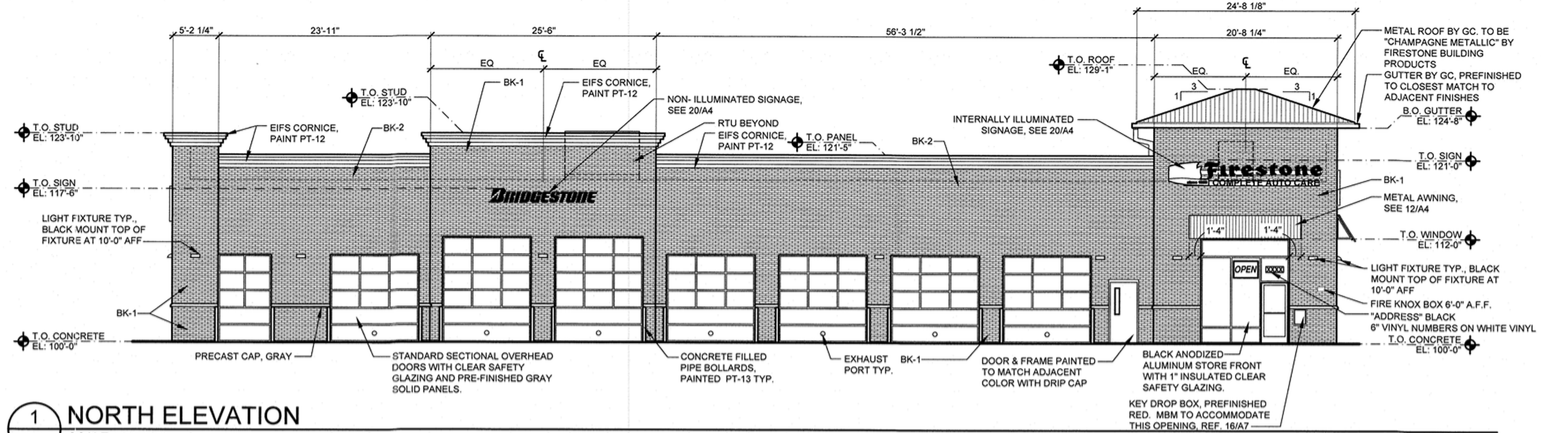
**THE TENANT UNDER THE LEASE IS BRIDGESTONE RETAIL OPERATIONS, LLC (BSRO)** which operates as a wholly owned subsidiary of Bridgestone America's Inc. BSRO is headquartered in Bloomingdale, IL and operates the largest network of company owned automotive service providers in the world—nearly 2,200 tires and vehicle service centers across the United States—including Firestone Complete Auto Care, Tires Plus, and Wheelworks store locations.



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**FORTIS** NET LEASE™





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 FORTIS NET LEASE™



As of 2/23/2021



As of 2/23/2021



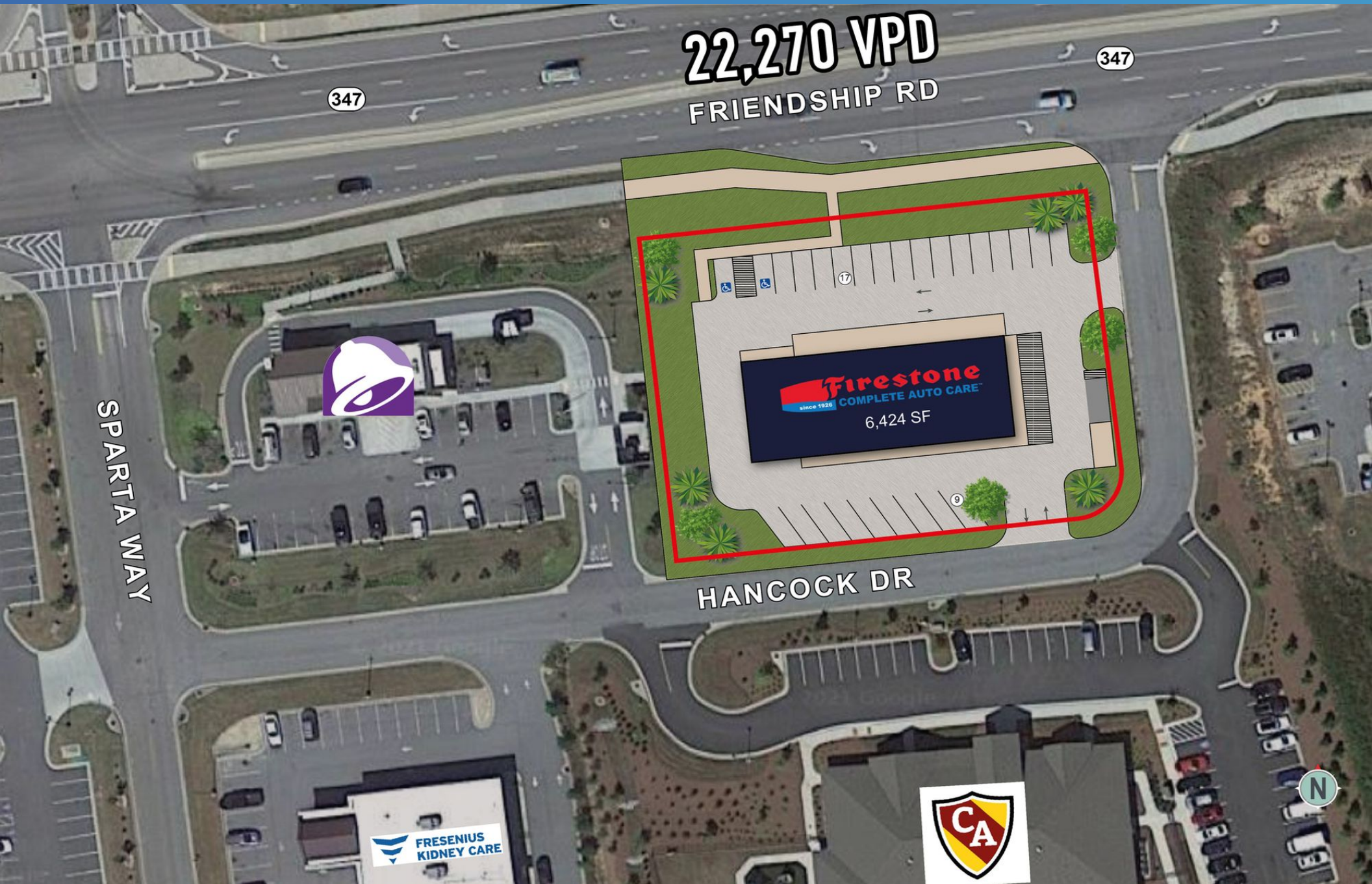
As of 2/23/2021



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## PROXIMITY TO LOCAL ATTRACTIONS



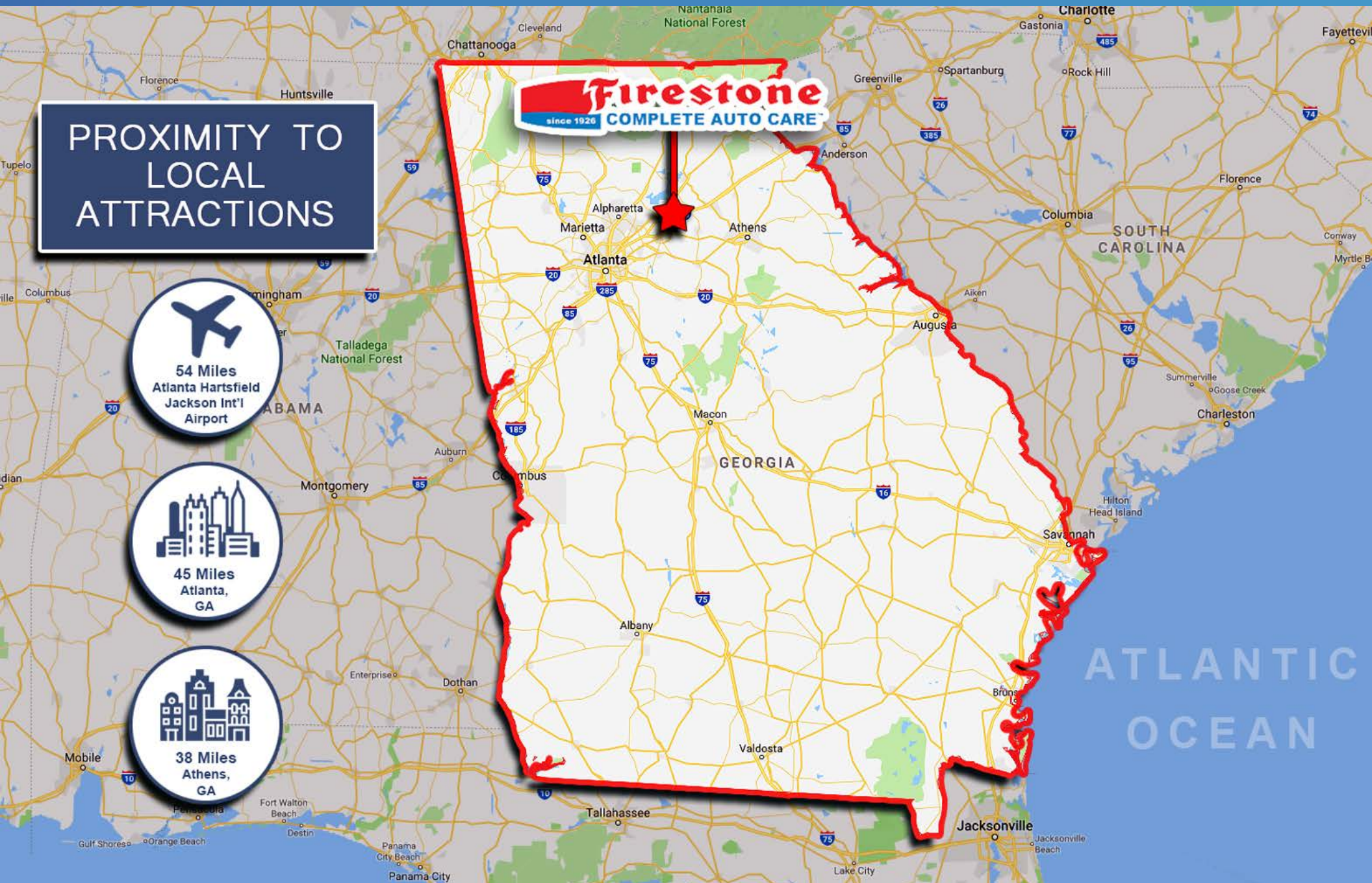
54 Miles  
Atlanta Hartsfield  
Jackson Int'l  
Airport



45 Miles  
Atlanta,  
GA



38 Miles  
Athens,  
GA





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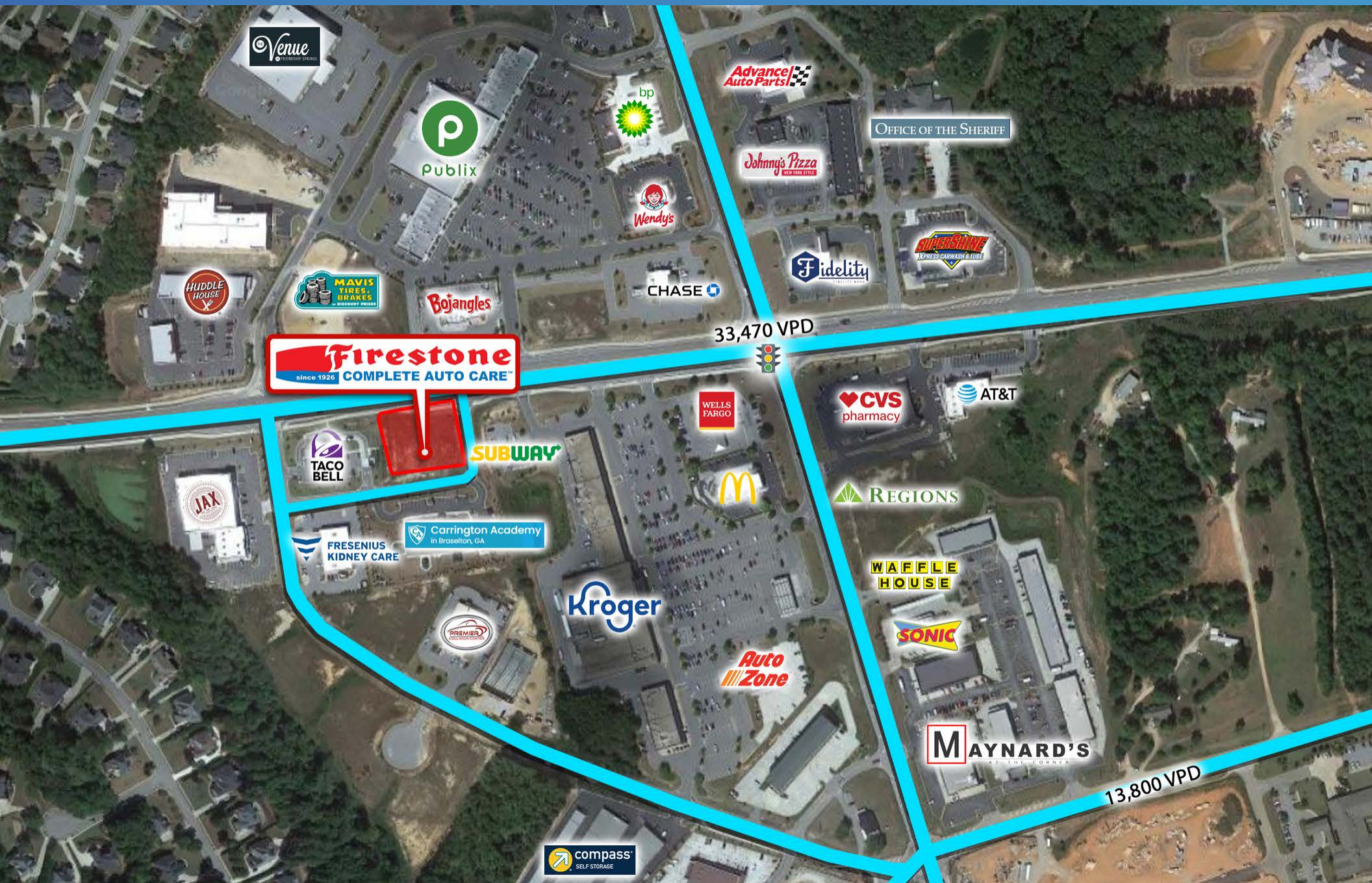




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Braselton is a town in Barrow, Gwinnett, Hall, and Jackson counties in Georgia, approximately 43 miles northeast of Atlanta. As of the 2010 census, the town had a population of 7,511 and in 2018 the estimated population was 11,652.

The Gwinnett and Barrow County portions of Braselton are part of the Atlanta–Sandy Springs–Marietta, GA, Metropolitan Statistical Area, and the Hall County portion is part of both the Atlanta and Gainesville, GA Metropolitan Statistical Areas. The remaining Jackson County portion of Braselton is not part of any core based statistical area.

The first permanent settlement at Braselton was made in 1884. The town is named after Harrison Braselton, a poor dirt farmer who married Susan Hosch, the daughter of a rich plantation owner. Braselton built a home on 786 acres of land he purchased north of the Hosch Plantation. The land he purchased was later called Braselton. The Georgia General Assembly incorporated Braselton as a town in 1916.

In 1989 actress and Georgia native Kim Basinger and other investors bought 1,751 acres of the town's 2,000 privately owned acres for \$20 million from Braselton Brothers Inc, intending to turn it into a tourist destination. Five years later, facing personal bankruptcy, she and her partners sold the land for \$1 million.

POPULATION	1 MILE	3 MILES	5 MILES
Total Population 2020	4,391	33,316	85,408
Total Population 2025	4,653	36,061	92,365
Population Growth Rate	5.97%	8.24%	%8.15%
Median Age	40.1	38.8	38.1
# Of Persons Per HH	3.0	3.0	3.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,302	10,606	27,412
Average HH Income	\$122,366	\$123,654	\$117,391
Median House Value	\$299,575	\$316,371	\$285,617
Consumer Spending	\$43.9M	\$359.1M	\$911.7M







TOTAL SALES VOLUME

\$6.7B

PROPERTIES SOLD

3,300+

BROKER & BUYER REACH

345K

STATES SOLD IN

43

*Click to Meet Team Fortis*

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