



\*REPRESENTATIVE PHOTO



OFFERING  
MEMORANDUM

# TIRES PLUS

## NNN LEASED OFFERING

6081 FAIRBURN RD, DOUGLASVILLE, GA 30134

OFFERING MEMORANDUM  
**PRESENTED BY:**

**KEVIN CORDOVA**  
SENIOR VICE PRESIDENT OF  
INVESTMENT SALES

PHONE **512.636.9613**  
EMAIL **kevin@thekasegroup.com**  
DRE **#485683**

**KASE ABUSHARKH**  
FOUNDING PRINCIPAL

PHONE **925.348.1844**  
EMAIL **kase@thekasegroup.com**  
GA LIC **#381358**



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Recipients of Offering Brochure shall not contact employees or tenants of property directly or indirectly regarding materials without prior written approval.





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# INVESTMENT OVERVIEW



The Kase Group is pleased to present the opportunity to purchase a single-tenant net lease Tires Plus. The subject property is a 5,000 square foot building .55 acres located in Douglasville, GA which is approximately 20 miles from downtown Atlanta.

The property benefits from excellent access and visibility along Fairburn Rd. Surrounding retailers include: Kroger, Citi Trends, Chick-fil-A, McDonald's, Walgreens, CVS, O'Reilly, AutoZone, Longhorn Steakhouse, Wendy's, and many more.

## INVESTMENT HIGHLIGHTS

NNN LEASED OFFERING

RECESSION PROOF TENANT

ATLANTA MSA

STRONG CORPORATE GUARANTY - BRIDGESTONE  
RETAIL OPERATIONS

HARD-CORNER LOCATION

EXCELLENT RETAIL CORRIDOR

POPULATION > 42,000 WITHIN 3-MILE RADIUS

FEE SIMPLE OWNERSHIP (LAND & BUILDING)

## OFFERING SPECIFICATIONS

PRICE \$1,275,000

CAP RATE 6.72%

TOTAL NOI \$85,800

SQUARE FOOTAGE 5,000

LOT SIZE 0.55 AC

MARKET ATLANTA

# FINANCIAL SUMMARY

## TIRES PLUS • NNN LEASED OFFERING

6081 FAIRBURN RD, DOUGLASVILLE, GA 30134

**\$1,275,000 • 6.72% CAP**

### SUMMARY

TENANT NAME	TIRES PLUS
SQUARE FOOTAGE	5,000
LEASE START	5/1/2000
LEASE END	4/30/2025
TOTAL RENT	\$85,800
OPTIONS	ONE, 5-YEAR
INCREASES	TO BE MUTUALLY AGREED UPON BY LANDLORD AND TENANT

### OPERATING SUMMARY

	NET OPERATING INCOME	MONTHLY RENT	CAP RATE
CURRENT	\$85,800	\$7,150.00	6.72%

# TENANT OVERVIEW

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**400+** LOCATIONS

## TIRES PLUS

In 1976, two Shell Oil colleagues launched Tires Plus with three former Shell service stations in the Burnsville, Minnesota area. In 2001, Tires Plus was acquired by Bridgestone Retail Operations. Bridgestone owns Tires Plus and the lease is signed/guaranteed by Bridgestone Retail Operations, LLC.

Today, Tires Plus has more than 5,000 teammates working in 400+ stores in 23 states. They carry thousands of tires for all vehicle types, including a complete line from the industry-leading Bridgestone and Firestone brands.

Tire Plus locations offer total car care, from repairs to maintenance services, including engine work, transmissions, batteries, heating and cooling systems, alignment, oil changes, radiators, tune-ups, and inspections.

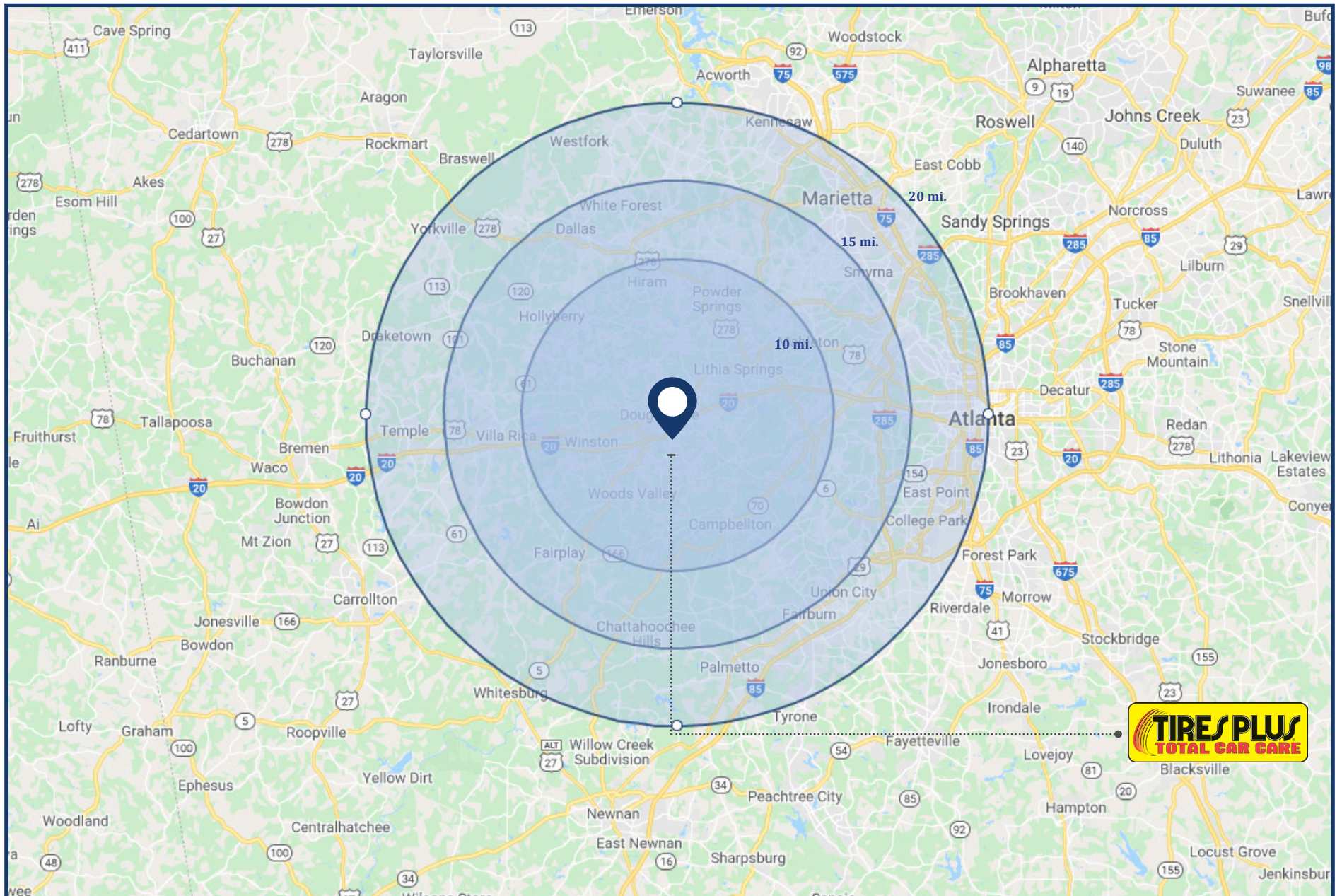


# LOCATION AERIAL



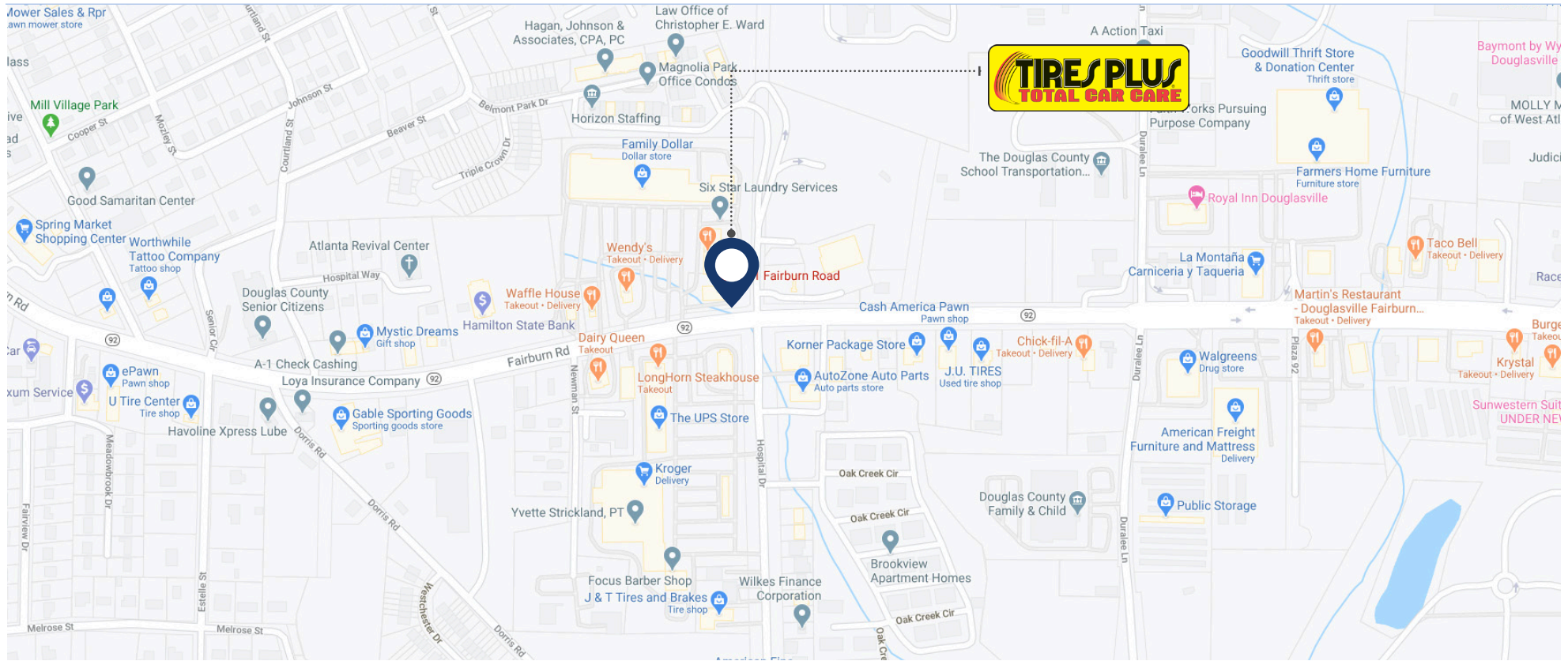


# REGIONAL OVERVIEW





# DEMOGRAPHICS



	3 MILES	5 MILES	10 MILES
<b>TOTAL POPULATION</b>	<b>42,114</b>	<b>95,622</b>	<b>291,719</b>
<b>TOTAL HOUSEHOLDS</b>	<b>14,920</b>	<b>33,272</b>	<b>101,716</b>
<b>AVERAGE HOUSEHOLD INCOME</b>	<b>\$70,082</b>	<b>\$73,877</b>	<b>\$79,518</b>
<b>AVERAGE AGE</b>	<b>35.90</b>	<b>36.30</b>	<b>36.10</b>

# AREA OVERVIEW

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
TOTAL HOUSEHOLDS	14,920	33,272	101,716
TOTAL POPULATION	42,114	95,622	291,719
PERSONS PER HOUSEHOLD	2.80	2.90	2.90
AVERAGE HOUSEHOLD INCOME	\$70,082	\$73,877	\$79,518
AVERAGE HOUSE VALUE	\$167,126	\$159,667	\$169,555
AVERAGE AGE	35.90	36.30	36.10
WHITE	16,382	44,063	134,145
BLACK	23,601	46,780	144,278
AM. INDIAN & ALASKAN	198	497	1,408
ASIAN	720	1,572	4,397
HAWAIIAN & PACIFIC ISLAND	76	171	346
OTHER	1,136	2,539	7,146

## DOUGLASVILLE, GA

The city of Douglasville is the county seat of Douglas County, Georgia, United States. Douglasville is located approximately 20 miles (32 km) west of Atlanta and is part of the Atlanta Metro Area. Highway access can be obtained via three interchanges along Interstate 20. Interstate 20 passes south of downtown Douglasville, leading east 22 miles (35 km) to downtown Atlanta and west 125 miles (201 km) to Birmingham, Alabama. I-20 provides access to the city from exits 34, 36, and 37.





DOUGLASVILLE, GEORGIA



**The Kase Group**

**KASE ABUSHARKH**

FOUNDING PRINCIPAL

PHONE 925.348.1844

EMAIL [kase@thekasegroup.com](mailto:kase@thekasegroup.com)

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