

# SINGLE TENANT NET LEASE OPPORTUNITY



**FIRESTONE COMPLETE AUTO CARE**  
TBD S.R. 44, NEW SMYRNA BEACH, FL  
20.012935,-80.967813



\*SAMPLE PHOTO- STORE UNDER CONSTRUCTION



NEW SMYRNA BEACH, FL



**\$4,924,265.06**



**\$204,357.00**



**4.15%  
CAP RATE**

**Bridgestone Retail Operations increased its footprint in 2020 by 52 new stores nationwide, creating more than 500 new jobs and continuing to provide an essential service to customers across the country amid the ongoing COVID-19 pandemic. Their network of tire and automotive service centers continues its expansion with 58 new locations planned for opening during 2021.**



**DAILY TRAFFIC OF  
35,500  
VEHICLES/DAY**



**DENSE  
TRADE AREA  
SURROUNDED  
BY GROW**



**NEAR  
INTERSTATE 95  
& BEACHES**

**ACROSS FROM  
HOME DEPOT**



**STRONG TENANT,  
PROVIDING ESSENTIAL  
SERVICES**

**2,200 LOCATIONS  
NATIONWIDE**



**15 YEAR  
ABSOLUTE NNN  
LEASE WITH  
5% INCREASES  
(YR 6 & 11)**



**NEW, HIGH QUALITY  
UPGRADED  
CONSTRUCTION  
(UNDER  
CONSTRUCTION)**



**SWIFTCREEK**  
COMMERCIAL

EXCLUSIVELY LISTED BY:

**AMBER  
CRAWFORD, CCIM**  
BROKER / OWNER  
LIC. REAL ESTATE BROKER  
FLORIDA, GEORGIA, ARKANSAS

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This seller is a trusted Firestone developer with a meticulous construction and transaction process that makes these transactions extremely smooth and reliable. They have successfully delivered over 200 single tenant net lease retail projects over 15 years.

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## OVERVIEW

### THE TENANT



## TENANT SUMMARY

### TENANT: FIRESTONE COMPLETE AUTO CARE

1,700 FIRESTONE STORES NATIONWIDE  
PROVIDING ESSENTIAL SERVICES

### LESSEE: BRIDGESTONE RETAIL OPERATIONS, LLC

2,200 LOCATIONS NATIONWIDE  
50 PRODUCTION FACILITIES WORLDWIDE  
NASHVILLE-HEADQUARTERS

### PARENT COMPANY: BRIDGESTONE CORPORATION (NYSE: BRDCY)

S&P RATING: A  
MOODY'S RATING: A2  
RANKED #374 ON 2019 FORTUNE 500 LIST  
RANKED #56 ON FORBES TOP REGARDED COMPANY LIST  
PRODUCT IN OVER 150 COUNTRIES



## LEASE SUMMARY

15 YEAR INITIAL TERM

ABSOLUTE NNN - NO LANDLORD RESPONSIBILITIES

5% RENT INCREASES IN YEAR 6 AND YEAR 11

RENEWAL OPTIONS: FIVE (5), FIVE YEAR OPTIONS

5% RENT INCREASES PER RENEWAL OPTION



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## BUILDING/SITE SUMMARY

NEW, HIGH QUALITY UPGRADED CONSTRUCTION  
(UNDER CONSTRUCTION)

6,110 SQUARE FEET

PROTOTYPE - 2020 I (7 SERVICE BAYS)

PRE-ENGINEERED METAL BUILDING, CONCRETE FOUNDATION

COLD FORMED METAL FRAMING WITH EIFS WALL CLADDING

PARCEL SIZE: 1.42 ACRES



## LOCATION SUMMARY

EXCELLENT EXPOSURE, HIGH VISIBILITY LOCATION  
FRONTING STATE ROAD 44, WITH 35,500 VEHICLES PER DAY

POSITIONED IN AN ESTABLISHED TRADE AREA

SURROUNDED BY HOME DEPOT, ALDI, RESTAURANTS, CAR DEALERSHIPS,  
AND MORE

GROWING AREA WITH TREMENDOUS COMMERCIAL AND RESIDENTIAL  
DEVELOPMENTS UNDERWAY AND MORE IN PLANNING

1.5 MILES FROM INTERSTATE 95

3 MILES FROM THE BEACHES

LOCATED ALONG FLORIDA'S EAST COAST

FLORIDA IS THE 4TH LARGEST ECONOMY IN THE U.S. (GDP)

FLORIDA'S ECONOMY IS THRIVING AND GROWING, AMID THE  
ONGOING COVID -19 PANDEMIC

\$1.2 MILLION IS BEING RELOCATED TO FLORIDA EVERY HOUR

### THE REAL ESTATE

## THE TENANT



### LEASE SUMMARY

<b>TENANT:</b>	FIRESTONE COMPLETE AUTO CARE
<b>LESSEE:</b>	BRIDGESTONE RETAIL OPERATIONS, LLC
<b>PARENT COMPANY:</b>	BRIDGESTONE CORPORATION
<b>PRIMARY TERM:</b>	FIFTEEN YEARS REMAINING
<b>LEASE START:</b>	ANTICIPATED COMMENCEMENT DATE OF OCTOBER 2021
<b>ANNUAL RENT:</b>	\$204,357.00 (YEARS 1 -5)
<b>RENT INCREASES:</b>	5% IN YEAR 6 AND YEAR 11 5% PER RENEWAL OPTION
<b>RENEWAL OPTIONS:</b>	FIVE (5) OPTIONS FOR FIVE (5) YEARS EACH
<b>LANDLORD RESPONSIBILITIES:</b>	NONE
<b>TENANT RESPONSIBILITIES:</b>	INCLUDES BUILDING MAINTENANCE, TAXES, INSURANCE CAM, ROOF, STRUCTURE AND PARKING MAINTENANCE

RENT SCHEDULE	LEASE YEARS	ANNUAL RENT	MONTHLY RENT	RENT INCREASES
	1-5		\$204,357.00	
	6-10	\$17,881.24	\$214,574.88	5%
	11-15	\$18,775.30	\$225,303.60	5%
	16-20 (OPTION 1)	\$19,714.06	\$236,568.72	5%
	21-25 (OPTION 2)	\$20,699.77	\$248,397.24	5%
	26-30 (OPTION 3)	\$21,734.76	\$260,817.12	5%
	31-35 (OPTION 4)	\$22,821.49	\$273,857.88	5%
	36-40 (OPTION 5)	\$23,962.57	\$287,550.84	5%



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www.firestonecompleteautocare.com

Firestone was founded in Ohio in 1900 by Harvey Firestone making solid rubber tires for carriage wheels. By the mid-1920s the business had evolved to offer basic car service and tire sales. In 1988 they were acquired by Bridgestone for \$2.6 billion dollars. Today they have over 1,700 locations across the United States.



**1,700**  
FIRESTONE  
STORES  
NATIONWIDE



**PROVIDING  
ESSENTIAL  
SERVICES**



www.bridgestoneamericas.com

Bridgestone Americas family of enterprises includes more than 50 production facilities and 55,000 employees throughout the Americas. Their international footprint includes manufacturing and sales subsidiaries in Canada, Argentina, Brazil, Chile, Colombia, Costa Rica, Mexico, and the U.S.

Through their subsidiary, Bridgestone Retail Operations, they operate 2,200+ retail locations across the U.S. under 4 brands (Tires Plus, Firestone Complete Fleet Care, Wheel Works, and Firestone Complete Auto Care). BSRO continued expansions and created 500 new jobs in 2020, amid the ongoing COVID-19 pandemic, and plans to open an additional 58 locations in 2021.



**2,200**  
LOCATIONS  
NATIONWIDE



**50**  
PRODUCTION  
FACILITIES  
WORLDWIDE  
WITH 55,000  
EMPLOYEES



**NASHVILLE  
HEADQUARTERS**



www.bridgestone.com

Bridgestone Corporation was founded in Japan in 1931. They are the largest manufacturer of tires in the world with products in over 150 countries and more than 140,000 employees worldwide.

Bridgestone is ranked #374 on the 2019 Fortune 500 list, #56 on Forbes Top Regarded Companies, and, in 2018, had a revenue for the year of \$32.9 billion with a net income of \$2.62 billion.



**"A"**  
INVESTMENT  
GRADE "A"



**\$32.9 BILLION**  
IN YEARLY  
REVENUE



**150**  
COUNTRIES

**Bridgestone Retail Operations is the tenant on this lease. BRSO operates the world's largest chain of company-owned auto care and tire stores with four retail brands (Firestone Complete Auto Care, Tires Plus, Wheelworks, and Firestone Complete Fleet Care) and 2,200 stores nationwide. BRSO is a wholly owned subsidiary of Bridgestone Americas, which is a wholly owned subsidiary of Bridgestone Corporation.**

## THE REAL ESTATE

### MARKET OVERVIEW

This Firestone location is well positioned within a very strong market along Florida's East Coast. New Smyrna Beach has an estimated population of 29,087 and is located within Volusia County along the central east coast of the state. The city is part of the Deltona – Daytona Beach, Ormond Beach MSA which is home to an estimated 600,756 people. Volusia County is the 12th most populous county in the state with an estimated 561,048 residents. Volusia County's two main economic drivers are manufacturing and tourism. In 2012, New Smyrna was recognized as "one of the world's top 20 Surf towns" by National Geographic. The proposed site is located at the south east corner of State Rd 44 and Glencoe Road.

### TRADE AREA

Within the immediate vicinity existing retail includes **Home Depot, Aldi, Verizon, Subway, Dunkin Donuts, ABC Fine Wine & Spirits along with new Chrysler, Ford, and Chevy Dealerships.** A Publix anchored shopping center is 1.25 miles east of the site. On the west side of Glencoe Road, 253 multifamily units know as Beacon Lake Apartments are currently leasing. Within the Ocean View PUD, Liberty Self Storage is in site plan review. The majority of new home construction is occurring to the north and west of the site along Interstate 95. One of the nearby communities currently being developed is Costal Woods, which has 1,032 single family sites and is less than 2 miles from the proposed site.

### TRAVEL

State Road 44 is the primary east/west traffic artery **between Interstate 95 and New Smyrna Beach with 35,000+ vehicles per day.** Residents living in the established portion of the trade area will head west past the site during their morning commute and will visit the State Road 44 corridor for their retail needs.



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### BUILDING/SITE SUMMARY

<b>CONSTRUCTION:</b>	NEW-UNDER CONSTRUCTION
<b>STORE PROTOTYPE:</b>	2020 I (7 SERVICE BAYS)
<b>BUILDING SIZE:</b>	6,110 SQUARE FEET
<b>STRUCTURE:</b>	COLD FORMED METAL FRAMING WITH EIFS WALL CLADDING
<b>EXTERIOR FINISH:</b>	EIFS WITH SIMULATED STONE NICHIIHA PANELS AND HARDIE BOARD ACCENTS
<b>ROOF:</b>	METAL ROOFING SYSTEM
<b>HVAC:</b>	LENNOX ROOFTOP RTU
<b>FLOORS:</b>	SEALED CONCRETE FLOORING SYSTEM UPGRADED SHOWROOM FLOORING
<b>PARKING:</b>	ASPHALT, 37 SPACES (2 ADA)
<b>ARCHITECTURAL ACCENTS:</b>	MULTI-ELEVATION COLUMN/ROOF BUMP OUTS WITH EIFS CORNICE METAL ROOFING
<b>ADDITIONAL UPGRADES:</b>	CLEAR ANODIZED ALUMINUM AND IMPACT GLASS RESISTANT STOREFRONTS METAL AWNINGS IMPACT RESISTANT GLASS TRANSOMS OVER METAL AWNINGS (NORTH ELEVATION) NICHIIHA PANELS (SIMULATED STONE) AND HARDIE BOARD EXTERIOR FINISH ACCENTS
<b>PARCEL SIZE:</b>	1.42 ACRES
<b>DEVELOPMENT:</b>	PART OF OCEANWAY VILLAGE DEVELOPMENT
<b>SHARED FACILITIES:</b>	SITE BENEFITS FROM SHARED ACCESS & STORM WATER FACILITY (MAINTENANCE CONTRIBUTION PAID THROUGH TENANTS CAM)



## DEMOGRAPHICS

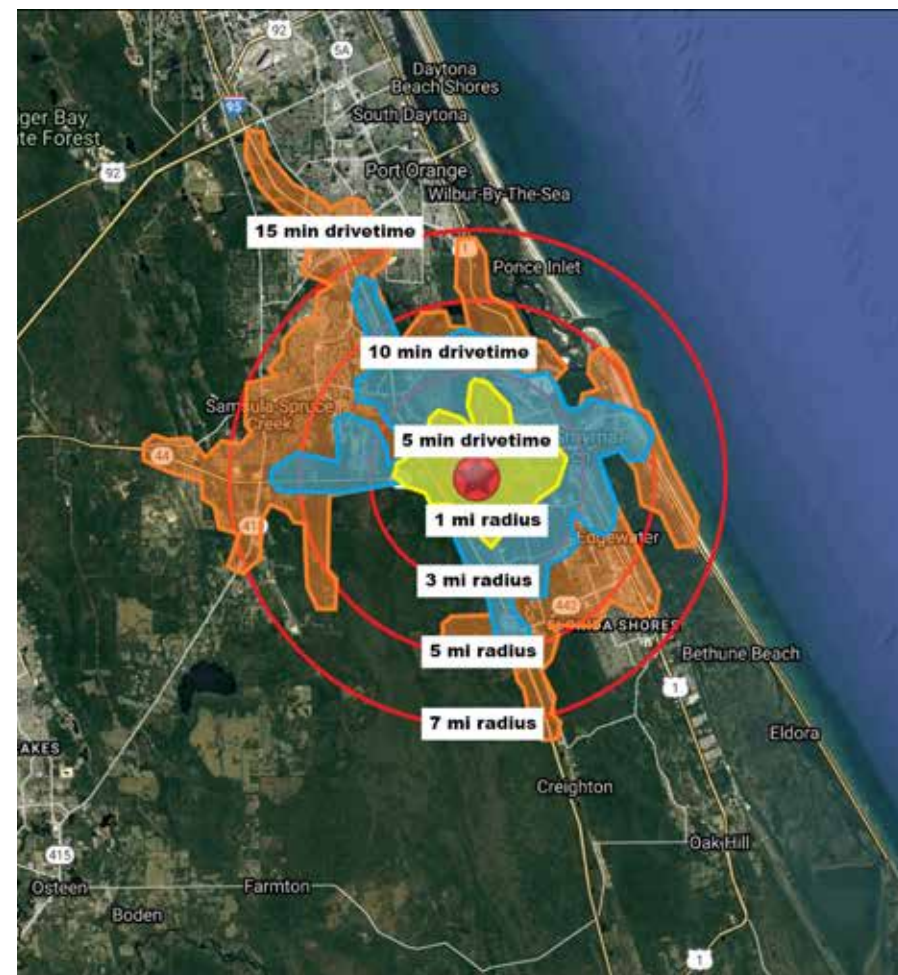
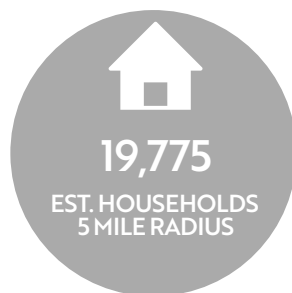
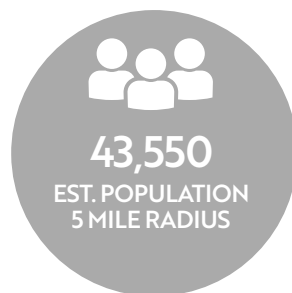
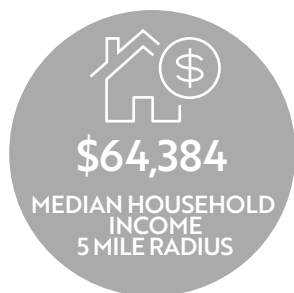


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### DEMOGRAPHICS SUMMARY

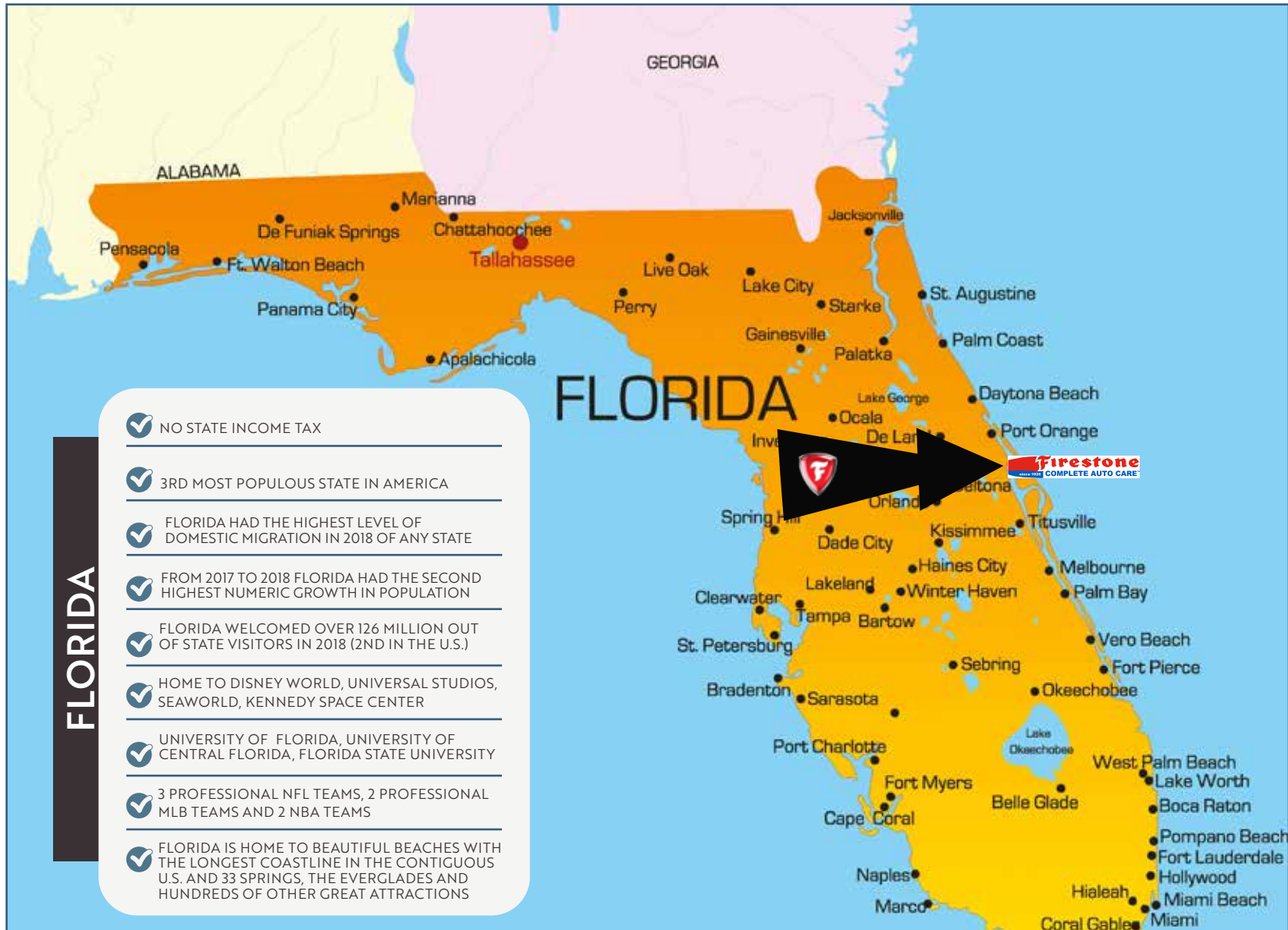
CATEGORY	5 MINUTE DRIVE	10 MINUTE DRIVE	15 MINUTE DRIVE
POPULATION	9066	28,665	69,745
HOUSEHOLDS	4147	13,345	31,274
POPULATION MEDIAN AGE	50.6	53.1	51.5



## AREA MAP



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## AREA MAP



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## TRADE AREA OVERVIEW



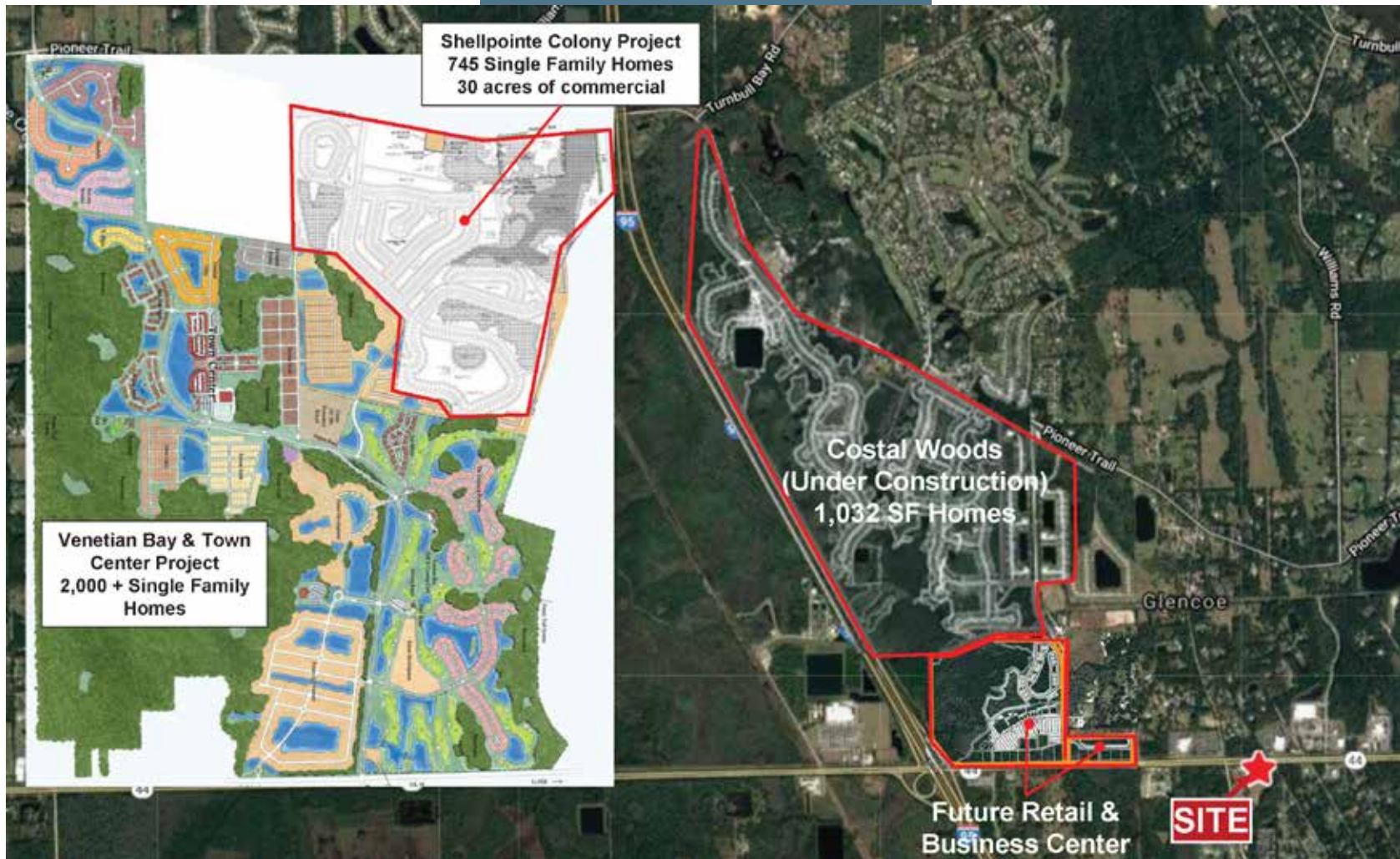


## AREA MAP



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## RESIDENTIAL GROWTH



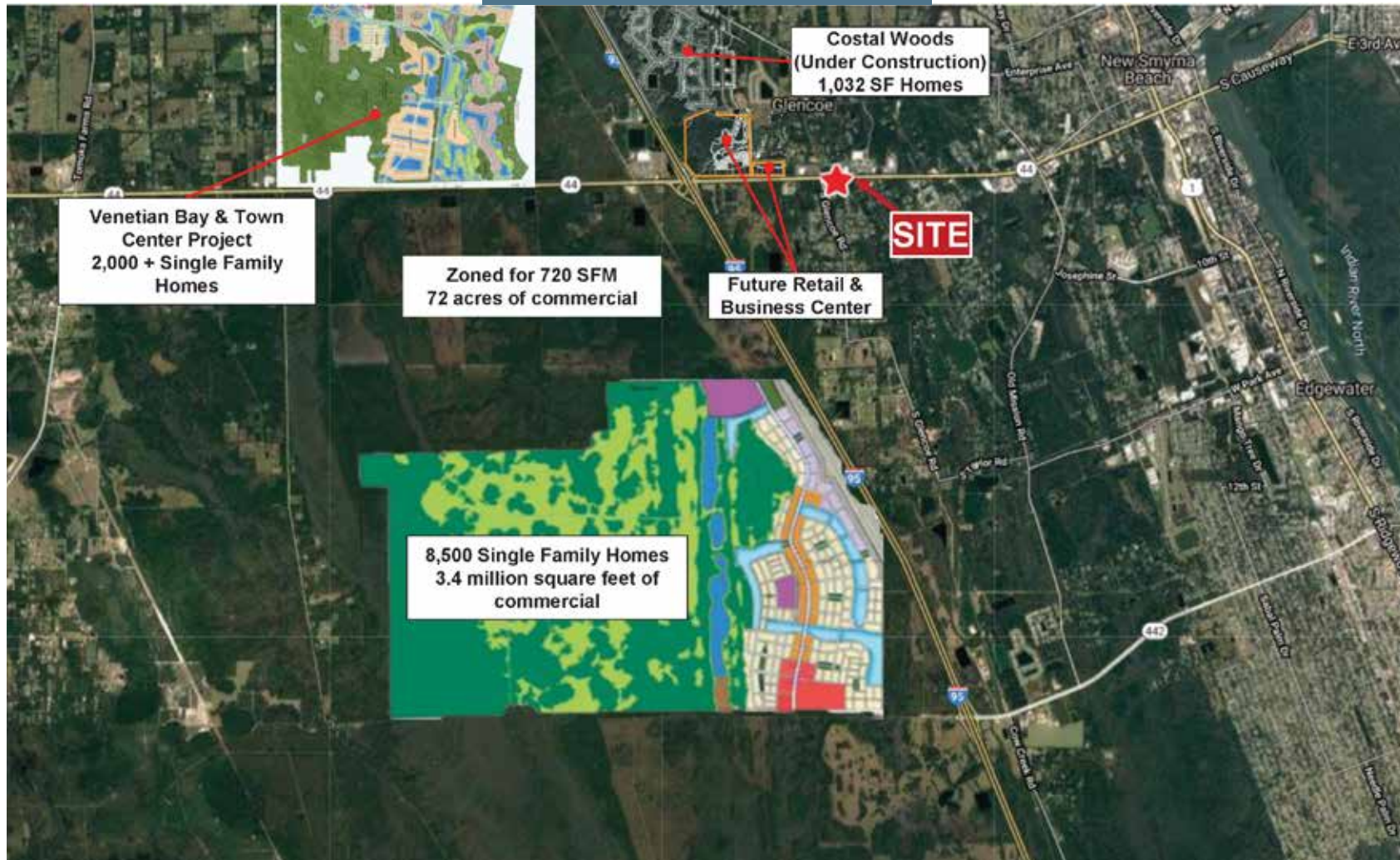


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## RESIDENTIAL GROWTH





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## RESIDENTIAL GROWTH





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## AREA MAP



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## SITE PLAN OVERLAY





## AREA MAP



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## AERIAL VIEW LOOKING NORTHEAST





## AREA MAP



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## AERIAL VIEW LOOKING EAST

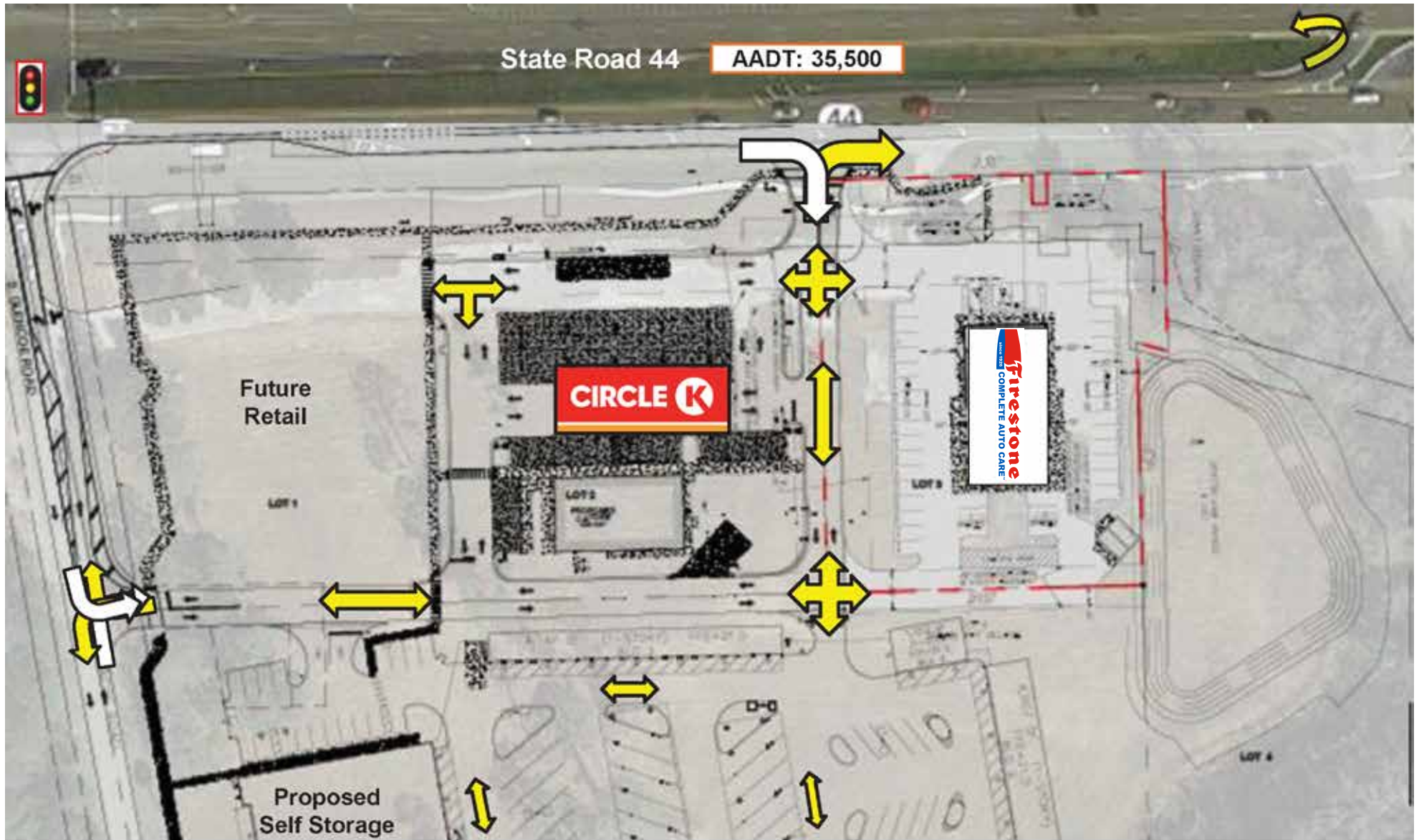




## SITE PLAN



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ENTREPRENEURIAL SPIRIT. INNOVATIVE SOLUTIONS.

That is the embodiment of Swift Creek Commercial.

RELATIONSHIPS.

We are project and account oriented. We have built our business through relationships, one at a time. We service our valued clients in every aspect of their real estate needs. Every relationship receives a uniquely crafted formula for long-term success.

GET IT DONE.

We deliver! Our mindset of "not accepting no as an answer" has allowed us to persevere through many projects which others found too challenging or impossible. This is achieved through our skill, perseverance and understanding of our clients needs and unwavering intent to be excellent and knowledgeable.



**AMBER**  
**CRAWFORD, CCIM**  
BROKER / OWNER  
LIC. REAL ESTATE BROKER  
FLORIDA, GEORGIA, ARKANSAS

BREAKING THE NORM.

While many firms strive to get as many listings as possible. We have chosen a different path. Our model is not to park listings, but rather strategically take on deals that allow us to put our skill set to work and to align partners. By being able to bring the right partners and properties to the table, we can ensure the success of any given deal.

SUCCESS.

We do not measure success by the number of deals we close. We measure success by the value we bring and the positive lasting effect on our clients, our region, and our team.



## THIS IS SWIFT CREEK

Founded in 2006, Swift Creek serves the North Florida Region through a business philosophy rooted in the values of specialization, connection, grit, and integrity. Swift Creek has a heritage of excellence, building on generations of family-based dedication to service in the real estate sector. When a family's understanding of an industry runs generations deep, there's a preconceived notion of trust and experience in the customer's mind. We never forget that. While Swift Creek is a creation of the current generation, we honor the knowledge, experience and values we have inherited by using them as a springboard to success. Not only have we picked up the gauntlet of innovation, we're chugging ahead with it at full steam. You can see it in our hiring practices of bringing the best talent with the uncanny knowledge for acreage and commercial real estate on board. It's keeping our divisions anything but divided through continued collaboration, which puts creative thoughts on the table and delivers outstanding results to our clients. Mix that with the humble, hard working attitude that's been handed down through the decades, and you're set up for success. Every day we're tackling and overcoming challenges, building relationships and making our clients happy. At Swift Creek we believe in doing something you love. And we're fortunate to be doing just that.

## AT OUR CORE

### COLLABORATIVE

By working together we find out-of-the box solutions and deliver exceptional value to our clients.

### GRIT

Tell us something is impossible. Tell us it can't be done. Our response will always be: We'll see about that.

### EXPERTISE

We are all masters of our individual crafts. Our expertise comes through again and again to the benefit of our customers.

### RESOLUTE

Our obsession with doing right by our clients and each other drives us and is ultimately what makes us successful.

### MULTIFACETED

No two real estate deals or transactions are exactly the same. We have the experience and the knowledge to handle many unique scenarios with a range of variables.

### PASSIONATE

Building relationships and putting mutually beneficial deals together are what inspire us every day.

### FAMILY

While some of us are related by blood, everyone here is bonded together by an overwhelming sense of kinship.

### INTEGRITY

We believe in doing the right thing, the right way, no matter what. We stand for it.

### FEARLESS

We have an extraordinary lineage in the real estate business, but we're not here to coast along. This is about making our own way.

### CONNECTION

We invest in building and maintaining deep networks and a connection to others in our industry. Our network brings irreplaceable value and comes through for our clients, time and time again.

SPECIALIZATION + CONNECTION + GRIT + INTEGRITY =  
SOLVES PROBLEMS & EARNS BIG RESULTS  
AT SWIFT CREEK WE WIN BIG FOR OUR CLIENTS AND OUR TEAM



EXCLUSIVELY LISTED BY:  
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BROKER / OWNER

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