

TireDiscounters®

1273 BULLSBORO DR. NEWNAN, GA 30265

THIS ELEVATION IS CONCEPTIONAL.
TIRE DISCOUNTERS HAS NOT
COMPLETED THE FULL RENOVATION



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INVESTMENT SUMMARY

OFFERING PRICE:
\$3,663,157

NOI: **\$174,000** CAP RATE: **4.75%**

EST. RENTABLE SQ FT:
6,430 SF

LOT SIZE:
0.74 AC (32,234 SF)

PARKING SPACES:
18 spaces

LOCATION:
Newnan, GA

YEAR BUILT:
1998

TENANT NAME:
Tire Discounters

WEBSITE:
www.farislee-newnantirediscounters.com

INVESTMENT HIGHLIGHTS

CORPORATE EXECUTED LEASE / OUTSTANDING NATIONAL TENANT

- Corporate guaranty from Tire Discounters
- The largest family-owned and operated automotive service provider
- Tire Discounters currently operates 150+ stores in seven states
- Total revenue estimated to be \$565.58 million in 2021

BRAND NEW 15-YEAR ABSOLUTE NNN LEASE

- Ease of Management – no landlord responsibilities
- Long-term security and stability for the investor
- Ideal opportunity for the passive investor

HEAVY TRAFFIC AND GREAT VISIBILITY

- Ideally situated on Highway 34 that boasts over 40,000 VPD
- Frontage to the major Atlanta artery Highway 34

RARE 0.74 ACRE PARCELS WITH EASY ACCESS

- Situated on a large lot
- Ingress / egress from multiple streets

DENSE RETAIL CORRIDOR WITH CLOSE PROXIMITY TO MAJOR ECONOMIC DRIVERS

- Strategically located next to The Home Depot, ALDI, PetSmart, Kohl's, Wendy's, Steak N Shake, etc.

GRAND OPENING IN Q3 OF 2022

- 100% new renovation – excellent construction quality

NEWNAN, GA - DESIRABLE & AFFLUENT SUBURB OF ATLANTA

- \$91,844 Average Household Income within 1-mile radius



1 NEWNAN PAVILION









MANUFACTURING PLANT

HIGHWAY 34 (±40,195 VPD)

PERMANENT EASEMENT



AREA OVERVIEW

Newnan, GA

Newnan, county seat of Coweta County, is located in the west central part of Georgia, approximately thirty-five miles southwest of downtown Atlanta, with Interstate 85 running through the eastern part of the city. Newnan is the county seat of Cowetta county which borders all of the following countries: Fulton, Fayette, Meriweather, Spalding, Troup, Head and Carroll counties. This strategic positioning allows retailers in Newnan county to draw visitors from a large radius.

Newnan is going through explosive growth due to this strategic positioning which has lead to a diverse economy with friendly neighborhoods and high quality schools. As a result, Newnan has become a major distribution hub in the region with the following up companies opening up distribution centers: Yokogawa Corporation, Amazon, Pet Smart, Yamaha Motor & William L. Bonnell. These distribution centers have increased employment and population numbers in the city.

Newnan has also become home to large TV & Movie productions which has driven tourism and employment. Newnan is home to such big screen movies as "Sweet Home Alabama," "Friend Green Tomatoes" and "Zombieland" as well as TV hits like "The Walking Dead."

The State University of West Georgia, Clayton College and State University and Atlanta Technical College provide facilities for higher education.



AREA OVERVIEW

1273 BULLSBORO DR. NEWNAN, GA 30265	1 MILE	3 MILES	5 MILES
POPULATION			
2021 Estimated Population	4,603	32,375	67,110
Population 5 Years Forecast	6,228	38,459	80,568
Population 10 Years Forecast	7,107	43,243	89,814
Average Age	34	36	38
HOUSEHOLDS			
2021 Estimated Households	1,756	12,339	25,351
Households 5 Years Forecast	2,630	14,838	29,855
Households 10 Years Forecast	3,001	16,710	33,322
INCOME			
Household Average Income	\$91,844	\$85,639	\$85,815
BUSINESS			
Total Businesses	101	829	1,940
Total Employees	2,212	15,420	33,196



INDUSTRY STATISTICS

Trade Transport & Utilities	3%
Information	2%
Financial Activities	7%
Professional & Business Services	32%
Education & Health	30%
Leisure and Hospitality	8%
Other Services	6%
Public Admin	3%
Mining, Manufacturing & Construction	9%



TOP EMPLOYERS



IN THE NEWS

NICHE[®]

#1

Most Diverse
Places to Live in
Coweta County

NICHE[®]

#1

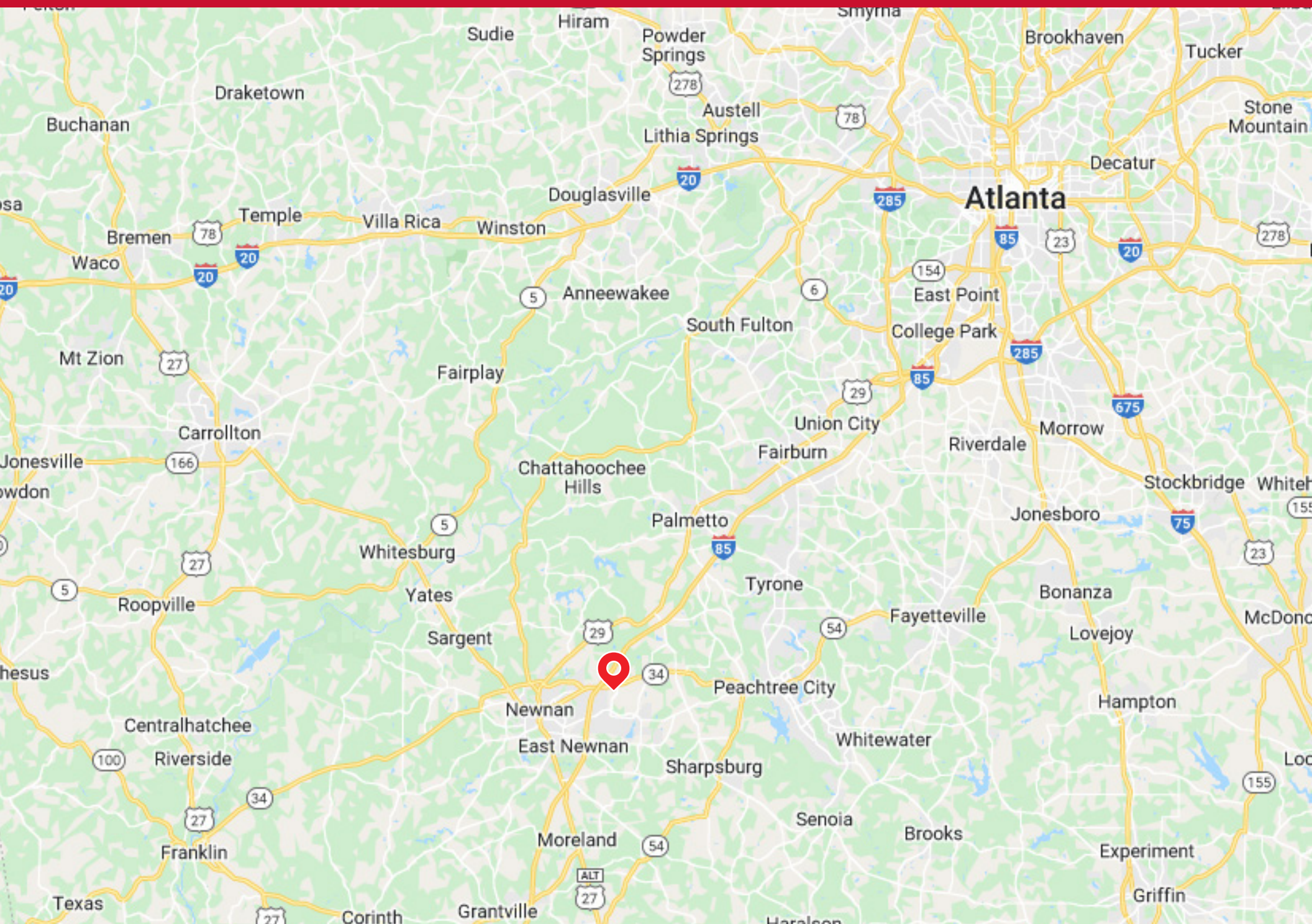
Best
Public Schools in
Coweta County

NICHE[®]

#22

Most Diverse
Suburbs
in Georgia





PROPERTY DESCRIPTION



LOCATION

1273 Bullsboro Dr.
Newnan, GA 30265



RENTABLE AREA

6,430 SF



LAND AREA

0.74 AC (32,234 SF)



BUILT

Location was built in 1998



PARKING

18 spaces (2.80 per 1,000 SF)



OWNERSHIP

Fee Simple (Land & Building)



TRAFFIC COUNTS

Highway 34 ±40,195 VPD
Interstate 85 ±55,076 VPD



ZONING

Per the city of Newnan the location is zoned as CGN (General Commercial)



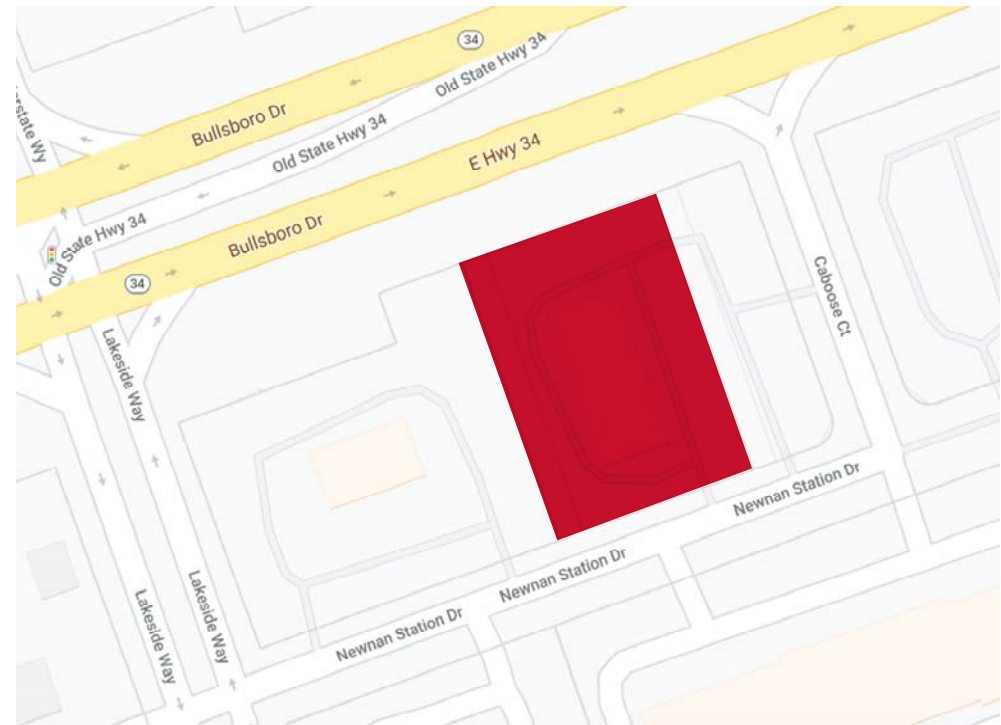
ACCESS

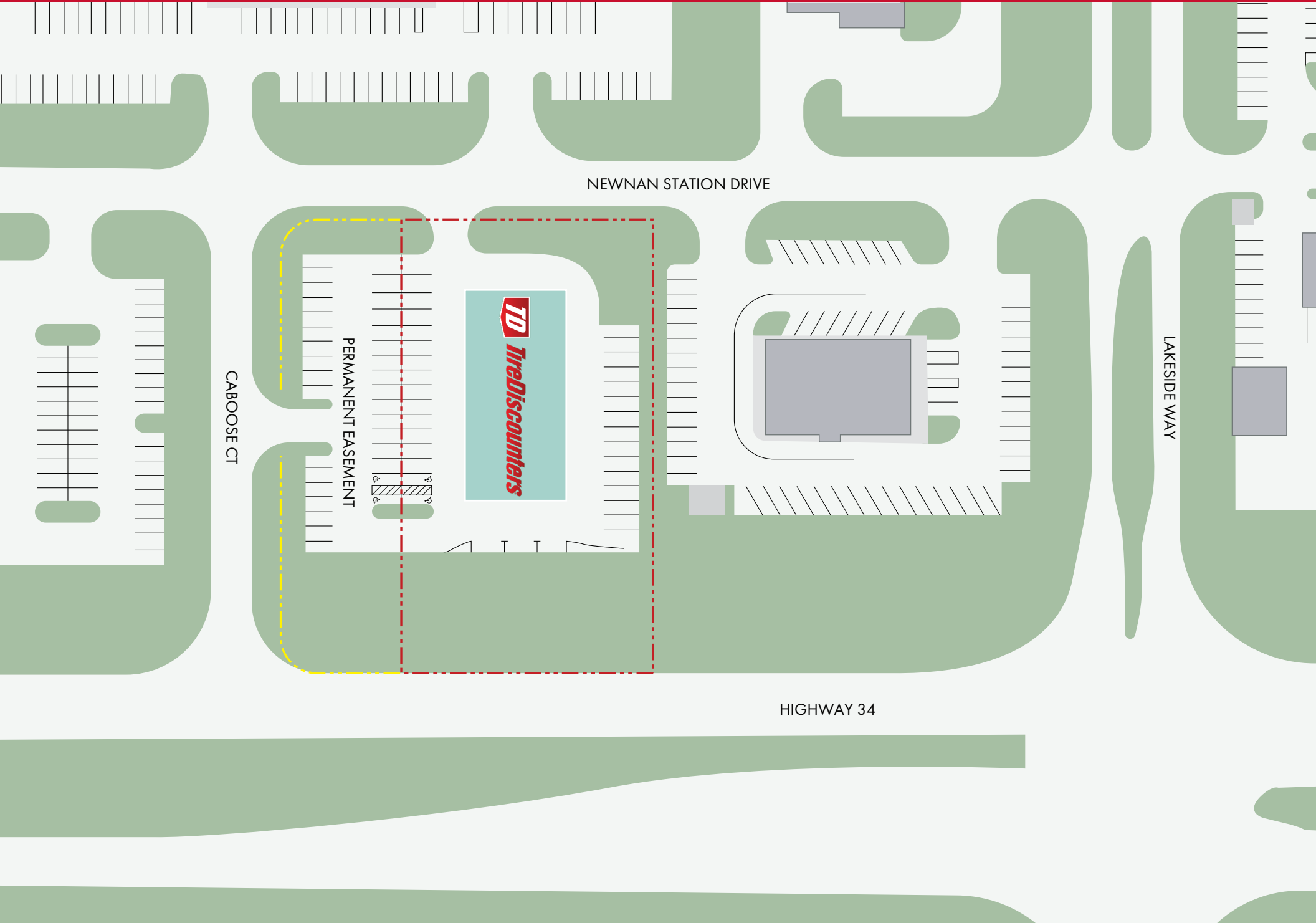
There are 2 access points.
1 via Newnan Station Dr.
and 1 via an easement across
the parcel to the east from
Caboose Ct.



PARCEL MAP

APN: W02 301





NEWNAN STATION DRIVE

CABOOSE CT

PERMANENT EASEMENT

LAKE SIDE WAY

HIGHWAY 34

TENANT PROFILE

TireDiscounters®

Tire Discounters // www.tirediscouters.com

Tire Discounters is headquartered in Cincinnati, Ohio. Established in 1976 with a single, one bay store, the company has remained under the leadership of the founder, Chip Wood, for more than 40 years. Each store has 6-10 bays and provides tires, wheels and auto services. Some of those services include rotation, balancing, and air top-offs from more than 200 ASE-certified technicians. Most locations are in the midwest and southeast, with further expansion plans in the works.

Company Type: **Private**

Locations: **150+**



1 ASHLEY PARK MALL



2 NEWNAN PAVILION



INTERSTATE 85 (±55,076 VPD)

HIGHWAY 34 (±40,195 VPD)

PERMANENT EASEMENT



MANUFACTURING PLANT



NOT TO SCALE



DISTRIBUTION CENTER



DISTRIBUTION CENTER



**YAMAHA
MANUFACTURING PLANT**

- 1,355,000 SF
- 1,600 EMPLOYEES

PERMANENT EASEMENT

RENT ROLL

TENANT NAME	SF	DATE	INCREASE	MONTHLY RENTAL RATES		ANNUAL RENTAL RATES		RECOVERY TYPE	LEASE START	LEASE EXPIRATION	LEASE OPTIONS
				RENT	PSF	RENT	PSF				
Tire Discounters	6,430	Current		\$14,500	\$2.26	\$174,000	\$27.06	Absolute	Year 1	Year 15	4 (5-Year)
		Year 6	7%	\$15,515	\$2.41	\$186,180	\$28.95	NNN			Opt 1: \$17,763.12/mth
		Year 11	7%	\$16,601	\$2.58	\$199,213	\$30.98				Opt 2: \$19,006.54/mth
											Opt 3: \$20,337.00/mth
											Opt 4: \$21,760.59/mth



LEASE ABSTRACT

TENANT:	Tire Discounters, Inc	
RENTABLE SQUARE FEET:	6,430	
LEASE EXECUTION DATE:	January 19th, 2022	
RENT START DATE:	TBD	
CURRENT LEASE EXPIRATION DATE:	TBD	
LEASE TYPE:	Lease	
CURRENT LEASE TERM:	15 years	
RENT (MONTHLY):	Current	\$14,500.00
	Years 6-10:	\$15,515.00
	Years 11-15:	\$16,601.05
LEASE OPTIONS:	4 (5-Year)	
OPTION RENT (MONTHLY):	Years 16-20:	\$17,763.12
	Years 21-25:	\$19,006.54
	Years 26-30:	\$20,337.00
	Years 31-35:	\$21,760.59
PROPERTY TAXES:	Tenant responsible	
INSURANCE:	Tenant responsible	
CAM:	Tenant responsible	
ROOF & STRUCTURE:	Tenant responsible	
HVAC:	Tenant responsible	



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and conduct their own due diligence, including engineering and environmental inspections, to determine the condition of the Property and the existence of any potentially hazardous material located at the Property site or used in the construction or maintenance of the building at the Property site.

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