



\*actual location

**GOODYEAR**

**SULLIVAN  
WICKLEY**

EXCLUSIVELY LISTED BY:  
**LUKE WATERS**  
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\*Actual Location Is Not Shown





**SULLIVAN WICKLEY** is pleased to exclusively market for sale a single tenant net leased Goodyear property located in Savannah, GA. The site is located on the affluent Whitmarsh Island which sits directly between historic Savannah and Tybee Island. The property is located on the primary and only retail corridor of Whitmarsh as the remaining land on the island is comprised of single-family residential. The Island's school system is directly behind the site and the property is accompanied by other national retailers while positioned as an outparcel to Publix and Walmart.

The 10 service bay Goodyear building was originally constructed in 2000. The current landlord was able to secure a new 15-year renewal in 2017, further proving the commitment to the location. This is an absolute NNN lease structure with a 3% increase in December 2024 along with 7% rental increases in each option.

Goodyear Tire & Rubber Company corporately guarantees the lease. Goodyear is one of the largest tire manufacturers in the world.



105 Jazie Drive  
Savannah, GA  
LOCATION



6,808  
SQ FT



2000  
YEAR BUILT



100%  
OCCUPANCY



\$131,664  
NOI

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## PROPERTY OVERVIEW

**HOUSEHOLD  
INCOME**

\$114,000 Average  
Within 1 Miles of Site



Located in  
**SAVANNAH, GA**

Long Term  
**CORPORATE**  
Lease



**20 Year Occupancy**  
**New Roof (2017)**  
**Absolute NNN Lease**



**Top Four Tire**  
**Manufacture in the**  
**World**

PROPERTY GLA

6,808 SF



ANNUAL RENT  
**\$131,664**



PROPERTY  
ADDRESS

105 Jazie Drive  
Savannah, GA

**100%**  
Occupancy



NEW ROOF  
**2017**



**ASKING PRICE:**  
**\$ 2,659,878**

CAP RATE	4.95%
CAP RATE <b>AFTER</b> 12/1/24	5.10%
ANNUAL RENT	\$131,664

### CORPORATE NNN LEASE

- 20 Year Tenant Occupancy
- 10 Service Bays
- Tenant signed a new 15-year lease in 2017
- New Roof Installed in 2017
- Rare Corporate Guarantee
- Absolute NNN Lease Structure

### PRIME LOCATION- HIGH GROWTH CORRIDOR

- Main Thoroughfare to Savannah and Tybee Island
- Wealthy Suburb of Savannah, Whitmarsh Island
- Publix and Walmart Outparcel
- Dense Surrounding Residential
- High Barrier to Entry on the affluent Whitmarsh Island
- The only retail corridor in Whitmarsh

### GOODYEAR CORPORATE LEASE

- This is a true NNN lease structure
- 3% Rental Increase in 2 years
- 7% Increases in each of the Options
- Three (3) – Five (5) Year Option Periods

### E-COMMERCE RESISTANT TENANT

- Financially Strong Tenant with Long Term Lease and Occupancy History
- Corporate Goodyear Tire (NYSE: GT)
- Fortune 400 Company

### OFFERED FREE AND CLEAR

- Goodyear is being offered free and clear of existing debt

### EXCELLENT DEMOGRAPHICS

- Average Household Income exceeds \$114,000 within 1 mile
- Over 78,000 residents within 5 mile radius
- Publix Outparcel

### CLOSE PROXIMITY TO SAVANNAH

- The site is located within 6 miles of downtown Savannah
- Market is experiencing tremendous growth as residents spread toward coastal markets
- Close Proximity to the Port of Savannah and Tybee Island



## LEASE SUMMARY

TENANT	Goodyear Tire
GUARANTOR	The Goodyear Tire & Rubber Company (NYSE: GT)
LEASE TYPE	NNN
INITIAL LEASE TERM	15 Years
OWNERSHIP TYPE	Fee Simple
RENEWAL OPTIONS	Three (3) / 5-Year Renewals
RENT INCREASES	<b>3% on 12/1/2024</b> and 7% Each Option Period
SERVICE BAYS	Ten (10)
TENANT RESPONSIBILITIES	RE Taxes, Insurance, Structure, Roof, HVAC & Parking Lot
LANDLORD RESPONSIBILITIES	No Landlord Responsibilities
INITIAL LEASE COMMENCEMENT	December 1, 2000
RENEWAL COMMENCEMENT	December 1, 2017
RENEWAL EXPIRATION	November 30, 2032 (10.5 years remaining)

## OFFERING SUMMARY

<b>ASKING PRICE:</b> <b>\$ 2,659,878</b>	
CAP RATE	4.95%
CAP <u>AFTER</u> 12/1/24	5.10%
ANNUAL RENT	\$131,664

ADDRESS	105 Jazie Drive, Savannah, GA
TOTAL SF	6,808 SF
PARCEL SIZE	Approx. 1.05 +- acres
YEAR BUILT	2000

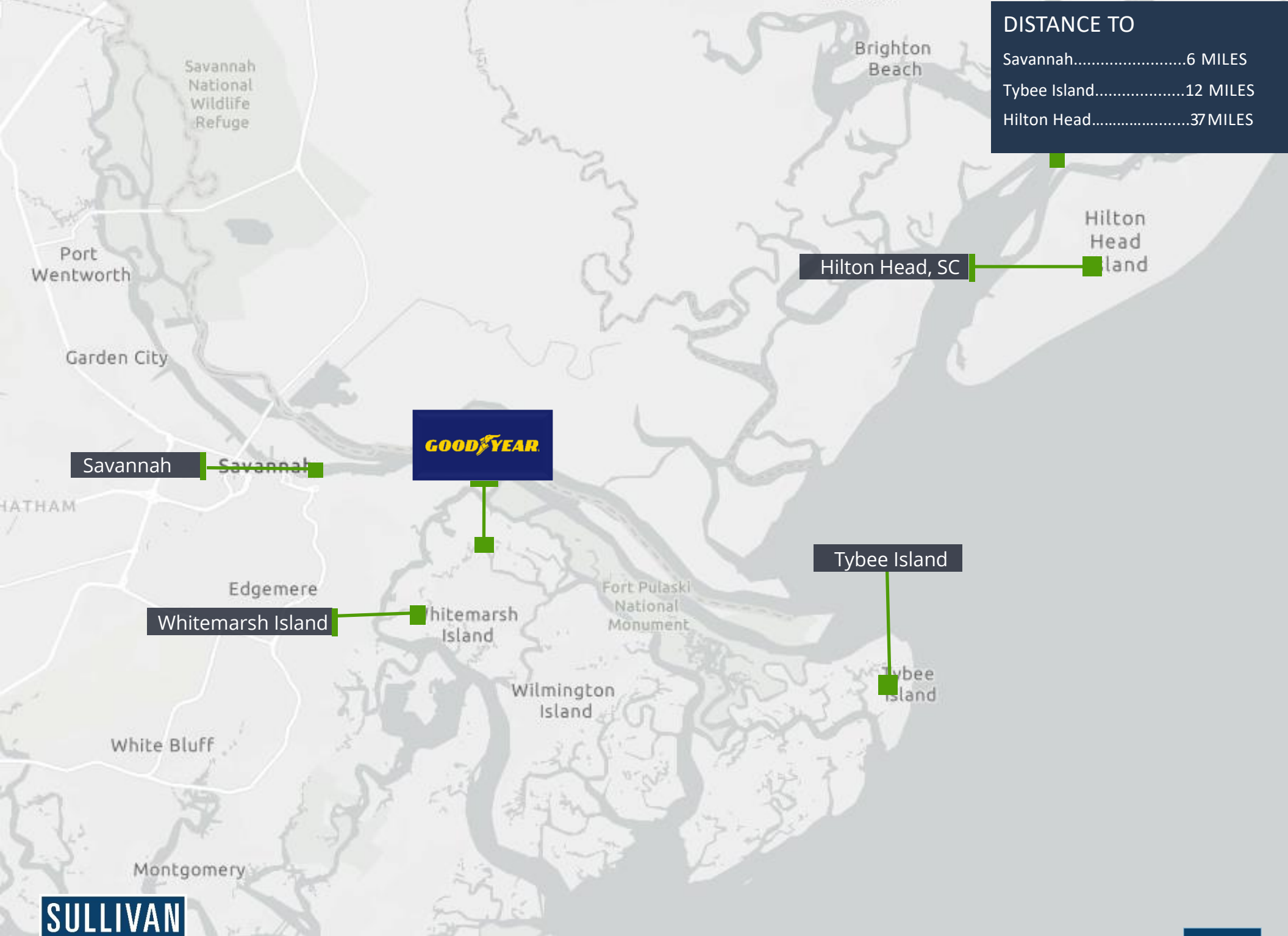
## INITIAL TERM RENTAL AMOUNT

ANNUAL	\$131,664
MONTHLY	\$10,972
PER SF	\$19.34





# LOCATION OVERVIEW



## DISTANCE TO

Savannah.....	6 MILES
Tybee Island.....	12 MILES
Hilton Head.....	37 MILES







AERIALS





Historic  
Downtown  
Savannah

Marshpoint  
Elementary  
School

Costal Middle  
School

Island High  
School

GOODYEAR

Auto  
Zone

SONIC



ANYTIME  
FITNESS

SINCE 1926  
Jersey  
Mike's  
SUBS

CVS  
pharmacy

McDonald's

Publix

Walmart

ExtraSpace  
Storage



Tybee Island

Islands High School &  
School System

Single Family Residential  
Avg HHI \$114k

Walmart

ExtraSpace  
Storage

Publix

McDonald's

CVS  
pharmacy

ANYTIME  
FITNESS

Jersey Mike's  
SUBS

SONIC

Auto  
Zone

GOODYEAR







Island High School

Coastal Middle School

Marshpoint Elementary School



Historic Downtown Savannah

GOODYEAR

ANYTIME FITNESS

CVS pharmacy

Publix

Walmart

AutoZone

SONIC

SINCE 1956  
Jersey Mike's  
SUBS



- High Barrier To Entry Market
- Limited Developable Surrounding Land
- Dense Surrounding Residential
- Close Proximity to School System, Savannah, and Tybee Island

Savannah  
(6 miles)  
←



Tybee Island  
(12 miles)  
→



Islands High School &  
School System

WHITEMARSH  
ISLAND











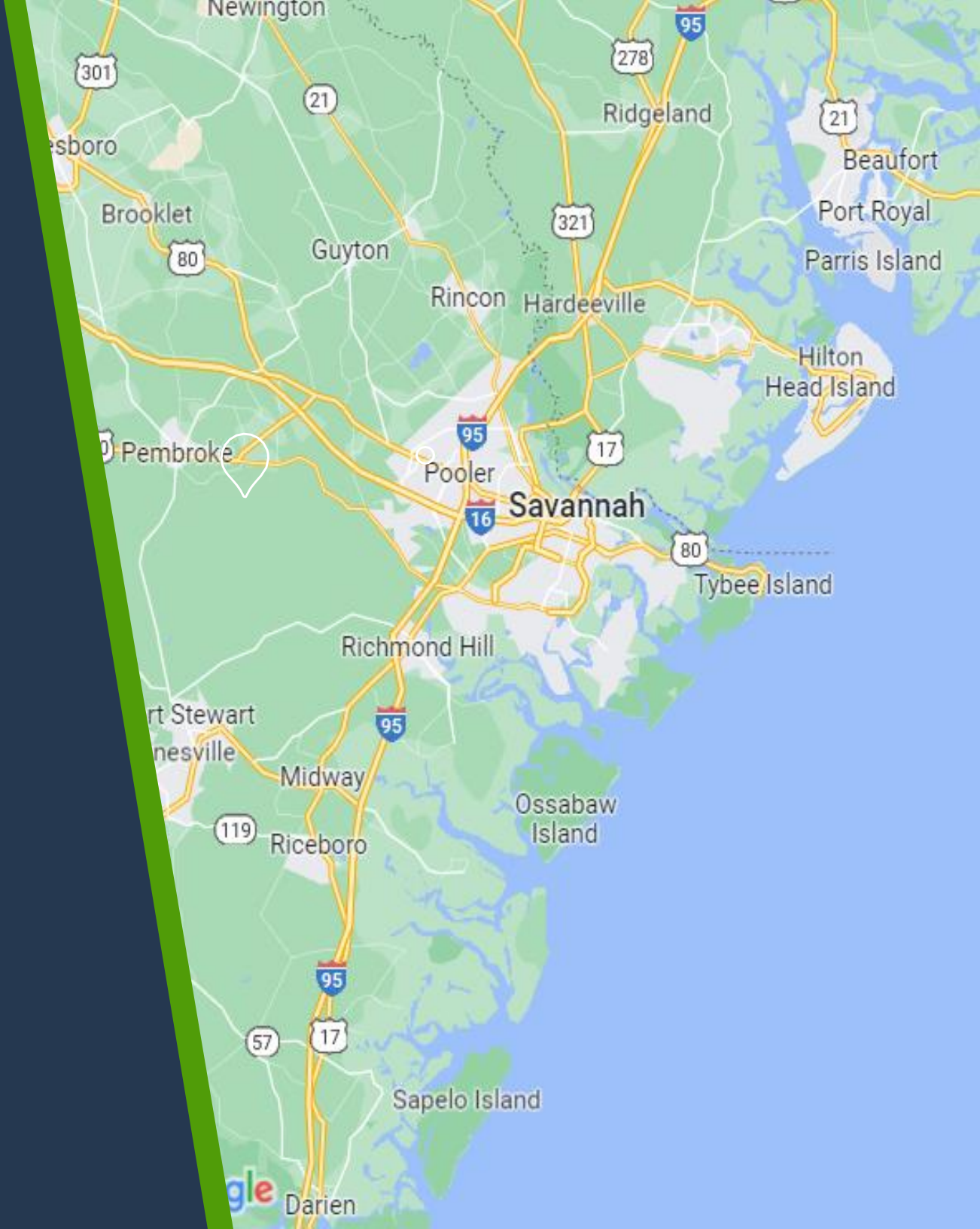




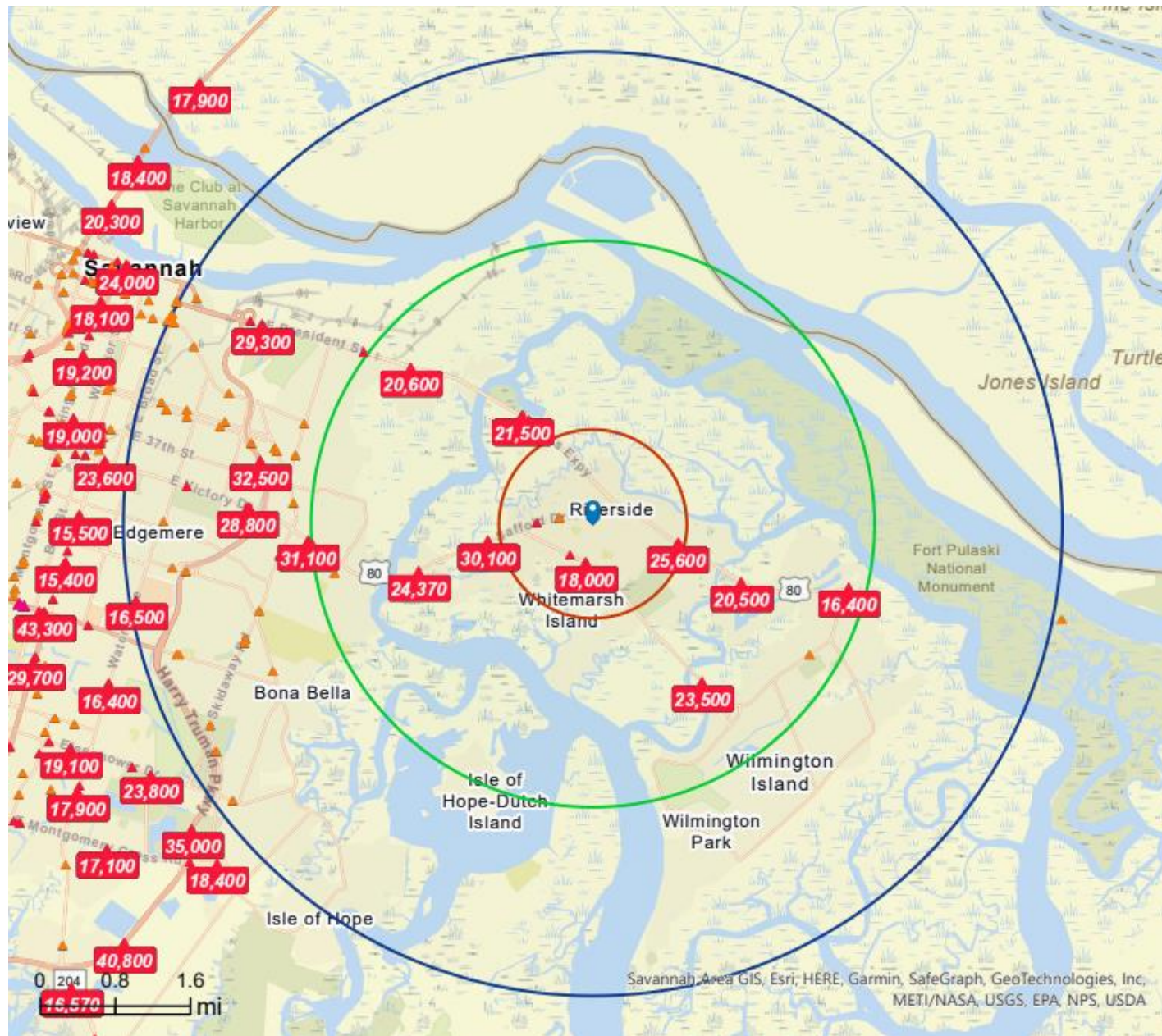




# DEMOGRAPHICS









# DEMOGRAPHIC SUMMARY

## KEY FACTS

4,443

Population

38.6

Median Age

2.5

Average  
Household Size

\$71,656

Median Household  
Income

## BUSINESS



125

Total Businesses



1,359

Total Employees

## INCOME



\$71,656

Median Household  
Income



\$41,091

Per Capita Income



\$198,453

Median Net Worth

## EDUCATION

3%

No High School  
Diploma



17%

High School  
Graduate



40%

Some College



40%

Bachelor's/Grad/Pr  
of Degree

## EMPLOYMENT



75%

White Collar



16%

Blue Collar



9%

Services

1.9%

Unemployment  
Rate

## Households By Income

The largest group: \$50,000 - \$74,999 (23.6%)

The smallest group: <\$15,000 (4.5%)

Indicator ▲	Value	Diff	
<\$15,000	4.5%	-7.1%	
\$15,000 - \$24,999	9.0%	-1.8%	
\$25,000 - \$34,999	4.8%	-4.0%	
\$35,000 - \$49,999	10.2%	-1.2%	
\$50,000 - \$74,999	23.6%	+4.1%	
\$75,000 - \$99,999	16.4%	+3.7%	
\$100,000 - \$149,999	15.2%	+0.7%	
\$150,000 - \$199,999	5.4%	+1.1%	
\$200,000+	10.9%	+4.6%	





## DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2026	4,588	22,352	78,144
Median Age	38.6	40.70	38.70

HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2026	1,825	9,253	30,233
Average Household Size	2.51	2.39	2.47

INCOME	1-MILE	3-MILE	5-MILE
2026	\$114,442	\$108,156	\$90,526
2021-2026 Annual Rate	2.62%	2.55%	2.58%





## TENANT INFORMATION



## PROFILE

<b>TENANT</b>	Goodyear Tire & Rubber Company (NYSE: GT)
<b>Founded</b>	1898
<b>2020 REVENUE (BIL)</b>	\$12.32
<b>2021 NET INCOME (BIL)</b>	\$1.26

The Goodyear Tire & Rubber Company is an American multinational tire manufacturing company founded in 1898, and based in Akron, Ohio. Goodyear manufactures tires for automobiles, commercial trucks, light trucks, motorcycles, SUVs, race cars, airplanes, farm equipment, and heavy earth-mover machinery. It also produced bicycle tires from its founding until 1976. As of 2017, Goodyear is one of the top four tire manufacturers along with Bridgestone (Japan), Michelin (France), and Continental (Germany). The first Goodyear tires became popular because they were easily detachable and required little maintenance. Goodyear is also known for the Goodyear Blimp. Though Goodyear had been manufacturing airships and balloons since the early 1900s, the first Goodyear advertising blimp flew in 1925. Today, it is one of the most recognizable advertising icons in America. The company is the most successful tire supplier in Formula One history, with more starts, wins, and constructors' championships than any other tire supplier. They pulled out of the sport after the 1998 season. It is the sole tire supplier for the NASCAR series.







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