



INTERACTIVE
MARKETING PACKAGE



EXCLUSIVELY LISTED BY

KYLE MATTHEWS
BROKER OF RECORD
LIC # CQ1066435 (FL)





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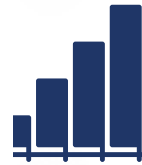
AREA OVERVIEW

EXECUTIVE OVERVIEW



\$2,000,000

LIST PRICE



6.07%

CAP RATE



\$121,560

NOI

INVESTMENT HIGHLIGHTS

- **World Leading Tire Company** – Goodyear is one of the largest, most recognizable names in the industry, boasting \$13 billion in annual revenue (2020).
- **Long-Term Lease** – Goodyear recently signed a 10-year extension, showing dedication to the store site.
- **Strong Traffic Counts** – Ideally positioned along Navarre Pkwy (Hwy 98) this store benefits from seeing about 42,000 vehicles per day.
- **Rapidly Growing Area** – Brand New 330 Unit Class A Multifamily Development is currently under construction across the street.
- **Income Tax-Free State** – Florida benefits from being an income-tax-free state
- **Rental Increases** – 7% Rental Increase in year 5
- **Clean Phase 1** - This property has a recent clean environmental report on file.
- **Recent Roof Repair** - The roof was completely recoated in 2021

FINANCIAL OVERVIEW

LEASE SUMMARY

Tenant Name	Goodyear
Type of Ownership	Fee Simple
Lessee Entity	Corporate
Lease Type	NN
Roof & Structure	Landlord Responsible
Term Remaining	±10 Years
Lease Commencement Date	12/5/2007
Lease Expiration Date	12/31/2032
Options	Two, 5-Year Options
GLA (SF)	±6,400 SF
Lot Size	±0.96 AC
Year Built	2002
ROFR	30 Days

ANNUALIZED OPERATING DATA

Term	Dates	Annual Rent	Monthly Rent	Cap Rate
Current		\$10,130	\$18.99	6.07%
01/01/2028 - 12/31/2032		\$10,890	\$20.42	6.53%
Option 1		\$11,706	\$21.95	7.02%
Option 2		\$12,584	\$23.60	7.55%

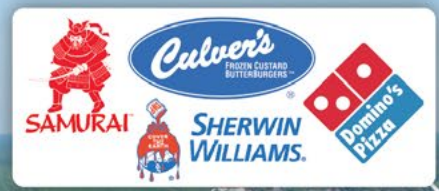
FINANCING INQUIRES

For financing options reach out to:

Greg Kavoklis
DIRECT: (805) 630-8143
greg.kavoklis@matthews.com



NAVARRE SQUARE



NAVARRE BEACH
PONTOON RENTALS



NAVARRE CONFERENCE
CENTER

SURF STORE SOUVENIRS



TC'S FRONT PORCH

THE TWIST CUSTOM
ICE CREAM



NAVARRE PARK

PANHANDLE
PALM & ROCK



JJ CHAGO'S

SALTWATER
COTTAGE



SUBJECT PROPERTY



NAVARRE PKWY ± 47,000 VPD



Wave Outfitters

OiShii JAPANESE RESTAURANT

Jersey Mike's

SMOOTHIE KING

THE VINE Wine Bar, Bistro & Shoppe

America's MATTRESS

PARADISE SHOPPES OF NAVARRE

Publix

Hungry Howie's FLAVORED CRUST PIZZA

FIREHOUSE SUBS

FOUNDED BY FIREMEN

STRIPES PUB & GRILL

Pet Nation Cool Pats. Hot Places

Jeremiah's ITALIAN ICE



ELEVATE NAVARRE APARTMENTS
COMING 2024 | 330 UNITS

ALASKA BEAN COFFEE COMPANY



SAFE HARBOR CONDOMINIUMS

ACE Hardware

THE SHARK GYM BE ONE OF THE GREATS

Little Caesars

SYNOVUS[®]
the bank of here

SR-87 ± 14,000 VPD

SANTA ROSA RV RESORT

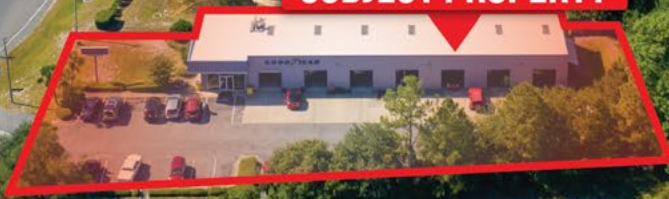
SCENTSY WITH SANDEE

Advance Auto Parts

CVS pharmacy



SUBJECT PROPERTY



NAVARRE PKWY ± 47,000 VPD

PANHANDLE PALM & ROCK

SALTWATER COTTAGE

JJ CHAGO'S





TENANT OVERVIEW



COMPANY NAME

Goodyear



OWNERSHIP

Public



YEAR FOUNDED

1898



INDUSTRY

Tire & Rubber Company



HEADQUARTERS

Akron, OH

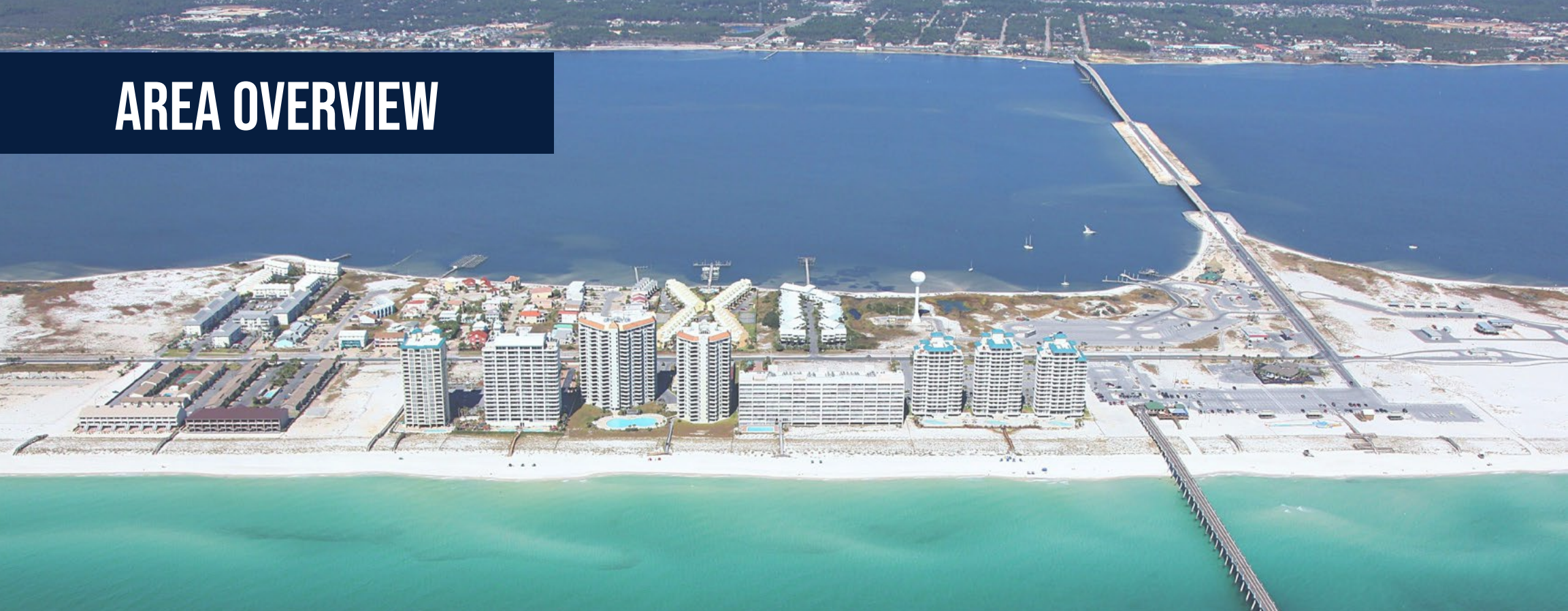


LOCATIONS

±2,000

Goodyear is one of the most recognized brand names in the tire industry. Goodyear is one of the world's leading tire companies with operations in most regions of the world, with 47 manufacturing facilities in 21 countries. Goodyear develops, manufactures, markets, and distributes tires for most applications. It also manufactures and markets rubber-related chemicals for various applications. As of 2017, Goodyear is one of the top four tire manufactures along with Bridgestone, Michelin and Continental. Goodyear is known and recognized for the Goodyear Blimp, currently one of the most recognizable advertising icons in America.

AREA OVERVIEW



NAVARRE, FL

Navarre is a community in Santa Rosa County, Florida. Home to over 37,000 residents, Navarre is in the northwestern area of the Florida Panhandle. The city is a small beach community just around half an hour east of Pensacola. It has a small rapidly growing community of nature enthusiasts that enjoys the 12 miles of pristine white shoreline. Some attractions within the city include Gulf Breeze Zoo, Navarre Beach Fishing Pier, and Navarre Beach Campground. The quiet, white sandy beaches offer solitude and simple living, attracting both residents and visitors who enjoy rest and relaxation. Residents and visitors can soak up the sun, swim in emerald waters, enjoy a picnic in the numerous parks, or pedal along the scenic bike path.

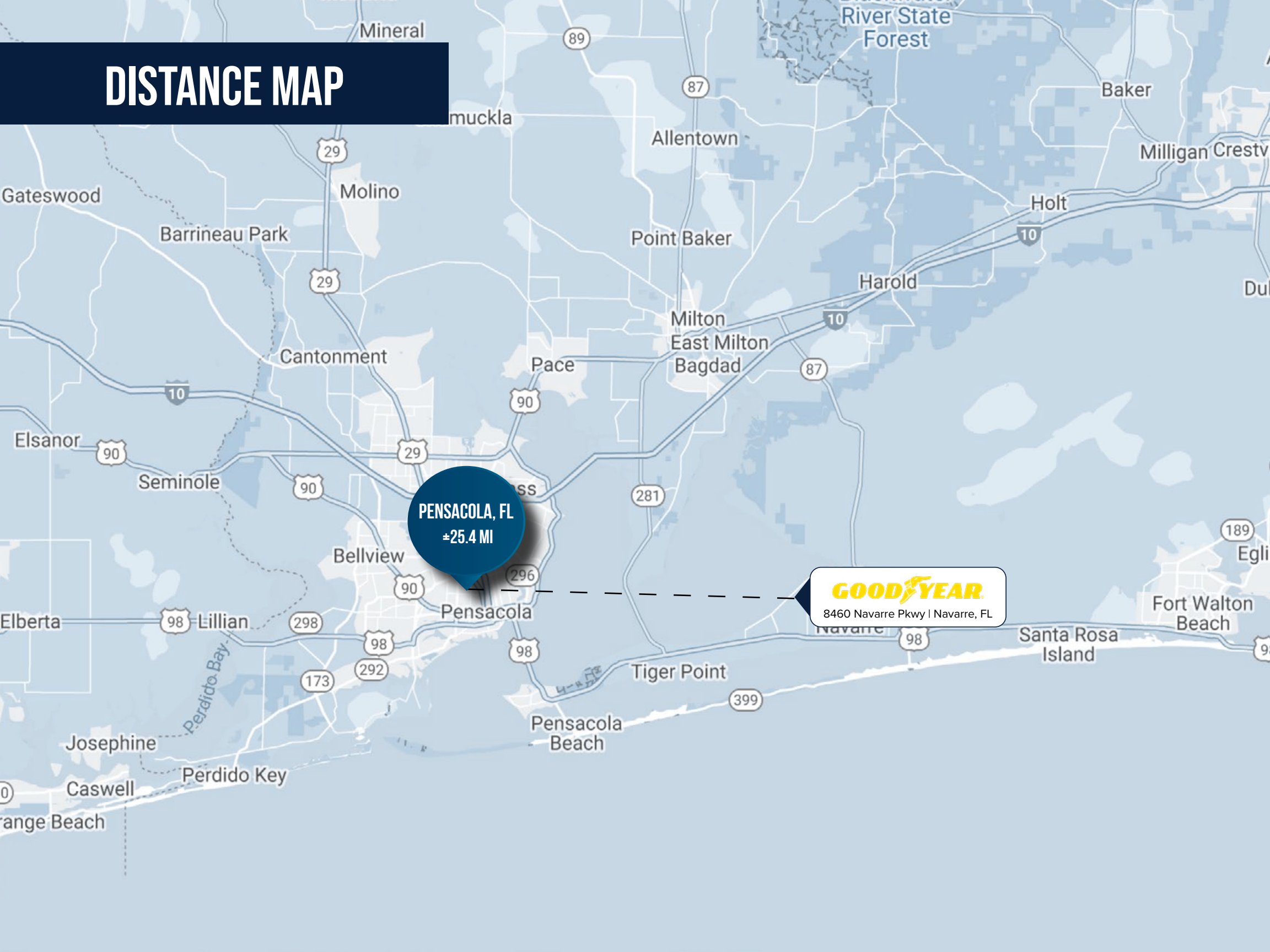
PENSACOLA, FL

Located in Florida's panhandle and home to over 50,000 residents, Pensacola is surrounded by 50-plus miles of coastline which includes the emerald-green Gulf of Mexico waters and crystal-clear bay areas. This makes Pensacola the perfect combination of a relaxed beach town and bustling metropolitan center. The temperate climate and a friendly community that is driven toward success present an unparalleled quality of life.

PROPERTY DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2027 Projection	28,296	50,666	74,247
2022 Estimate	24,175	43,529	64,192
2010 Census	17,961	33,093	49,445
Growth 2022-2027	17.04%	16.4%	15.66%
Growth 2010-2022	34.6%	31.54%	29.82%
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2027 Projection	9,867	17,690	26,255
2022 Estimate	8,968	16,160	24,141
2010 Census	6,737	12,391	18,730
Growth 2022-2027	10.03%	9.47%	8.76%
Growth 2010-2022	33.11%	30.42%	28.89%
INCOME	1-MILE	3-MILE	5-MILE
2022 Avg. Household Income	\$89,863	\$89,356	\$85,912

DISTANCE MAP



PENSACOLA ECONOMY

Pensacola’s major economic industries include aerospace & defense and tourism. The city has a proud military heritage, thanks to the Naval Air Station. In addition to being the “Cradle of Naval Aviation,” the Pensacola Bay Area is proud to call itself home to the renowned Blue Angels, officially known as the U.S. Navy Flight Demonstration Squadron. Today, Pensacola’s rapidly becoming recognized for its vibrant downtown, its outstanding and diverse arts & culture opportunities, and as a place where businesses can grow and thrive. According to Forbes, Pensacola has a gross domestic product of \$20.6 billion.

PORT OF PENSACOLA

- Port Pensacola, strategically positioned along the Gulf of Mexico, is Northwest Florida’s most diverse and business-focused deep-water port. Port Pensacola is a full-service port offering stevedoring and marine terminal services for all descriptions of bulk, break-bulk, unitized freight, and special project cargo.

A GREAT CLIMATE FOR BUSINESS

- Pensacola is the legal, commercial, financial, and cultural center of Northwest Florida.
- Business-friendly leadership in the public and private sectors.
- Direct access to Interstate 10 and CSX rail lines.
- The Port of Pensacola provides a deep-water seaport convenient to the Panama Canal and major shipping routes.
- Pensacola Energy is one of the top 20 municipally owned natural gas utilities in the U.S.

PENSACOLA TRANSPORTATION

Pensacola is served by Interstate 110, which connects the city to Interstate 10 in the north and U.S. Route 98 in the south. Interstate 10 connects the city to Mobile, AL in the west and other cities in the Florida panhandle to the east. The U.S. Route 98 connects the city to Gulf Breeze and Pensacola Beach, two popular tourist destinations near the city.

The city is home to Pensacola International Airport, the leading airport between New Orleans and Jacksonville, serving more than 2.2 million passengers each year.

**PNS GENERATES AN ANNUAL ECONOMIC IMPACT
OF OVER \$565 MILLION**

SUPPORTS OVER 5,700 JOBS IN THE REGION

MAJOR EMPLOYERS

EMPLOYER	EMPLOYEES
Federal Government	16,029
Local Government	10,227
Navy Federal Credit Union	8,697
Baptist Health Care	7,347
State Government	5,426
Sacred Heart Health System	4,820
Gulf Power Company	1,774
Ascend Performance Materials	1,288
West Florida Healthcare	1,200
Innisfree Hotel	750
City of Pensacola	



ATTRACTIONS

NATIONAL NAVAL AVIATION MUSEUM

- Situated at the Pensacola Naval Air Station, the National Naval Aviation Museum is home to over 4,000 artifacts and more than 150 restored aircrafts from the Navy, Marine Corps, and Coast Guard. Guests can also experience the thrill of flight in the flight simulators available at the museum.

PENSACOLA LIGHTHOUSE & MARITIME MUSEUM

- Also located at the Pensacola Naval Air Station, visitors can climb 177 steps up the Pensacola Lighthouse and take in one of the most stunning views on the Gulf Coast. At the top of the lighthouse, guests can see Pensacola Pass, three historic forts, the Pensacola skyline, and the historic Navy Yard. The restored Keepers' Quarters is home to the Richard C. Callaway Museum, which houses exhibits on local history and the lighthouse itself.

GULF ISLANDS NATIONAL SEASHORE

- The Gulf Islands National Seashore protects more than 5,000 acres of public land and more than 18,000 acres of water along 52 miles of gulf and bay shoreline around Pensacola. It is the ideal place for wildlife watchers, adventure seekers, and history buffs due to its abundant marine and terrestrial wildlife, endless opportunities for recreational activities, and the location of three historical forts.

EVENTS

- There are several annual festivals and events that drive tourism in Pensacola. The Pensacola Seafood Festival and The Pensacola Crawfish Festival held in the heart of historic Downtown has been held for nearly 30 years with live music acts. The Great Gulfcoast Arts Festival is held annually in November in Seville Square often drawing more than 200 regional and international artists as well as The Children's Art Festival which is held in the same park featuring art by children from local area schools. Pensacon is an annual comic convention that is held in February which generates close to 25,000 people to attend from all around the world.





UNIVERSITY OF WEST FLORIDA

Located in the northern portion of the city, the University of West Florida is home to over 13,000 students. The 1,600-acre campus is comprised of 5 colleges and offers more than 70 undergraduate, graduate, and doctoral programs. Students can get involved by joining over 20 intramural teams and sports clubs, several student organizations, and Greek life. The West Florida Argonauts participate in 15 sports as a member of the Gulf South Conference.

GENERATES AN ANNUAL ECONOMIC IMPACT OF \$1.1 BILLION

SUPPORTS OVER 11,000 JOBS IN THE REGION

**RANKED MOST INNOVATIVE IN THE
“BEST COLLEGES IN FLORIDA”**

-Intelligent.com (2021)

CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of **Goodyear** located at **8460 Navarre Pkwy, Navarre, FL 32566** ("Property"). It has been prepared by Matthews Real Estate Investment Services. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner Seller and in part upon financial information obtained from sources the Owner deems reliable. Owner, nor their officers, employees, or real estate agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its contents, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein. and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Matthews Real Estate Investment Services is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Matthews Real Estate Investment Services.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.

The Goodyear logo is displayed on the side of a light-colored building. It features the word "GOODYEAR" in a bold, sans-serif font, with a stylized winged foot logo integrated between the two words. The building has a large glass entrance on the left and several open bay doors to the right. A red car is parked in front of one of the bay doors. The entire image is overlaid with a semi-transparent dark blue filter.

GOODYEAR

EXCLUSIVELY LISTED BY

KYLE MATTHEWS

BROKER OF RECORD

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