

REPRESENTATIVE PHOTO

MAVIS DISCOUNT TIRE

MACON, GA

LP LADT | PATEL
INVESTMENT ADVISORS



BRAND NEW 20-YR. ABSOLUTE
NNN LEASE, LARGEST TIRE AND
WHEEL RETAILER



OUTPARCEL TO BRAND NEW
PUBLIX ANCHORED CENTER



HARD CORNER AT SIGNALIZED
INTERSECTION WITH 31,100 VPD



 **UNION ELEMENTARY**
493 STUDENTS



 **WEST MACON PARK**



 10,300 VPD

TUCKER ROAD



SUBJECT PROPERTY



HEATH ROAD

 20,800 VPD

THOMASTON ROAD

 **THOMASTON CROSSING APARTMENTS**
250 UNITS

 **RESIDENTIAL COMMUNITIES**
141,031 RESIDENTS IN
PRIMARY TRADE AREA

62,100 VPD



WESTSIDE HIGH SCHOOL
1,161 STUDENTS



MIDDLE GEORGIA STATE UNIVERSITY
8,066 STUDENTS

WEAVER MIDDLE SCHOOL
952 STUDENTS



HEATH ROAD



20,800 VPD

DOLLAR GENERAL



POPEYES
LOUISIANA KITCHEN

THOMASTON ROAD



SUBJECT PROPERTY

TUCKER ROAD



10,300 VPD



RESIDENTIAL COMMUNITIES
141,031 RESIDENTS IN
PRIMARY TRADE AREA

LAKE TOBESOFKEE

 **BARRING HALL GOLF COURSE**

 **THOMASTON CROSSING APARTMENTS**
250 UNITS

 **HERITAGE ELEMENTARY**
601 STUDENTS

 **CIRCLE K**
 **SUBWAY**

 **POPEYES**
LOUISIANA KITCHEN

 **ups**
 **DOLLAR TREE**

 **O'Reilly AUTO PARTS**

 **TIRE PLUS**

**SUBJECT
PROPERTY**

 **publix**

 **10,300 VPD**

HEATH ROAD

TUCKER ROAD

 **DOLLAR GENERAL**


 **TACO BELL**

THOMASTON ROAD

 **20,800 VPD**



MAVIS DISCOUNT TIRE

 5591 THOMASTON ROAD,
MACON, GA 31220

\$3,080,000
5.00% CAP RATE



GROSS LEASABLE AREA
6,979 SF



LOT SIZE
0.90 ACRES



YEAR BUILT
2023



NOI
\$154,000

LEASE SUMMARY

LEASE TYPE	Absolute NNN
ROOF & STRUCTURE	Tenant Responsible
TENANT	Corporate
LEASE TERM	20 Years
RENT COMMENCEMENT	Est. 2/1/2023
RENT EXPIRATION	Est. 1/31/2041
INCREASES	5% Increase Every 5 Years & Renewal Options
OPTIONS	Six, 5-Year

RENT SUMMARY

TERM	MONTHLY	ANNUAL
YEARS 1-5	\$12,833.33	\$154,000.00
YEARS 6-10	\$13,475.00	\$161,700.00
YEARS 11-15	\$14,148.75	\$169,785.00
YEARS 16-20	\$14,856.16	\$178,274.00
OPTION 1	\$15,598.97	\$187,187.64
OPTION 2	\$16,378.92	\$196,547.04
OPTION 3	\$17,197.87	\$206,374.44
OPTION 4	\$18,057.76	\$216,693.12
OPTION 5	\$18,960.65	\$227,527.80
OPTION 6	\$19,908.68	\$238,904.16

INVESTMENT HIGHLIGHTS



- 20-Year Absolute NNN Lease, Zero Landlord Responsibilities
- Brand New 2023 Construction, Latest Prototype Design
- Corporate Guarantee from Mavis Tire, the Largest Independent Tire Dealer in the U.S. with Over 1,150 Locations
- Outparcel to Publix Anchored Center, Tobesofkee Crossing
- Hard Corner at Signalized Intersection with 31,100 VPD
- 126,044 Residents in Primary Trade Area
- \$107,669 Average Household Income within 1-Mile Radius
- Strong Daytime Population of 141,031 in Primary Trade Area
- Minutes to Middle Georgia State University (7,885 Students) and Mercer University (8,600 Students)
- Just off I-475 with 62,100 VPD and Direct Access to Atlanta (80 Miles)
- Surrounded by Several K-12 Schools with 21,373 Combined Students
- Macon is the 3rd Largest City in Georgia with Over 156,000 Residents
- Close Proximity to Lake Tobesofkee, a 1,800 Acre Recreation Area with 3 Parks and 35-Miles of Shoreline

MAVIS TIRE & BRAKES
DISCOUNT PRICES

verizon

DRONE FOOTAGE



CLICK TO WATCH



VPD
31,100
 AT SIGNALIZED INTERSECTION

LOT SIZE
0.90
 Acres

PARKING
27
 Spaces

ADDITIONAL PHOTOS

TAKEN SEPTEMBER 9TH, 2022



TENANT OVERVIEW

MAVIS DISCOUNT TIRE

Mavis Discount Tires has established its headquarters in Millwood, New York and operates over 1,150 stores around the nation. While the company was founded as Mavis Tire Supply Corporation in 1972, its roots can be traced back to 1949. What started as a reputable bicycle repair shop grew to a better equipped and better capitalized business for automobiles. By 1968, business was booming. It was time for the next step. With limited resources and no market analysis, the owners built a 7,000 square foot tire center on the other side of town (that is still in business today!). In no time the new state-of-the-art facility was a success. By 1971 they had three stores. In 1972, striving for a more professional image, the operating name was changed to Mavis Tire Supply, one of the first multi-brand tire dealers in the New York area.

Mavis continues to grow with the acquisition of Cole Muffler Brake in 2008, Somerset Tire (STS) in 2015, Kauffman Tire in 2018 and its recent merger with Express Oil and Tire Engineers allows it to keep pace with changing market demands and conditions. Mavis Discount Tire is one of the largest independent multi-brand tire dealers in the United States and offers a menu of additional services including brakes, alignments, suspension, shocks, struts, oil changes, battery replacement and exhaust work.

WWW.MAVIS.COM

MAVIS DISCOUNT TIRE

ABOUT MAVIS DISCOUNT TIRE

HEADQUARTERS
MILLWOOD
NEW YORK

LOCATIONS
1,150
IN 35 STATES

FOUNDED
1972

COMPANY TYPE
PRIVATE



REPRESENTATIVE PHOTO

MACON, GEORGIA



THE HEART OF GEORGIA

Located in the heart of Georgia, approximately two hours from the city of Atlanta, Macon GA is a fast-growing metropolis that serves as the administrative center of Macon-Bibb County. Geographically positioned near the intersection of the Atlantic coastal plain and the Piedmont plateau, the city of Macon is steeped in history and beauty. Modern-day Macon started off as a simple settlement around Fort Hawkins, with the continued arrival of European settlers in the area, the settlement was given the name Newtown. In 1823, the city was incorporated and given the name Macon. The city soon became a thriving farming community due to its location on the Ocmulgee River, which enabled shipping to market and the availability of free slave labor. Today, Macon is a world-class city that boasts of having great modern infrastructure and a thriving economy that is mainly based on tourism and commerce.



ATTRACTIONS

Macon is home to an array of attractions from outdoor activities to unique museums. Visit the Ocmulgee Mounds National Historical Park, a prehistoric American Indian site, and see the Earth Lodge with its original floors that are dated to 1015. Explore the museum's 2,000+ artifacts and learn about the many American Indian cultures that occupied the land for thousands of years. Stroll through Amerson River Park's 180 acres of pristine forests, meadows, and wetlands. Take in beautiful views of the Ocmulgee River while enjoying a picnic under one of the covered pavilions. Take a tour of The Hay House, one of Macon's most distinguished structures, and discover why this 18,000-square-foot mansion is called "The Palace of the South." Ramble down to The Allman Brothers Band (ABB) Museum at The Big House and see the largest collection of ABB memorabilia in the world.



ECONOMY

Middle Georgia has been dubbed Georgia's "Aerospace Corridor," due to the large concentration of aerospace-related industries in the area, including more than 100 aerospace companies and contractors. Middle Georgia is also home to Robins Air Force Base, the largest industrial complex in the state, with over 21,000 maintenance and logistics workers. Embraer is the third largest aircraft manufacturer in the world, and in 2018 Embraer brought more than 100 jobs to Macon. Embraer operates out of a 155,000-square-foot facility at the Middle Georgia Regional Airport. Macon is an ideal home for food processing, leading the states manufacturing sector in terms of employment and gross state product. Home to with more than 41,400 farms producing a variety of food commodities.



EDUCATION

There are 6 colleges in Macon and 73 colleges within 100 miles enrolling a total of 376,509 students. The top-rated college in the area is Emory University in Atlanta. The largest college in the area is the Georgia Institute of Technology Main Campus enrolling 39,771 students.



TRANSPORTATION

The closest airport to Macon is Middle Georgia Regional Airport. The distance from Middle Georgia Regional Airport to Macon is 10.3 miles. Hartsfield-Jackson Atlanta International Airport is approximately 72 miles northwest of Macon.

DEMOGRAPHICS

POPULATION	3 MI	5 MI	7 MI
2022 Total	21,919	76,283	126,044
Total Daytime Population	23,771	70,925	141,031

HOUSEHOLDS	3 MI	5 MI	7 MI
2022 Total Households	8,726	29,768	50,462

INCOME	3 MI	5 MI	7 MI
2022 Median Income	\$54,903	\$53,062	\$50,371
2022 Average Income	\$85,821	\$82,039	\$79,802

AGE/HOME VALUE	3 MI	5 MI	7 MI
2021 Est. Median Age	37.5	38.4	37.6
18 and Older	76%	75.7%	76.8%
2021 Est. Median Home Value	\$171,622	\$176,935	\$178,333
2026 Est. Median Home Value	\$264,768	\$277,905	\$276,924

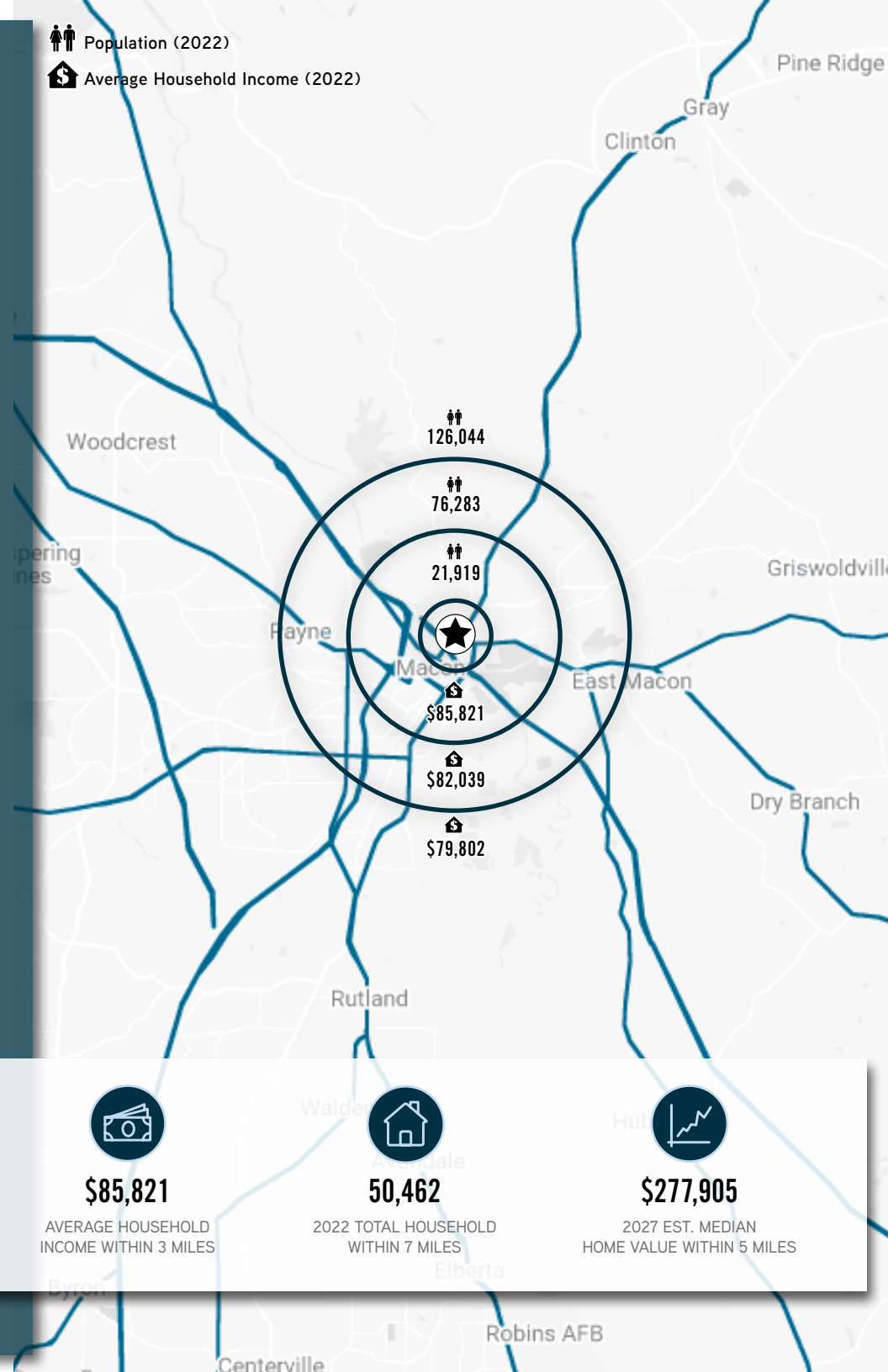
EDUCATION	3 MI	5 MI	7 MI
Bachelor's Degree or Higher	29.2%	30.9%	31.3%



Population (2022)



Average Household Income (2022)



141,031

TOTAL DAYTIME POPULATION
WITHIN 7 MILES



30.9%

INDIVIDUALS WITH A BACHELOR'S
DEGREE OR HIGHER WITHIN 5 MILE



126,044

2022 TOTAL POPULATION
CONSENSUS WITHIN 7 MILES



\$85,821

AVERAGE HOUSEHOLD
INCOME WITHIN 3 MILES



50,462

2022 TOTAL HOUSEHOLD
WITHIN 7 MILES



\$277,905

2027 EST. MEDIAN
HOME VALUE WITHIN 5 MILES

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