



**4964 STONE MOUNTAIN HWY | LILBURN, GA 30047**

 **INTERACTIVE OFFERING MEMORANDUM**

**MATTHEWS**<sup>TM</sup>  
REAL ESTATE INVESTMENT SERVICES



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# EXECUTIVE OVERVIEW

## INVESTMENT HIGHLIGHTS

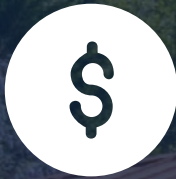
- » **Strong Demographics / Atlanta MSA** – Lilburn is a dense submarket just outside of Atlanta. The 3-mile and 5-mile population exceeds 49,000 and 152,000 persons. Daily traffic on Stone Mountain exceeds 85,000 vehicles per day.
- » **Dense Retail Trade Area** – This property is close proximity to the Amazon Prime Fulfillment center for Gwinnett County and many credit tenant retailers including: Lowe's Home Improvement, Advance Auto Parts, CVS, Home Depot, Chick-fil-A, Taco Bell, Dunkin', McDonald's, O'Reilly Auto Parts, Burger King, Walmart Supercenter, Harbor Freight Tools, Gwinnett Chrysler Dodge Jeep Ram, and many more.
- » **Recently Extended Lease** – The tenant reached out to the landlord and exercised their option 3 years early back in 2019 proving their commitment to this location.
- » **Strong Investment Grade Credit Tenant** – Rent is guaranteed by Bridgestone/Firestone Inc. Rated 'A' by Standard and Poor's, which is stronger than Mcdonald's, Bank of America, Walgreens, and CVS.
- » **Absolute NNN** – This lease offers zero landlord responsibilities ideal for an investor looking for an extremely passive and secure investment.
- » **Recession/Pandemic Resistant Business Model** – Tires Stores have historically excelled through times of economic downturn.







# FINANCIAL OVERVIEW



**UNPRICED**  
CONTACT BROKER



**\$175,410**  
NOI



**±5 YEARS REMAINING**

## PROPERTY SUMMARY

Address	4964 Stone Mountain Hwy Lilburn, GA 30047
County	Gwinnett County
GLA (SF)	±5,700 SF
Lot (AC)	±1.24 AC
Year Built	2000
APN	6-057 -011
Zoning	C2-GENERAL BUSINESS
Parking Spaces	20



## LEASE SUMMARY

Tenant	Tires Plus
Store Number	#246884
Type of Ownership	Fee Simple
Lease Guarantor	Bridgestone Retail Operations, LLC
Lease Type	NNN
Roof and Structure	Tenant's Responsibility
Original Lease Term	22 Years
Lease Expiration Date	1/25/2028
Term Remaining	±5 Years
Increases	10% In Options
Options	Three, 5-Year Options

## ANNUALIZED OPERATING DATA

Term	Dates	Lease Years	Annual Rent	Monthly Rent
Current	1/26/2023 - 1/25/2028	1-5	\$175,410.00	\$14,617.50
Option 1	1/26/2028 - 1/25/2033	6 - 10	\$192,951.00	\$16,079.25
Option 2	1/26/2033 - 1/25/2038	11- 15	\$212,246.04	\$17,687.17
Option 3	1/26/2038 - 1/25/2043	16 - 20	\$233,470.56	\$19,455.88

## FINANCING INQUIRIES

For financing options reach out to:

**Patrick Flanagan**  
**(214) 620-1939**  
[patrick.flanagan@matthews.com](mailto:patrick.flanagan@matthews.com)



# TENANT OVERVIEW



## THE OFFERING

### SITE DESCRIPTION

Property Address	4964 Stone Mountain Hwy Lilburn, GA 30047
Tenant Trade Name	Tires Plus
Lot Size	±1.24 AC
GLA	±5,700 SF
Type of Ownership	Fee Simple
Landscaping	Professional
Topography	Generally Level

## TENANT OVERVIEW



» Company Name	» Locations	» Employees
Tires Plus	400+	5,000+
» Headquarters	» Industry	» Website
Burnsville, MN	Repair Shop	<a href="http://www.tireplus.com">www.tireplus.com</a>

In 1976, two Shell Oil colleagues launched Tires Plus with three former Shell service stations in the Burnsville, Minnesota area. In 2001, Tires Plus was acquired by BSRO; today, Tires Plus has more than 5,000 teammates working in 400+ stores in 23 states. They carry thousands of tires for all vehicle types, including a complete line from the industry-leading Bridgestone and Firestone brands, and they will give customers a quick, free quote. And with their Best Tire Prices Guarantee\*, they will match any locally advertised price. Find a better price within 30 days of purchase, and they give customers twice the amount of the difference.









**BOB BAILEY'S APPLIANCE, INC.**



## OFF THE LOT CARS

SOUTHERN STYLE LOUNGE AND BISTRO



## SUBJECT PROPERTY



STONE MOUNTAIN HWY ± 70,000 VPD





# AREA OVERVIEW





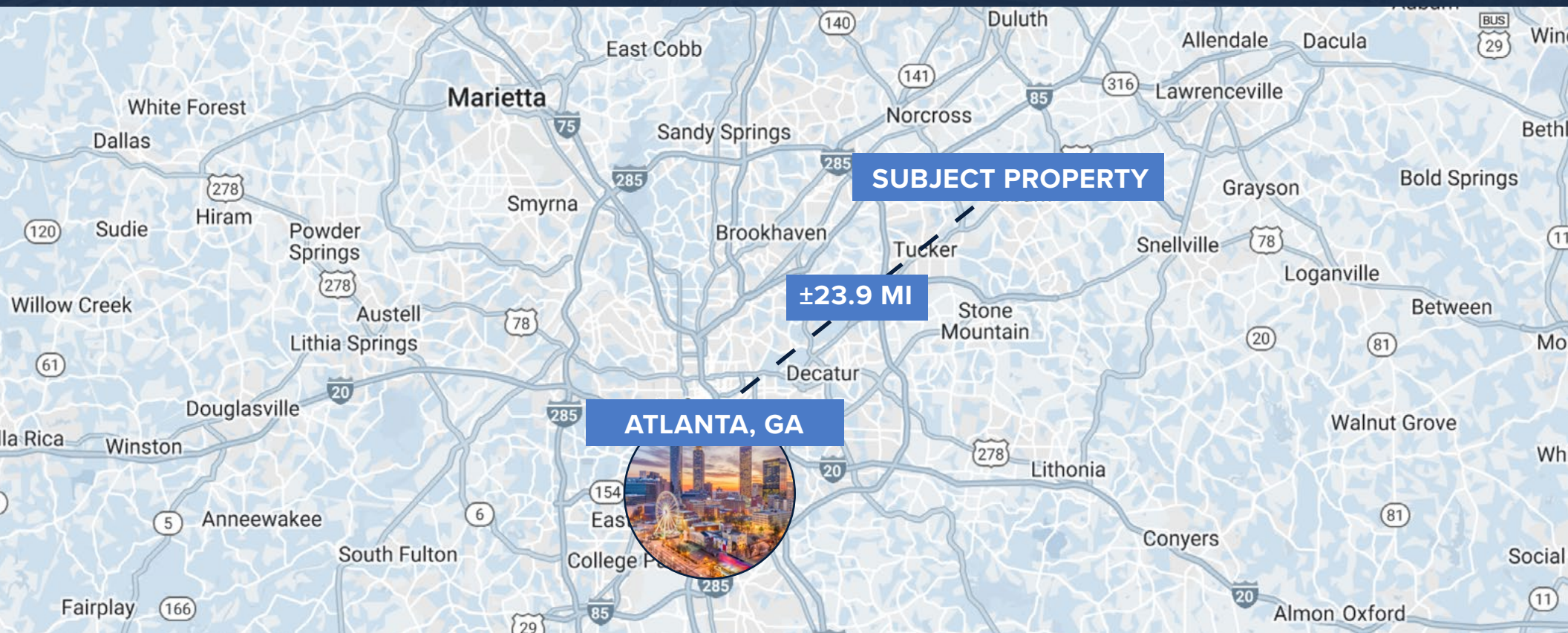
# LILBURN, GA

Southern and charming Lilburn is only 35 minutes from Atlanta, but it feels worlds away. Yes, Lilburn is small, but that makes the community even more spectacular when it comes to events and activities in the area. The Romanian Festival is always a blast that your entire family can participate in. There's a spring and a fall festival that will introduce your family to Romanian food, music and dance. The Lilburn Cultural Arts Center's annual calendar is always full of events that allow you to meet other residents and submerge your family in culture. They hosts workshops for little girls and put on plays throughout the year.

One of Lilburn's most beautiful landmarks is the BAPS Shri Swaminarayan Mandir temple. It is the tallest building in Lilburn, and it is the largest Swaminarayan temple outside of India. Constructed from hand-carved Italian marble, Indian pink sandstone, and Turkish limestone, the temple is stunning. It covers 29 acres and is open for daily tours.

# DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2028 Projection	7,350	87,700	261,636
2023 Estimate	6,995	83,779	249,514
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2028 Projection	2,364	27,890	86,588
2023 Estimate	2,248	26,679	82,746
INCOME	1-MILE	3-MILE	5-MILE
Avg HH Income	\$73,609	\$76,566	\$76,854





## ATLANTA, GA

With a city population of over 488,800 residents, Atlanta is the capital of and the most populous city in the U.S. state of Georgia, the cultural and economic center of the Atlanta metropolitan area, and the ninth-largest metropolitan area in the United States. Atlanta is an “alpha-” or “world city”, exerting a significant impact upon commerce, finance, research, technology, education, media, art, and entertainment. The Atlanta economy ranks 18th in the world and 10th in the nation with a gross domestic product of \$397 billion. Atlanta has a diversified economy with healthy concentrations in transportation/logistics, media, information technology, entertainment, tourism, financial services, government, and education and healthcare. Due to 57 colleges and universities located in the city, Atlanta is considered a center for higher education.



**503,665**  
2023 ESTIMATED  
POPULATION



**\$40,438**  
AVG HOUSEHOLD INCOME



**3.43%**  
POPULATION  
GROWTH







## ATLANTA MSA

Atlanta is the capital of and the most populous city in the U.S. state of Georgia, the cultural and economic center of the Atlanta metropolitan area, and the ninth-largest metropolitan area in the United States. Atlanta has a diversified economy with healthy concentrations in transportation/logistics, media, information technology, entertainment, tourism, financial services, government, and education and healthcare. Atlanta is home to 30 headquarters of Fortune 500/1000 companies. In fiscal year 2019, these 30 companies generated an aggregate revenue of \$438 billion.

Atlanta is an “alpha-” or “world city”, exerting a significant impact upon commerce, finance, research, technology, education, media, art, and entertainment. It ranks 36th among world cities and 8th in the nation with a gross domestic product of \$270 billion. Atlanta’s economy is considered diverse, with dominant sectors including logistics, professional and business services, media operations, and information technology.

Atlanta is home to professional franchises for three major team sports: the Atlanta Braves of Major League Baseball, the Atlanta Hawks of the National Basketball Association, and the Atlanta Falcons of the National Football League. Due to the more than 30 colleges and universities located in the city, Atlanta is considered a center for higher education.



# CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **4964 Stone Mountain Hw, Lilburn GA 30047** ("Property"). The 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 and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, 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.

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.

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 Retail Group Inc.

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 Owner 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 of this Offering Memorandum.





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