



GOODYEAR

4593 SAN JUAN AVENUE, JACKSONVILLE, FLORIDA 32210

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Tenant Overview





Named after American Charles Goodyear, the inventor of vulcanized rubber, Goodyear Tire & Rubber Company is an American multinational tire manufacturing company founded in 1898 by Frank Seiberling and based in Akron, Ohio. Goodyear manufactures tires for passenger vehicles, aviation, commercial trucks, military and police vehicles, motorcycles, RVs, race cars, and heavy off-road machinery. It also makes bicycle tires, having returned from a break in production between 1976 and 2015. Goodyear is one of the top five tire manufacturers globally along with Bridgestone (Japan), Michelin (France), Continental (Germany) and MRF (India).

In addition to more than 50 production facilities, Goodyear operates 1,240 retail locations and had 2022 revenue of \$22.8 Billion.

GOODYEAR CORPORATE OVERVIEW	
TENANT TRADE NAME:	Goodyear Tire and Rubber Company
TENANT:	Corporate Store
OWNERSHIP STATUS:	Public
BOARD/SYMBOL:	NASDAQ: GT
TENANT:	Corporate Store
LOCATIONS:	-/+ 1,240
REVENUE	\$20.8 Billion (2022)
CORPORATE HEADQUARTERS:	Akron, OH



Financial Overview



FINANCIAL OVERVIEW



LIST PRICE
\$960,000



CAP RATE
5.25%



TOTAL NOI
\$50,400

PROPERTY HIGHLIGHTS

ESTABLISHED AND SUCCESSFUL LOCATION

Goodyear has been operating in this location for nearly 60 years and has renewed their lease until 2033, showing their commitment to the site.

EXCELLENT FRONTAGE AND VISIBILITY

The Property sits in a highly visible location with frontage and signage at the corner of San Juan Avenue (17,700 VPD) and Jersey Street, less than a 1/4 mile from San Juan Avenue's signalized intersection with Roosevelt Avenue/Highway 17 (45,000).

CORPORATE GUARANTEE

Goodyear's lease is corporately guaranteed by Goodyear Tire and Rubber Company, a publicly traded company (NASDAQ: GT) with a BB- rating (Stable) by Standard & Poors.

PASSIVE INVESTMENT

The long-term (10+ years) NNN* lease with landlord responsibilities limited to roof and structure is well-suited to a passive investor.

PROMINENT RETAIL LOCATION

The Property is in a traditional retail corridor in close proximity to national retailers including Publix, Dollar Tree, CVS Pharmacy, Dollar Tree, Sunoco, Shell, Ulta, Starbucks, First Watch, Longhorn Steakhouse, Panera Bread, Chipotle, Jersey Mike's Subs, Taco Bell, Wendy's, Chick-Fil-A, Bank of America, Regions Bank, OrangeTheory Fitness and more.

COMPLEMENTARY USES

The Property is within a mile of several dealerships for Ford, Chevrolet, Nissan, Honda, Toyota, Hyundai, Genesis and several used car lots; the Fleet Readiness Center Southeast at Naval Air Station (NAS) Jacksonville - 5 miles from the Property - is the largest employer in Northeast Florida/Southern Georgia with over 5,000 DoN civilian employees, contractors and military personnel. As a result, there is a 24% increase in daytime population within a 5 mile radius of Goodyear.

DENSE JACKSONVILLE METRO DEMOGRAPHICS

Jacksonville is the county seat of Duval County, the most populous city proper in the state of Florida, its fourth-largest metropolitan region and is the largest city by area in the contiguous United States; there are more than 177,000 residents in the 5 miles surrounding this Goodyear property.

SMALL PRICE POINT

The Property represents only a reasonable cost in order to purchase a solid Northeast Florida real estate investment, a popular location for investors due to the lack of state income tax.

FINANCIAL OVERVIEW



PRICE: **\$960,000**

CAP RATE: **5.25%**

YEAR BUILT/RENOVATED: 1961/1990

BUILDING SQUARE FOOTAGE: 6,848

LOT SIZE: 0.38 Acre

TYPE OF OWNERSHIP: Fee Simple

TENANT: Goodyear Tire and Rubber Company
d/b/a Goodyear Tire Store # 2450

GUARANTEE: Corporate

LEASE TYPE: NNN*

ROOF AND STRUCTURE: Landlord Responsible

LEASE COMMENCEMENT: 5/8/1963

LEASE EXPIRATION: 4/15/2033

INITIAL LEASE TERM: 30 Years

TERM REMAINING: 10+ Years

OPTIONS: None

RENTAL INCREASES: 10% on 4/16/2028

PROPERTY ADDRESS:

4593 SAN JUAN AVENUE
JACKSONVILLE, FLORIDA 32210

ANNUALIZED OPERATING DATA

RENT INCREASES	ANNUAL	MONTHLY
Current – 4/15/2028	\$50,400	\$4,200
4/16/2028 – 4/15/2033	\$55,440	\$4,620

ANNUAL RENTAL INCOME: **\$50,400**

***Landlord Responsibilities:** shall keep the exterior of the premises including roof, in good condition and repair and will make all structural repairs necessary excepting painting, glass and doors. Landlord shall furnish HVAC.

CBRE IS PLEASED TO EXCLUSIVELY PRESENT FOR SALE this 6,848 square foot Goodyear Tire property located on 0.38 acres in Jacksonville, Florida. The long-term NNN* lease has more than 10 years remaining and landlord responsibilities limited to roof and structure, making this well-suited to a passive investor. The lease features a 10% increase in April 2028 and is corporately guaranteed by Goodyear Tire and Rubber Company, a publicly traded company (NASDAQ: GT) with a BB- rating (Stable) by Standard & Poors . Goodyear has been operating in this location for nearly 60 years and has renewed their lease until 2033, showing their commitment to the site. The Property represents only a reasonable cost in order to purchase a solid Northeast Florida real estate investment, a popular location for investors due to the lack of state income tax.

The Property sits in a highly visible location with frontage and signage at the corner of San Juan Avenue (17,700 VPD) and Jersey Street, less than a 1/4 mile from San Juan Avenue's signalized intersection with Roosevelt Avenue/Highway 17 (45,000). The Property is in a traditional retail corridor in close proximity to national retailers including Publix, Dollar Tree, CVS Pharmacy, Dollar Tree, Sunoco, Shell, Ulta, Starbucks, First Watch, Longhorn Steakhouse, Panera Bread, Chipotle, Jersey Mike's Subs, Taco Bell, Wendy's, Chick-Fil-A, Bank of America, Regions Bank, OrangeTheory Fitness and more.

Goodyear is also within a mile of several dealerships for Ford, Chevrolet, Nissan, Honda, Toyota, Hyundai, Genesis and several used car lots; the Fleet Readiness Center Southeast at Naval Air Station (NAS) Jacksonville - 5 miles from the Property - is the largest employer in Northeast Florida/Southern Georgia with over 5,000 DoN civilian employees, contractors and military personnel. As a result, there is a 24% increase in daytime population within a 5 mile radius of Goodyear.

Jacksonville, which sits on the Atlantic Coast of Florida 12 miles south of Georgia and 350 miles north of Miami, is the county seat of Duval County, the most populous city proper in the state of Florida, its fourth-largest metropolitan region and is the largest city by area in the contiguous United States. There are more than 177,000 residents in the 5 miles surrounding this Goodyear property.



Property Summary



PROPERTY SUMMARY

TENANT OVERVIEW

FINANCIAL OVERVIEW

PROPERTY SUMMARY





CASSAT AVE. (15,900 VPD)



SAN JUAN AVE. (17,700 VPD)



BLANDING BLVD. (26,500 VPD)



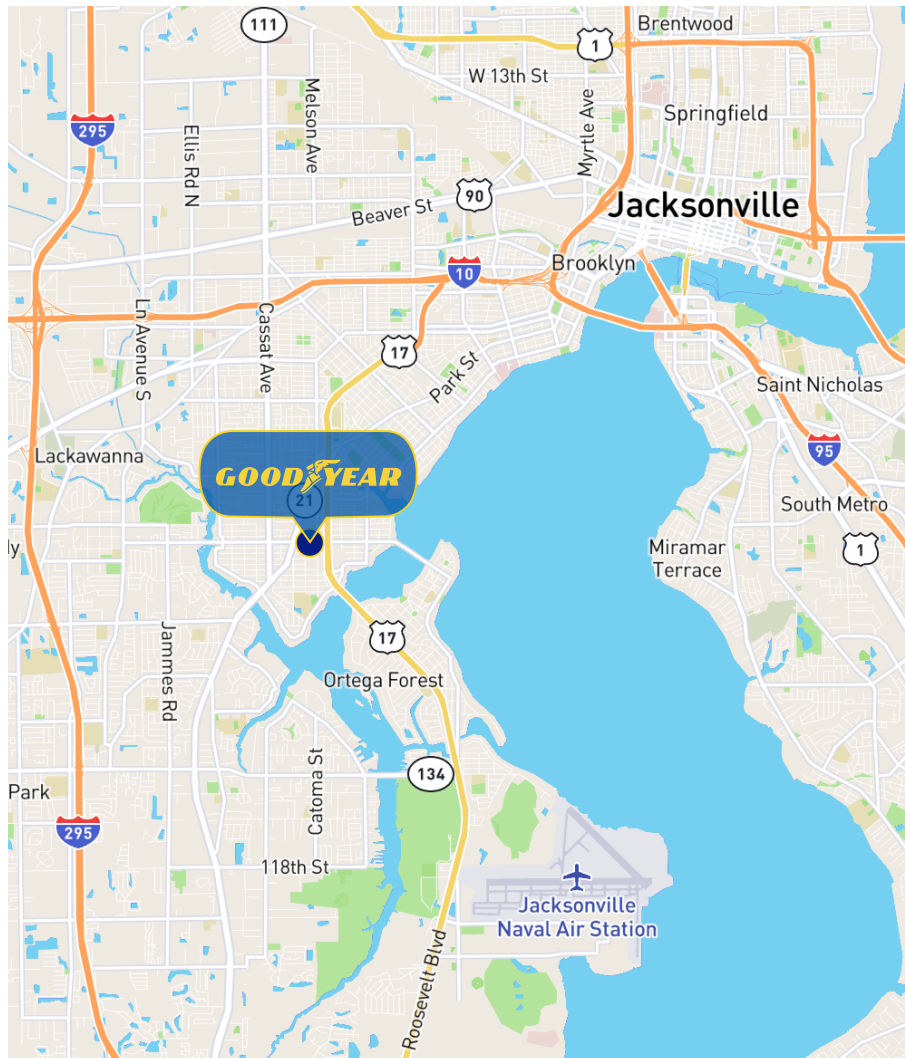
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ROOSEVELT BLVD. (45,000 VPD)

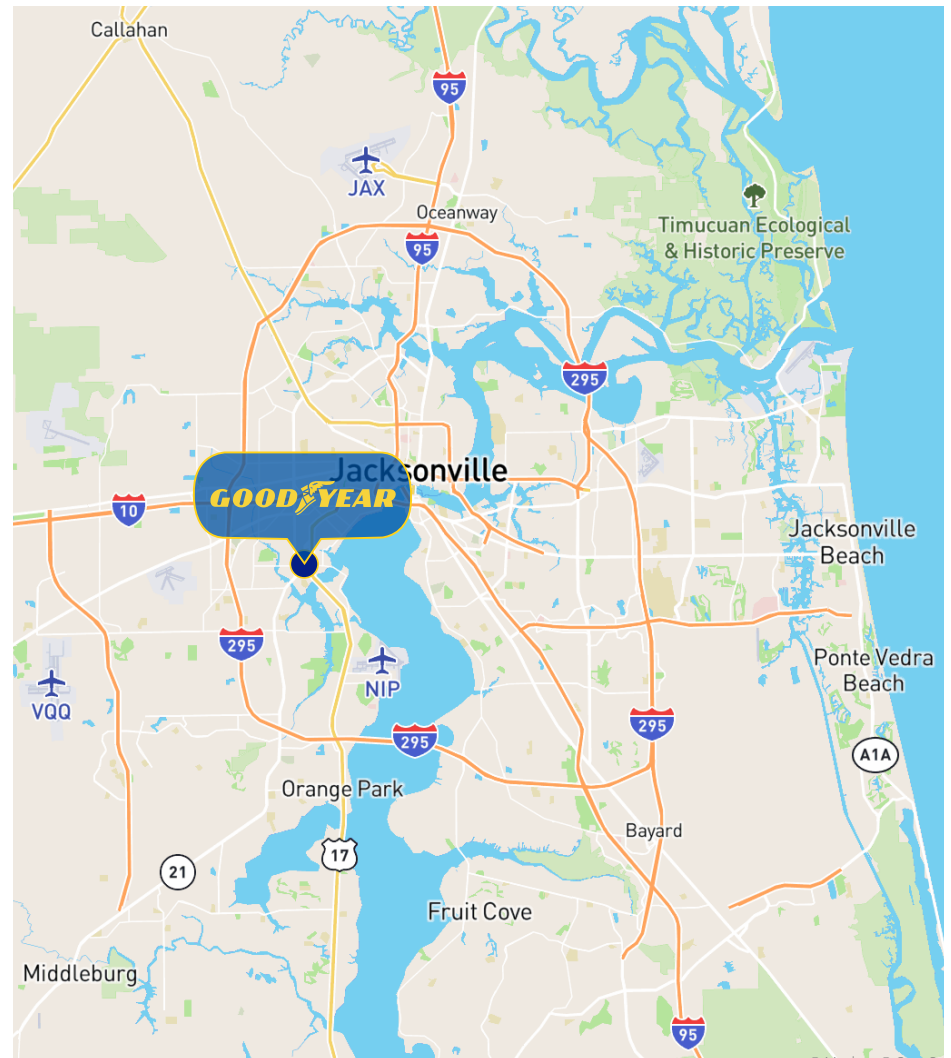


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LOCAL MAP



REGIONAL MAP



PROPERTY SUMMARY

This 6,848 square foot Goodyear property is well-located on 0.38 acres in a highly visible location with frontage and signage at the corner of San Juan Avenue (17,700 VPD) and Jersey Street, less than a 1/4 mile from San Juan Avenue's signalized intersection with Roosevelt Avenue/Highway 17 (45,000).

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WITHIN 5 MILES OF SUBJECT PROPERTY

TOTAL
POPULATION



177,684

HOUSEHOLD
INCOME



\$78,524

Average

DAYTIME
POPULATION



220,637

TOTAL
HOUSEHOLDS



72,814

TENANT OVERVIEW

FINANCIAL OVERVIEW

PROPERTY SUMMARY



GOODYEAR | JACKSONVILLE, FLORIDA

SUBJECT AREA DEMOGRAPHICS



POPULATION

	1 MILE	3 MILES	5 MILES
2022 POPULATION	9,036	76,487	177,684
2027 POPULATION (PROJECTED)	9,045	78,185	182,295
2020 POPULATION (CENSUS)	9,047	76,074	175,616

HISTORICAL ANNUAL GROWTH

2020-2022	-0.05%	0.24%	0.52%
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PROJECTED ANNUAL GROWTH

2022-2027	0.02%	0.44%	0.51%
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HOUSEHOLDS

	1 MILE	3 MILES	5 MILES
2022 HOUSEHOLDS	4,136	33,328	72,814
2027 HOUSEHOLDS (PROJECTED)	4,157	34,137	74,958
2020 HOUSEHOLDS (CENSUS)	3,929	30,484	65,051

HISTORICAL ANNUAL GROWTH

2020-2022	-0.06%	0.54%	0.69%
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PROJECTED ANNUAL GROWTH

2022-2027	0.10%	0.48%	0.58%
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HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
2022 AVERAGE	\$89,693	\$82,072	\$78,324
2022 MEDIAN	\$57,574	\$53,961	\$53,478

POPULATION BY RACE

	1 MILE	3 MILES	5 MILES
WHITE POPULATION	69.9%	55.1%	47.0%
AFRICAN AMERICAN POPULATION	15.6%	29.7%	36.4%
ASIAN POPULATION	2.0%	2.8%	3.4%
PACIFIC ISLANDER POPULATION	0.4%	0.4%	0.4%
AMERICAN INDIAN/ALASKA NATIVE	0.0%	0.1%	0.1%
OTHER RACE POPULATION	3.4%	3.6%	4.3%
TWO OR MORE RACES POPULATION	8.7%	8.4%	8.3%

HISPANIC ORIGIN

	1 MILE	3 MILES	5 MILES
HISPANIC: WHITE	20.5%	20.0%	18.9%
HISPANIC: BLACK OR AFRICAN AMERICAN	4.7%	7.4%	7.1%
HISPANIC: ASIAN	1.3%	1.5%	1.6%
HISPANIC: AMERICAN INDIAN/ALASKA NATIVE	0.5%	0.6%	0.7%
HISPANIC: PACIFIC ISLANDER	0.1%	0.1%	0.1%
HISPANIC: OTHER RACE	32.2%	32.3%	36.2%
HISPANIC: TWO OR MORE RACES	40.7%	38.2%	35.5%

2022 AGE BY GENDER

	1 MILE	3 MILES	5 MILES
MEDIAN AGE			
MALE/FEMALE	40.8/42.6	37.9/39.9	36.5/39.1

TRAFFIC COUNTS

SAN JUAN AVE.	BLANDING BLVD.	ROOSEVELT BLVD.
17,700	26,500	45,000

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CBRE

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