



## Tire Kingdom – NNN – St Petersburg, Florida

- Price: **\$2,364,515**
- Type: **Single Tenant - Free Standing**
- CAP Rate: **3.00%**
- Square Feet: **6,316 SF**
- Land: **0.49 AC**
- NOI: **\$70,922.48 / YR (10% Rent Increase Very Soon!)**
- Year Built: **1962**
- Annual Expenses: **0 (Zero) NNN – Tenant responsible for all expenses!!**
- Lease Term: **Until 06/30/2024**
- Rent Increase: **10% every Option**
- Extension: **Last 5 Year extension Option Left**
- Guarantor: **Lease is guaranteed by TBC Corporation. TBC Retail Group includes National Tire & Battery (NTB), Merchant's Tire and Auto Centers, and Big O Tire stores. Together, there are more than 1,200 locations in 41 states. They have been in business since 1956.**
- Location: **Coronet Lot! Strong household income growth and population migration.**
- Extra: **Very Good RENT INCREASE OPPORTUNITY: Current Rent only \$11.25 PSF. Area's retail rent varies \$20-\$35 PSF. Great opportunity to increase rent when contract ends!!**

