



OFFERING MEMORANDUM

# FIRESTONE

**EASLEY (GREENVILLE MSA), SC**

Marcus & Millichap  
TAYLOR MCMINN  
RETAIL GROUP

REPRESENTATIVE

# OFFERING SUMMARY

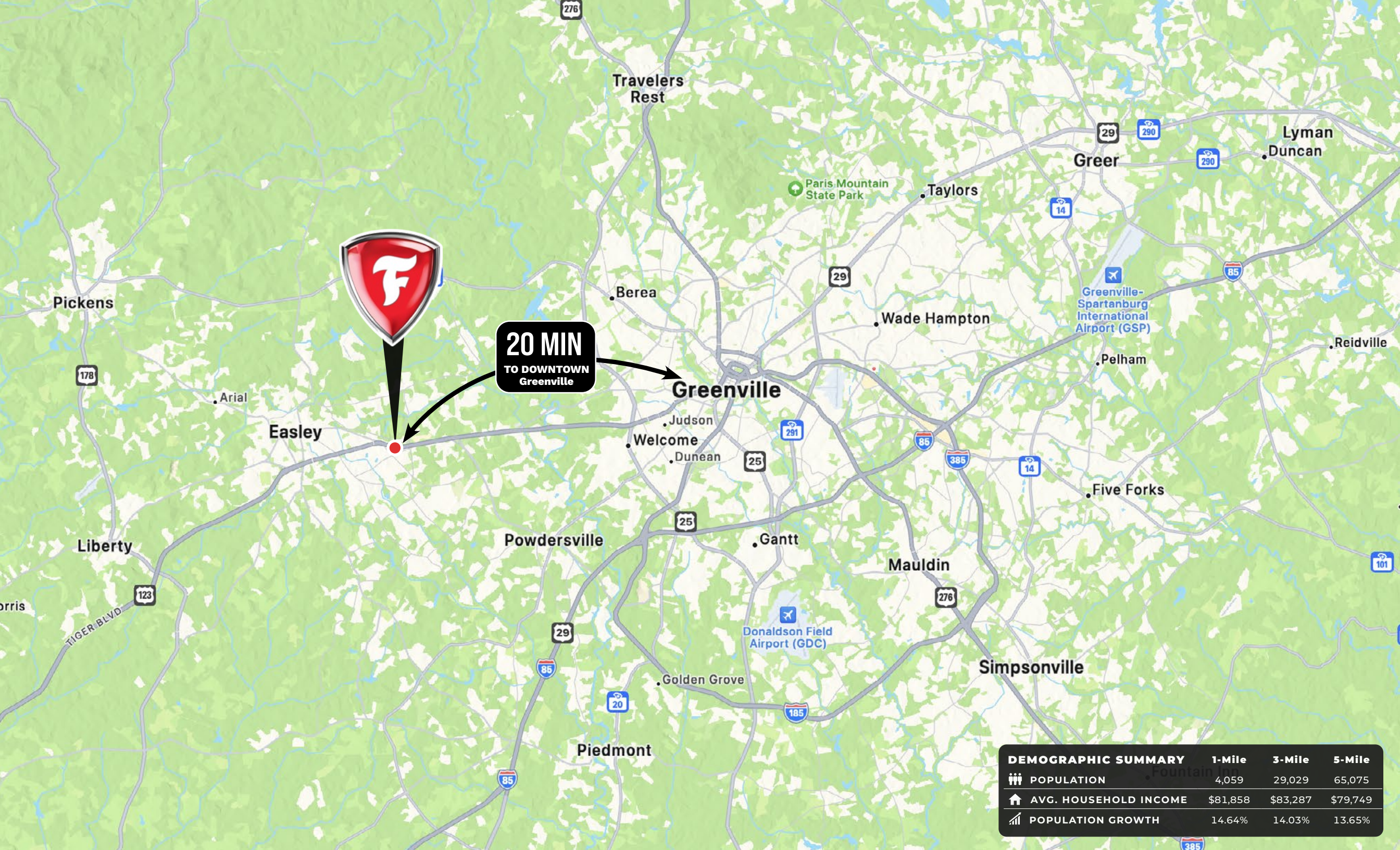


5134 CALHOUN MEMORIAL HWY, EASLEY (GREENVILLE MSA), SC 29640




THE OFFERING	
\$5,098,000	5.00%
PRICE	CAP
NOI	\$254,875
RENTABLE SQ FT.	5,798
YEAR BUILT	2025
LOT SIZE (AC)	0.99
TENANT TRADE NAME	Firestone
LEASE GUARANTOR	Corporate
LEASE TYPE	NNN
ROOF & STRUCTURE	Tenant
LEASE TERM	15 years
RENT COMMENCEMENT DATE	February 2025
LEASE EXPIRATION DATE	February 2040
TERM REMAINING ON LEASE	15 Years
RENT INCREASES	5% every 5 years in the initial term and options
OPTIONS	Five, 5-year options
TENANT RESPONSIBILITIES	Taxes, Insurance, Parking Lot, Roof and Structure
LANDLORD RESPONSIBILITIES	100% No Landlord Responsibilities

RENT SCHEDULE		
BASE RENT	NOI	RETURN
YEAR 1 - 5	\$254,875	5.00%
YEAR 6 - 10	\$267,619	5.25%
YEAR 11 - 15	\$281,000	5.51%
OPTION RENT	NOI	RETURN
YEARS 16-20 (OPTION 1)	\$295,050	5.79%
YEARS 21-25 (OPTION 2)	\$309,802	6.08%
YEARS 26-30 (OPTION 3)	\$325,292	6.38%
YEARS 31-35 (OPTION 4)	\$341,557	6.70%
YEARS 36-40 (OPTION 5)	\$358,635	7.03%





**20 MIN**  
TO DOWNTOWN  
Greenville

DEMOGRAPHIC SUMMARY		1-Mile	3-Mile	5-Mile
	POPULATION	4,059	29,029	65,075
	AVG. HOUSEHOLD INCOME	\$81,858	\$83,287	\$79,749
	POPULATION GROWTH	14.64%	14.03%	13.65%



# INVESTMENT HIGHLIGHTS

## **GREENVILLE, SC | TOP 25 FASTEST GROWING CITIES IN THE COUNTRY**

- Easley is located 8 miles west of Greenville, SC and is a part of the MSA.
- Greenville, SC is the county seat of the Greenville-Anderson-Greer MSA and ranked in the Top 25 fastest-growing cities in the U.S with a population of 72,310.
- Greenville's population has grown by 25% over the last 10 years due to the city's quality of life, low crime, job growth, and strong economy.
- This city has a strong economic environment with the largest BMW manufacturer being located here as well as being the North American headquarters for Michelin, Synnex, United Community Bank, AVX Corporation, NCEES, Ameco, Southern Tide, and more.
- There are multiple colleges and universities located in Greenville including ECPI University (10,000 Students), Furman University (2,500 Students), Bob Jones University (3,500 Students), and more.

## **EASLEY, SC | GREENVILLE SUBURB WITH 20% POPULATION GROWTH**

- Easley is located 8 miles west of Greenville, SC and is a part of the MSA.
- Since 2020, Easley's population growth has increased by 19.4% with an average household income of \$98,750.
- There are currently over 50 new development projects under way in Easley including residential, industrial, and retail projects.

## **NEAR 600 ACRE NEW DEVELOPMENT INDUSTRIAL PARK**

- A 600 acre industrial park is under construction 3 miles from this Firestone and will offer 4 million square feet of space primarily for warehouses and distribution.
- This \$100 million industrial park broke ground in June 2024 and is projected to bring over 1,000 jobs to the county.

## **PRIMARY RETAIL CORRIDOR IN EASLEY, SC (39,500 VPD)**

- The subject property is located in the primary retail corridor in Easley, SC on Highway 123 (39,500 VPD) with over 4 million square feet of retail within 1 mile of this Firestone.
- Firestone is adjacent to a 263,490 SF shopping center including a Walmart Supercenter that ranks in the top 7% of all Walmarts in the country supporting over 3.4M customers per year. (placer.ai)
- Positioned across from a Chick-fil-A that ranks in the top 1% of all Chick-fil-As in the country and South Carolina. The store supports nearly 1 million customers annually. (placer.ai)
- Other national tenants in the corridor include Publix, Lowe's Home Improvement, Home Depot, Sams Club, and more

## **"A" RATED INVESTMENT GRADE TENANT (BRIDGESTONE RETAIL OPERATIONS, LLC)**

- The lease is guaranteed by Bridgestone, the parent company of Firestone, which is the world's largest manufacturer of tire and rubber products.
- Bridgestone/Firestone has an investment grade credit rating of "A" by S&P, giving it the highest credit rating in the auto-service sector.
- Founded in 1900 Firestone is a wholly owned subsidiary of the Bridgestone Retail Operations, LLC, which has four retail brands and over 2,200 locations nationwide.
- In 2023, Bridgestone (NYSE: BRDCY) had revenue in excess of \$28.7 billion and ranked #250 on the Fortune 500 list.

## **15 YEAR NNN LEASE WITH INCREASES CORPORATELY GUARANTEED BY BRIDGESTONE**

- This new 5,798 SF Firestone sits on 1 acre and has 7 service bays.
- Subject property has a 15 Year NNN lease corporately guaranteed by Bridgestone Retail Operations, LL
- The lease is absolute NNN, and the tenant is responsible for taxes, insurance, parking lot, roof, and structure.
- There are attractive 5% rental increases every 5 years during the initial lease and each of the five, 5-year option periods.
- This store is scheduled to deliver in January 2025.

# TENANT SUMMARY

FORTUNE  
500



REPRESENTATIVE



**"A" RATED**  
INVESTMENT  
GRADE TENANT

**2,200**  
LOCATIONS  
NATIONWIDE

**\$31.6 BILLION**  
IN YEARLY  
REVENUE

**PUBLICLY TRADED**  
NYSE · BRDCY

**NASHVILLE**  
HEADQUARTERS

**143,600**  
EMPLOYEES

**Firestone** Tire and Rubber Company is an American tire company founded by Harvey Firestone in 1900. Bridgestone was founded in 1931 in Japan and became Japan's largest tire manufacturer. In 1988 Bridgestone acquired Firestone to transform into the world's largest tire and rubber company with 2,200 locations, 143,600 employees and \$31.6 Billion in Revenue. The operations in the Americas were renamed Bridgestone/Firestone, Inc and Bridgestone Retail Operations, LLC, comprises the entire U.S. retail division of Bridgestone/Firestone. Bridgestone is the ultimate parent company of the tenant. Bridgestone (NYSE: BRDCY) is ranked #365 on the Fortune 500 list and has an A credit rating with S&P and A2 with Moody's.

**Firestone**  
since 1926 **COMPLETE AUTO CARE**  
[www.firestone.com](http://www.firestone.com)

  
**BRIDGESTONE**  
[www.bridgestone.com](http://www.bridgestone.com)





THE CITY OF  
**EASLEY**  
SOUTH CAROLINA

Marshall's PETSMART  
**KOHL'S SALLY**  
SEPHORA BEAUTY

Academy Hallmark  
**BOOT BARN bealls**  
OUTLET

crumbl LONGHORN Panera GNC  
Jersey Mike's MOE's MATTRESS FIRM AT&T

ALDI Starbucks QT NISSAN  
Freddy's QuikTrip Ford verizon

**RIDGE AT PERRY BEND**  
Apartments

**AUSTON WOODS**  
Apartments

TOP 7% IN U.S.  
3.4 M VISITS/YR  
**Walmart**

**sam's club**

**TSC TRACTOR SUPPLY CO.**

**NEW DEVELOPMENT**  
600-ACRE INDUSTRIAL PARK  
\$100M INVESTMENT

**ROCK SPRINGS**  
BAPTIST CHURCH

**BAYMONT**  
BY WYNDHAM

**PREMIERE CINEMAS**

**Allstate R&B**

**Republic FINANCE** **ROCHESTER BOOK & BIBLE**

**Applebee's**

**Advanced Family Dentistry**

**AMS**

**THE BLOOD CONNECTION**  
Your Community Blood Center

**GOODWILL**

**ExtraSpace Storage**



**POPeYes**  
LOUISIANA KITCHEN

**COOK OUT**

**SMOOTHIE KING**

**123 39,500 VPD**

**ingles**

**Hamrick's**

**Bargain Hunt**

**OLLIE'S Bargain OUTLET**



-THE CITY OF-  
**EASLEY**  
SOUTH CAROLINA

**Publix**

**CVS**  
pharmacy

**ingles**

**Walgreens**  
**DUNKIN'**

THE CAROLINA  
**MOON**

**afc** american family care  
URGENT CARE

**Arby's**

**PAPA JOHN'S**

**SMOOTHIE KING**

**COOK OUT**

**POPEYES**  
LOUISIANA KITCHEN



**THE BLOOD CONNECTION**  
Your Community Blood Center

**Walmart**

**sam's club**

**TSC TRACTOR SUPPLY CO**

**Marshall's**

**PET SMART**

**Academy**  
SPORTS+OUTDOORS

**KOHL'S**

**SALLY BEAUTY**

**BOOT BARN**

**bealls**  
OUTLET

**Hallmark**

**AUSTON WOODS**  
Apartments

**ExtraSpace**  
Storage

**AMS**  
RAPID WEIGHT LOSS CENTER

**Chick-fil-A**  
TOP 1% IN THE COUNTRY

**EASLEY VILLAGE SHOPPING CENTER**

**2.2M VISITS/YR**

**OLLIE'S**  
GOOD STUFF CHEAP

**Bargain Hunt**

**Great Clips**

**H&R BLOCK**

**st Franklin Financial**  
Serving Our Neighbors Since 1967

**Hamrick's**

**TACO BELL**

**123 39,500 VPD**



-THE CITY OF-  
**EASLEY**  
SOUTH CAROLINA

**EAST MAIN**  
FURNITURE COMPANY

**C&S**  
Appliances

**Multi**aqua™  
MANUFACTURER

**SMART**  
STORAGE  
Climate Controlled Self-Storage

**ACE** Hardware  
**SHERWIN WILLIAMS**  
**Starbucks**  
**Wendy's**  
**Papa John's**  
**TRUIST**  
**FIREHOUSE SUBS**  
**SONIC**

**LOWE'S**

**Walgreens**  
**DUNKIN'**  
THE CAROLINA MOON

**crumbl** cookies  
**LONGHORN** STEAKHOUSE  
**Panera** BREAD™  
**GNC**  
**Jersey Mike's**  
**MOE'S** SOUTHWEST GRILL  
**MATTRESS FIRM**  
**AT&T**

**WORKOUT ANYTIME**  
**Bojangles**  
**First Citizens Bank**  
**Park** NATIONAL BANK

**Lakes And Bridges**  
Charter School  
199 students

**Calhoun Memorial Hwy**  
36,400 VPD

**Main St**  
13,300 VPD

**Arby's**  
**SMOOTHIE KING**  
**POPEYES**  
**PAPA JOHN'S**  
**COOK OUT**

**Marshall's**  
**KOHL'S**  
**PET SMART**  
**SEPHORA BEAUTY**

**Academy** SPORTS+OUTDOORS  
**Hallmark**  
**BOOT BARN**  
**bealls** OUTLET

**Walmart**

**sam's club**

**TSC** TRACTOR SUPPLY CO

**THE HOME DEPOT**

**Publix**

**Badcock** HOME FURNITURE  
**home** FURNITURE  
**SUBWAY**  
**ZAXBY'S**  
**TOYOTA**  
**QUALITY INN & SUITES**  
**TIDEWATER CARS**

**CVS** pharmacy

**ingles**

**goodwill**

**123** 39,500 VPD

**TOWN N' COUNTRY SHOPPING CENTER**  
1.8M VISITS/YR

**belk**  
**HomeGoods**  
**STAPLES**  
**Advance Auto Parts**  
**HOBBY LOBBY**  
**ULTA** BEAUTY  
**five** BELOW  
**PET SUPPLIES PLUS**  
**ups**  
**AMERICA'S BEST** CONTACTS & EYEGLASSES  
**Bank of America**

**EASLEY VILLAGE SHOPPING CENTER**  
2.2M VISITS/YR

**OLLIE'S** GOOD STUFF CLIPPERS  
**Bargain Hunt**  
**Great Clips**  
**H&R BLOCK**  
**1st Franklin Financial**  
**Chick-fil-A**  
**TACO BELL**

**PREMIERE CINEMAS**  
**Applebee's**  
**BAYMONT** BY WYNDHAM  
**TD Bank**

**Starbucks**  
**QT** QuikTrip  
**Freddy's** FROZEN CUSTARD & STEAKBURGERS™  
**verizon**

**ALDI**

**MITSUBISHI MOTORS**  
**NISSAN**  
**Ford**

**Forest Acres ES**  
710 students

**AUTOMOBILE PLANT**

- CONTRIBUTES \$16.6 B ANNUALLY TO SOUTH CAROLINA'S ECONOMY
- SUPPORTS 30,777 JOBS IN THE STATE
- BMW-RELATED ACTIVITIES GENERATE \$1.8 BILLION IN LABOR INCOME
- TOTAL ECONOMY IMPACT IS \$2.8 B

Greenville-Spartanburg International Airport

85 120,200 VPD

**TARGET** **Academy** **TRADER JOE'S**

**THE HOME DEPOT** **COSTCO WHOLESALE** **Ashley HOMESTORE** **OLD NAVY** **BED BATH & BEYOND**

**ROOMS TO GO** **DXL** **AT&T** **AMERICAN FREIGHT**

**BOB JONES UNIVERSITY**  
EST. 1927  
3,095 STUDENTS

**Greenville Tech Foundation**  
11,380 STUDENTS

**greenville ZOO**

**UNIVERSITY OF SOUTH CAROLINA**  
School of Medicine Greenville  
52,000 STUDENTS

**Walmart** **sam's club** **KOHL'S**

**LOWE'S** **DICK'S SPORTING GOODS** **five BELOW** **ROSS** **BEST BUY**

**STAPLES** **PET SMART** **Marshall's** **Durlington**

**DOLLAR TREE** **Bath & Body Works** **HOBBY LOBBY** **THE FRESH MARKET** **WHOLE FOODS MARKET**

**NEW DEVELOPMENT**  
600-ACRE INDUSTRIAL PARK  
\$100M INVESTMENT

**CORPORATE HEADQUARTERS**

**HUBBELL** **HUBBELL Lighting** **percept:IS** **BMW** **MICHELIN**

Donaldson Field Airport at SCTAC

**MICHELIN**  
MANUFACTURER

**Walmart** **Advance Auto Parts** **Aaron's**

**ALDI** **dd's DISCOUNTS** **DG** **Planet Fitness** **DOLLAR TREE**

**SHOE DEPT. ENCORE** **ZAXBY'S** **KFC** **TACO BELL**

**Walmart** **sam's club** **TRACTOR SUPPLY CO.**

**Marshall's** **PET SMART** **Academy**

**KOHL'S** **SALLY BEAUTY** **BOOT BARN** **bealls OUTLET** **Hallmark**

**LOWE'S** **ACE Hardware** **SHERWIN WILLIAMS**

**Walgreens** **TRUIST** **FIREHOUSE SUBS**

**Starbucks** **Wendy's** **Domino's** **SONIC**

**THE CITY OF EASLEY**  
SOUTH CAROLINA

123 39,500 VPD

**ALDI** **Starbucks** **Applebee's**

**Freddy's STEAKBURGERS** **NISSAN** **MITSUBISHI MOTORS**

**BAYMONT BY WYNDHAM** **TD Bank** **Ford**

**THE HOME DEPOT** **Publix** **ingles**

**HomeGoods** **STAPLES**

**belk** **HOBBY LOBBY** **ULTA BEAUTY** **five BELOW**

**Badcock HOME FURNITURE & more** **FARMERS home FURNITURE** **CVS pharmacy** **Chick-fil-A**

**Walmart** **ingles**

**ALDI** **CVS pharmacy** **Auto Zone** **DG**

**Chick-fil-A** **Wendy's** **ZAXBY'S** **TACO BELL**

**Greenville, SC**

**Rolling Green Golf Course**

**Main St**  
13,300 VPD

# GREENVILLE

Easley is located in the driving Greenville MSA, a diverse economy with robust sectors in automotive, aerospace, and advanced manufacturing, drawing major companies like BMW and Michelin. Recently, the Greenville-Pickens Speedway located in Easley is being repurposed as a \$100M business park development. The city's focus on education and innovation is showcased by area institutions such as Clemson University and the International Center for Automotive Research. The presence of industry leaders like BMW, Michelin, and GE has solidified Greenville as a vital center for industrial growth and innovation. The region's well-developed infrastructure, skilled workforce, and pro-business environment attract both domestic and international investments. Additionally, Greenville's strategic location along the I-85 corridor strengthens logistical connections, further enhancing economic expansion. Initiatives in education and research, led by Clemson University and the International Center for Automotive Research, foster ongoing innovation and workforce development, making Greenville a dynamic economic powerhouse.

**568,000**  
RESIDENTS  
MSA  
POPULATION

**\$9.67B**  
MSA  
GROSS  
DOMESTIC  
PRODUCT

**25%**  
GROWTH  
GREENVILLE  
POP. GROWTH IN  
LAST YEARS

**\$1.7B**  
INVESTMENT  
BMW  
INVESTMENT  
TO AREA

**16,000**  
STUDENTS  
THREE MAJOR  
UNIVERSITIES  
IN GREENVILLE

**\$100M**  
DEVELOPMENT  
NEW BUSINESS  
PARK IN EASLEY  
GREENVILLE MSA

## CORPORATE PRESENCE



**tc** • TRANSCONTINENTAL



**KOHLER**

**UnivarSolutions**

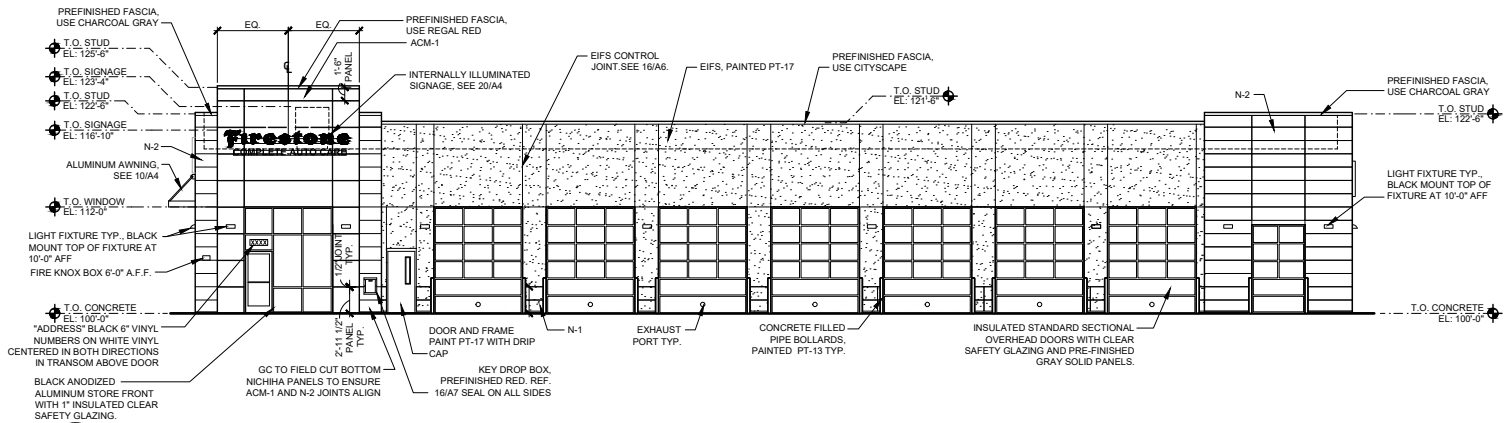
**amazon**



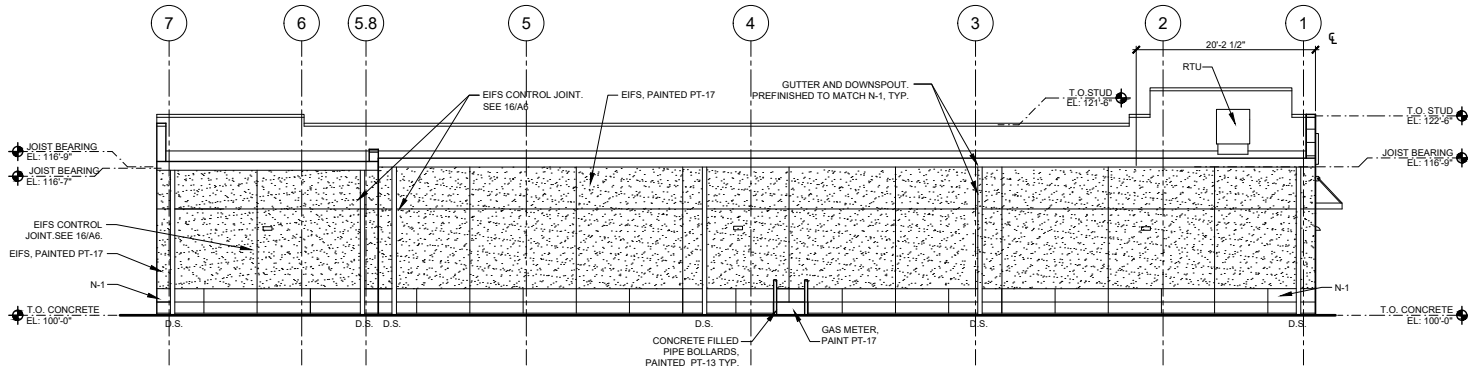
SITE PLAN



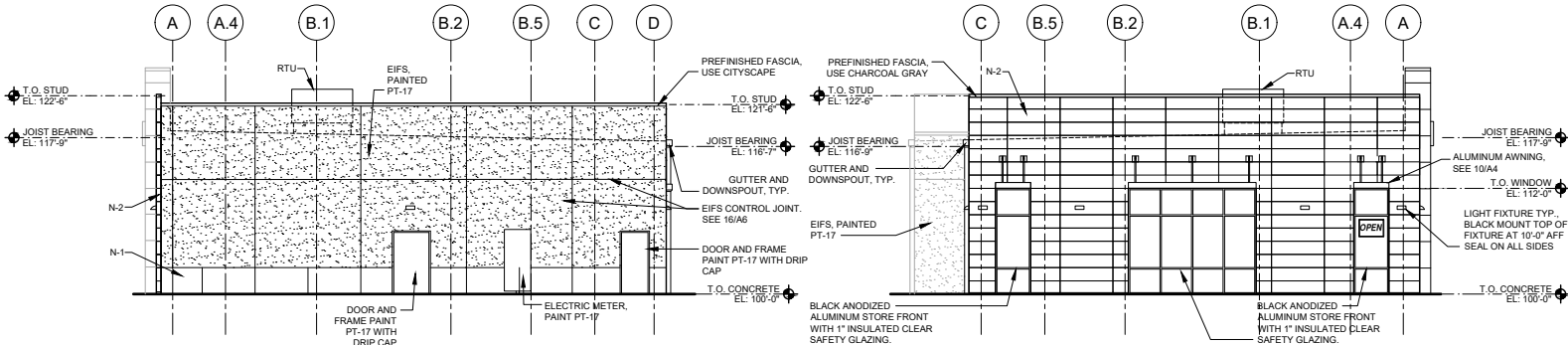
ELEVATIONS



1 (EAST) ELEVATION  
A4 SCALE: 1/8"=1'-0"



6 (WEST) ELEVATION  
A4 SCALE: 1/8"=1'-0"



11 (NORTH) ELEVATION  
A4 SCALE: 1/8"=1'-0"

16 (SOUTH) ELEVATION  
A4 SCALE: 1/8"=1'-0"

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ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.**

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**Marcus & Millichap**  
TAYLOR MCMINN  
RETAIL GROUP

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**Marcus & Millichap**  
**TAYLOR MCMINN**  
**RETAIL GROUP**

Dated:

Don McMinn  
Marcus & Millichap  
1100 Abernathy Road, NE, Suite 600  
Atlanta, GA 30328

Phone: (678) 808-2762  
Fax: (815) 550-1286  
don.mcminn@marcusmillichap.com

**Re: 5134 Calhoun Memorial Hwy – Easley, SC 29640 (Firestone)**

Dear:

Please accept this offer to purchase the above referenced Property. This letter expresses Purchaser's interest in purchasing the Property under the following terms and conditions:

**Purchaser** \_\_\_\_\_

**Purchaser's  
Address** \_\_\_\_\_

**Purchaser's  
Phone/Fax** \_\_\_\_\_

**Purchaser's  
Email Address** \_\_\_\_\_

**Offer Price** \_\_\_\_\_

**Earnest Money** \$75,000 earnest money deposit due within forty-eight (48) hours of the Effective Date of the Contract with an additional \$75,000 deposited at the expiration of the Inspection Period (\$150,000 Total). The Earnest Money shall become non-refundable barring any other listed contingencies at the expiration of the Inspection Period.

**Inspection Period** 21 Calendar Days from the Effective Date, which shall mean the date on which the latter of the parties executes a Contract. All available Due Diligence Documents ("Documents") will be forwarded immediately upon the Effective Date of the Contract.

Purchaser's Initials \_\_\_\_\_ Seller's Initials \_\_\_\_\_

**Financing Period**  
(Please Check One)

☐ **All Cash** (No Financing Period)

☐ **Financing:** Purchaser shall have ten (10) days from the Effective Date of the Contract to apply for and obtain a financing commitment. In addition, Purchaser shall have 30 days from the effective date of the contract to complete loan processing. Purchaser shall use its best efforts to secure and obtain a new first mortgage loan in the amount of \$\_\_\_\_\_ on terms which are acceptable to Purchaser.

**Closing Date**

Within 10 Calendar Days after rent commencement and receipt of tenant estoppel.

**Closing Costs**

Seller shall pay for the transfer tax. Buyer shall pay for Title. Purchaser and Seller shall each bear its own attorneys expenses. All other Closing Costs shall be split 50-50 between Buyer and Seller.

**Property Condition**

Property is being sold "AS IS" with Seller making representations or warranties concerning the property.

**Contract within  
10 days:**

Within Ten (10) Calendar Days of the Effective Date of this Letter of Intent, Purchaser and Seller shall enter into a binding Contract (the "Contract"). Seller will Draft the Contract and Failure to reach an agreement will allow the Seller to consider this agreement void and accept offers from other parties.

**Broker Commission**

Purchaser acknowledges that Purchaser has employed \_\_\_\_\_, ("Purchaser's Brokers") to represent them in this transaction. Any commissions due the Purchaser's broker (if applicable) shall be paid by the Seller directly.

**1031 Exchange**

Purchaser ☐ is / ☐ is not (check one) completing an IRS 1031 Tax Deferred Exchange, to which the Seller agrees to cooperate providing there is no cost or expense to Seller. Purchaser has \$\_\_\_\_\_ in an exchange account from a transaction which closed escrow on \_\_\_\_\_. Purchaser will provide Seller, upon request, proof of such funds.

**Confidentiality**

Purchaser and Purchaser's agents and representatives hereby covenant with Seller that Purchaser and Purchaser's agents and representatives shall not, without the prior written consent of Seller (which consent may be withheld in Seller's sole and absolute discretion), disclose to any other person (other than Purchaser's accountants and attorneys) or entity by any means whatsoever: (i) any information pertaining to the Documents; (ii) any information

Purchaser's Initials \_\_\_\_\_ Seller's Initials \_\_\_\_\_

pertaining to the Contract; or (iii) any information or documentation (written or oral) provided by Seller or Seller's agents and representatives concerning Seller, Seller's business, Tenant, Tenant's business or the Property.

This Letter of Intent is contingent upon the prospective Purchaser's willingness to execute Seller's standard Purchase Agreement as well as review and approval of the details of the transaction proposed above by the appropriate principal parties of the Seller.

It is understood and agreed that the foregoing constitutes a *Letter of Intent* setting forth the major business points from our discussions. It is further understood that neither party intends to create any contractual rights or obligations as a result of entering into this *Letter of Intent*. No binding agreement or rights or obligations shall arise as the result of executing this letter or with respect to the proposed transactions, unless and until we execute definitive documentation incorporating the above provisions and other appropriate terms.

If the foregoing accurately reflects our discussions, please acknowledge same by returning a signed copy of this letter. Execution of this Letter of Intent by the undersigned agent in no way binds or obligates the Seller or any of its principals.

**Agreed and Accepted | Purchaser**

By: \_\_\_\_\_

Printed: \_\_\_\_\_

Dated: \_\_\_\_\_

**Agreed and Accepted | Seller**

By: \_\_\_\_\_

Printed: \_\_\_\_\_

Dated: \_\_\_\_\_

Purchaser's Initials \_\_\_\_\_ Seller's Initials \_\_\_\_\_