



Firestone

6015 TN-100 | Nashville, TN 37205

Firestone

EXCLUSIVELY LISTED BY:

HUTT COOKE

Market Leader & Broker of Record

+1 (615) 667-0097

hutt.cooke@matthews.com

License No. 356505 (TN)

License No. 263667 (TN)

CLAY SMITH

FVP & Director

+1 (615) 412-1630

clay.smith@matthews.com

License No. 361676 (TN)

MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES



Firestone

TABLE OF CONTENTS

4

EXECUTIVE OVERVIEW

6

FINANCIAL OVERVIEW

8

TENANT OVERVIEW

11

MARKET OVERVIEW

6015 TN-100 | Nashville, TN 37205

OFFERING MEMORANDUM

EXECUTIVE OVERVIEW

INVESTMENT HIGHLIGHTS

- » **Nashville's Wealthiest Area:** The property is surrounded by the Belle Meade neighborhood which has an average household income of \$487,000.
- » **Low Trade Velocity Market:** This retail corridor has seen very few sales in the last several decades and boasts 0% vacancy in the market.
- » **Prime Tenant:** Firestone Complete Auto Care, a recognized and established brand with over 95 years of operation and a strong nationwide presence of approximately 1,700 locations.
- » **Location:** The property is strategically located at 6015 TN-100, Nashville, TN, in a thriving city known as a center for the music, healthcare, and hospitality industries. Nashville has experienced significant population growth and economic development.
- » **Nashville Market Strength**
 - Nashville is ranked as the #2 hottest job market and #3 hottest housing market in the U.S.
 - Nashville's gross metro product is \$126.5 billion, with major contributions from healthcare, tourism, and education.
 - Recognized as a "southern boomtown" with a net population increase of 100 people per day.
- » **Tenant Commitment:** Firestone provides a wide range of auto care services backed by a nationwide warranty, ensuring customer retention and operational stability.
- » **High-Traffic Location:** The property benefits from excellent visibility and is located in a high-traffic area, ensuring consistent customer engagement.
- » **Modern Facility:** Built in 1999 with a Gross Leasable Area (GLA) of approximately ±5,500 SF, ensuring a well-maintained and functional retail space.





FINANCIAL OVERVIEW



\$5,913,978
LIST PRICE



\$275,000
NOI



4.65%
CAP RATE

BUILDING INFO

Address	6015 Hwy. 100, Nashville, TN 37205
GLA	±5,796 SF
Lot Size	±0.54 AC
Year Built	1999

FINANCING INQUIRIES

For financing options reach out to:

Corey Russell
corey.russell@matthews.com
(972) 636-5280

TENANT SUMMARY

Tenant Trade Name	Bridgestone Retail Operations, LLC
Type of Ownership	Fee Simple
Lease Guarantor	Corporate
Lease Type	Absolute NNN
Roof and Structure	Tenant Responsibility
Original Lease Term	10 Years
Lease Commencement Date	1/31/2025
Rent Commencement Date	1/31/2025
Lease Expiration Date	2/28/2035
Term Remaining on Lease	±10 Years
Increase	5% Increase Every 5 Years
Options	Four, 5-Year Options

ANNUALIZED OPERATING DATA

Date	Rent PSF	Monthly Rent	Annual Rent	Increases	Cap Rate
Year 1 - 5	\$47.45	\$22,916.67	\$275,000.00	-	4.65%
Year 6 - 10	\$49.82	\$24,062.50	\$288,750.00	5.00%	4.88%
Option 1: Year 11 - 15	\$52.31	\$25,265.63	\$303,187.50	5.00%	5.13%
Option 2: Year 16 - 20	\$54.93	\$26,528.91	\$318,346.88	5.00%	5.38%
Option 3: Year 21 - 25	\$57.67	\$27,855.35	\$334,264.22	5.00%	5.65%
Option 4: Year 26 - 30	\$60.56	\$29,248.12	\$350,977.43	5.00%	5.93%

TENANT OVERVIEW



COMPANY NAME

Firestone Complete Auto Care

HEADQUARTERS

Nashville, Tennessee

LOCATIONS

1,700+

INDUSTRY

Automotive

EMPLOYEES

24,100+

WEBSITE

firestonecompleteautocare.com

Firestone

Firestone Complete Auto Care offers a comprehensive range of vehicle maintenance and repair services to ensure your car performs at its best. From routine oil changes, tire rotations, and brake inspections to more complex services like engine diagnostics, alignment adjustments, and battery replacements, Firestone is equipped to handle all your automotive needs. With certified technicians, state-of-the-art equipment, and a commitment to customer satisfaction, Firestone provides reliable and professional service. They also offer tire sales and installation, as well as maintenance packages tailored to extend the life of your vehicle. Whether you're seeking preventative care or urgent repairs, Firestone Complete Auto Care delivers dependable solutions to keep you on the road with confidence.

TIRE SERVICES

ROUTINE MAINTENANCE

BRAKE SERVICES

ENGINE AND DRIVETRAIN SERVICES


HEATING AND COOLING

SUSPENSION AND STEERING



FIRESTONE | 8



 **HARDING ACADEMY**
515 STUDENTS

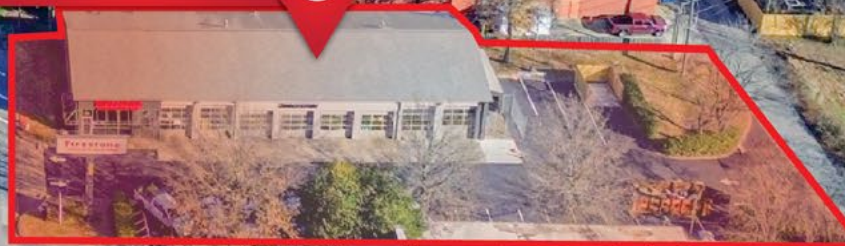


Be-Bo's
Salon and Boutique
615-645-9674



Something Special

SUBJECT PROPERTY



HARDING PIKE

HWY 70 S ± 17,700 VPD

HWY 100 ± 13,300 VPD



WEST MEADE WINE AND LIQUOR





WESTGATE SHOPPING CENTER

magpies CAVA

Hallmark

NASHVILLE YOGA CO

SAM'S PLACE

WUNDABAR

BY AMY JORDAN



BELLE MEADE NEIGHBORHOOD
981 HOMES

SUBJECT PROPERTY

HWY 100 ± 13,300 VPD



HWY 70 S ± 17,700 VPD



MARKET OVERVIEW

NASHVILLE AT-A-GLANCE

With a population of over 693,000 residents in the city, Nashville is the most populated city in Tennessee. A major center for the music industry, especially country music, Nashville is commonly known as “Music City.” It is also home to numerous colleges and universities, including Vanderbilt University, Belmont University, Fisk University, and Middle Tennessee State University. It has been stated by the US Census Bureau that Nashville “adds an average of 100 people a day to its net population increase”. Currently, over 40,000 businesses are prospering in Nashville. According to Forbes, Nashville has a gross metro product of \$126.5 billion with tourism, education, and health care as its major industries. Although Nashville is renowned as a music recording center and tourist destination, its largest industry is health care. Over 16 publicly traded health care companies are headquartered in Nashville.

The city is also home to more than 500 healthcare companies, including Hospital Corporation of America (HCA), the world’s largest private operator of hospitals and a Fortune 500 company with a total of 235,000 employees. The Nashville health care industry contributes an overall economic benefit of \$46.7 billion and more than 270,000 jobs to the local economy annually. Globally, Nashville’s health care industry generates more than \$92 billion in revenue and more than 570,000 jobs. In addition, Nashville is home to almost 400 professional service firms (e.g., accounting, architecture, finance, legal) that provide expertise in the health care industry. (healthcarecouncil.com)

POPULATION	1-MILE	3-MILE	5-MILE
2024 Population	4,250	40,394	135,654
2029 Population Projection	4,304	40,584	137,536
2020 Census	4,448	41,091	136,521
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2024 Households	1,641	18,662	62,172
2029 Households Projection	1,614	18,719	63,065
2020 Census	1,706	19,036	62,547
INCOME	1-MILE	3-MILE	5-MILE
Average Household Income	\$259,907	\$175,991	\$153,251



±693,000
COMBINED POPULATION



BELLE MEADE - NASHVILLE, TN

Belle Meade, Tennessee, is an affluent and historic area located southwest of downtown Nashville. Known for its picturesque tree-lined streets and grand estates, Belle Meade has a rich heritage rooted in the antebellum South. The community takes its name from the iconic Belle Meade Plantation, a historic mansion and thoroughbred horse farm that now serves as a museum and cultural landmark. With its well-manicured landscapes, exclusive residential neighborhoods, and proximity to

amenities like Percy Warner Park, Belle Meade offers a serene suburban lifestyle while maintaining convenient access to Nashville's vibrant cultural and entertainment scene. The area is renowned for its strong sense of community, excellent schools, and a commitment to preserving its historic charm, making it a sought-after destination for families and professionals alike.

ECONOMY

In recent times Nashville has been described as a “southern boomtown” by numerous publications, with it having the third fastest growing economy in the United States as of 2019. It has been stated by the US Census Bureau that Nashville “adds an average of 100 people a day to its net population increase”. The Nashville region was also stated to be the “Number One” Metro Area for Professional and Business Service Jobs in America, as well as having the “Hottest Housing market in America” as stated by the company Zillow. Although Nashville is renowned as a music recording center and tourist destination, its largest industry is health care. Nashville is home to more than 300 healthcare companies, including Hospital Corporation of America (HCA), the world’s largest private operator of hospitals. The Nashville health care industry contributes an overall economic benefit of \$46.7 billion and more than 270,000 jobs to the local economy annually. Globally, Nashville’s health care industry generates more than \$92 billion in revenue and more than 570,000 jobs.



MAJOR EMPLOYERS



POINTS OF INTEREST

Nashville, a city renowned for its music heritage, also boasts a variety of attractions that cater to a wide range of interests. The Parthenon in Centennial Park, a full-scale replica of the ancient Greek temple, stands as a testament to Nashville's nickname as the "Athens of the South" and offers an impressive cultural landmark. Families and animal lovers can explore the Nashville Zoo, which features a diverse array of wildlife and engaging exhibits. Art enthusiasts will find the Frist Art Museum's rotating exhibitions

both stimulating and enriching, showcasing everything from classic to contemporary art. Beyond these highlights, the city's neighborhoods, such as 12South and Germantown, are vibrant areas where visitors can enjoy eclectic dining options, boutique shopping, and a rich array of historic architecture. The city's parks, including the expansive Shelby Farms Park, offer outdoor recreational activities, while local festivals and cultural events provide year-round entertainment.



UNIVERSITIES

Vanderbilt University - 12,686 Students

Fisk University - 855 Students

Belmont University - 7,350 Students

Middle Tennessee State University - 22,511 Students



PROFESSIONAL SPORTS TEAMS

Tennessee Titans - 1,047,496 2019 Attendance

Nashville Predators - 715,276 2019 Attendance



MUSIC CITY CENTER

Nashville's downtown convention facility, opened in May 2013. The 2.1 million-square-foot Music City Center features more than 375,000 square feet of exhibit space, 128,000 square feet of meeting space, two ballrooms, a business center, and a 2,500-seat theater.



GAYLORD OPRYLAND RESORT & CONVENTION CENTER

The largest non-gaming hotel property in the United States with 2,888 rooms and more than 700,000 square feet of meeting space, including 263,772 of contiguous exhibit space.

CONFIDENTIALITY & DISCLAIMER STATEMENT

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **6015 TN-100, Nashville, TN 37205** (“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 entity’s name or logo, including any commercial tenant’s name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews Real Estate Investment Services™, the property, or the seller by such entity.

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.

Net Lease Disclaimer: There are many different types of leases, including gross, net, single net (“N”), double net (“NN”), and triple net (“NNN”) leases. The distinctions between different types of leases or within the same type of leases, such as “Bondable NNN,” “Absolute NNN,” “True NNN,” or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant’s respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers’ particular needs.

Firestone

6015 TN-100 | Nashville, TN 37205

OFFERING MEMORANDUM

EXCLUSIVELY LISTED BY:

HUTT COOKE

Market Leader & Broker of Record

+1 (615) 667-0097

hutt.cooke@matthews.com

License No. 356505 (TN)

License No. 263667 (TN)

CLAY SMITH

FVP & Director

+1 (615) 412-1630

clay.smith@matthews.com

License No. 361676 (TN)

MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES