GOODYEAR

8105 KENSINGTON DR,
WAXHAW, NC

OFFICED FOR SALE

Atlantic
CAPITAL PARTNERS™

CONFIDENTIAL OFFERING MEMORANDUM

EXECUTIVE SUMMARY

Atlantic Capital Partners is pleased to offer for sale the Goodyear Auto Service located at 8105 Kensington Drive in Waxhaw, North Carolina. Leased directly to The Goodyear Tire & Rubber Company, the property offers investors a nationally recognized automotive service tenant within the Charlotte metropolitan area. The original 15-year lease includes five additional five-year renewal options, providing an opportunity for continued long-term tenancy.

Situated in Union County, the property serves Waxhaw's growing residential community and benefits from access to the broader Charlotte region's diverse employment base. Goodyear's tire sales, vehicle repairs and routine maintenance support recurring customer demand and complement the needs of the surrounding suburban population. The offering combines a direct corporate lease, an established national brand and a service-oriented retail use in an expanding Southeast market.

RENT SCHEDULE	LEASE YEARS	ANNUAL RENT
Current Term	9/1/2026 - 8/31/2031	$254,469
1st Extension Term	9/1/2031 - 8/31/2036	$273,554
2nd Extension Term	9/1/2036 - 8/31/2041	$294,070
3rd Extension Term	9/1/2041 - 8/31/2046	$316,126
4th Extension Term	9/1/2046 - 8/31/2051	$339,835
5th Extension Term	9/1/2051 - 8/31/2056	$365,323

NOI	$254,469
CAP	6.00%
PRICE	$4,241,000

ASSET SNAPSHOT

Tenant Name	Goodyear Tire
Address	8105 Kensington Dr, Waxhaw, NC 28173
Signator/Guarantor	Corporate
Building Size (GLA)	6,298 SF
Land Size	0.86 Acres
Year Built/Renovated	2016
Lease Type	NN
Landlord Responsibilities	Roof, Foundation & Structure
Rent Commencement Date	9/1/2016
Lease Expiration Date	8/31/2031
Remaining Term	5.10 Years
Renewal Options	5 x 5-Years
Rental Increases (Base Term & Options)	7.5% Every 5-Years
NOI	$254,469

33,924 PEOPLE IN 3 MILE RADIUS

$166,596 AHHI IN 3 MILE RADIUS

8,700 VPD ON KENSINGTON DR

GOODYEAR INVESTMENT HIGHLIGHTS

GOODYEAR CORPORATE GUARANTEE (S&P B+)
Leased to The Goodyear Tire & Rubber Company, a publicly traded global tire manufacturer and one of the most recognized brands in the automotive industry, providing investors with corporate backed contractual income.

LONG-TERM CONTRACTUAL CASH FLOW
Approximately 5.10 years of remaining primary lease term with five (5-year) renewal options, providing investors with durable long-term income.

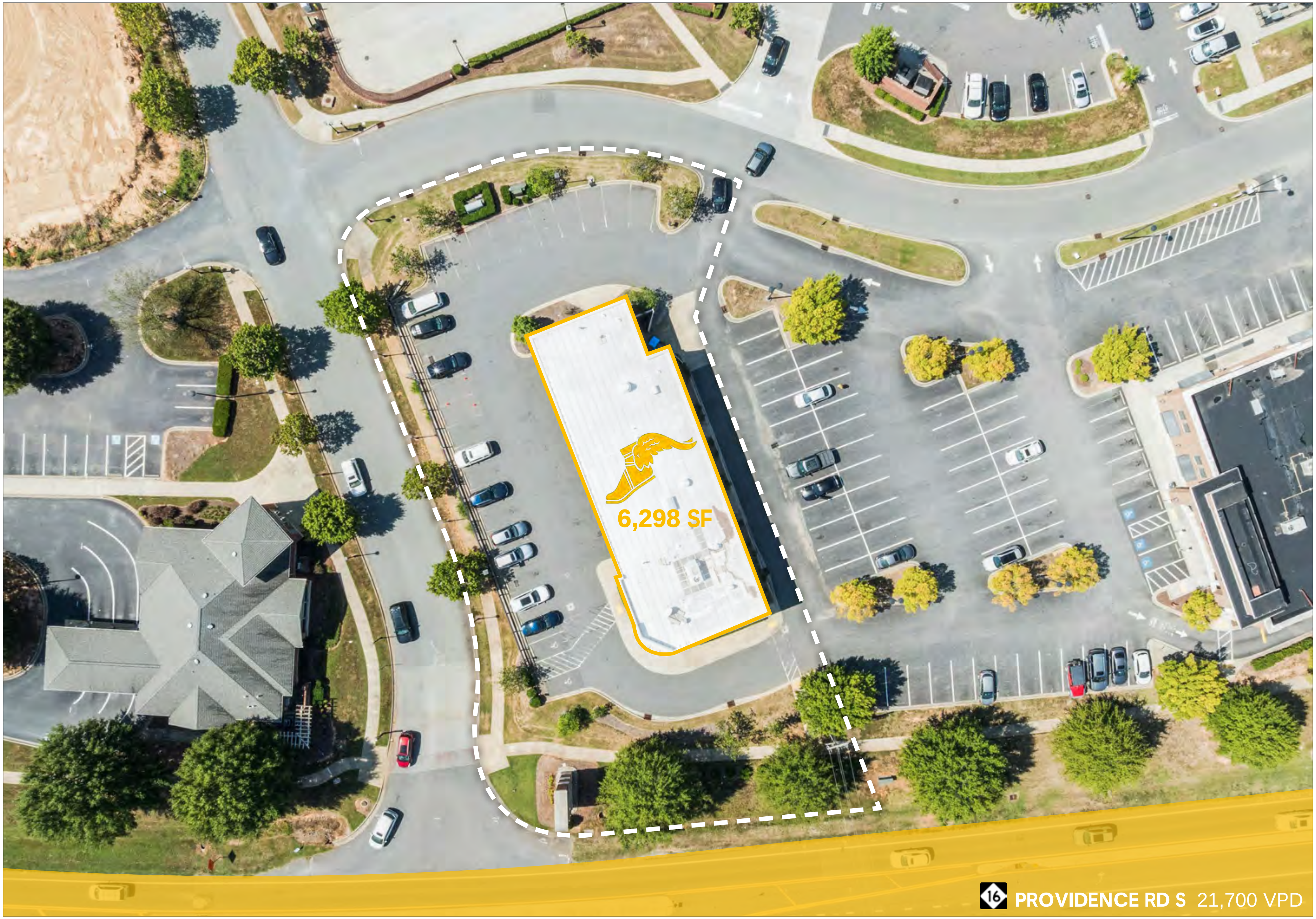
CHARLOTTE MSA INVESTMENT OPPORTUNITY
Located in Waxhaw within Union County, offering investors a suburban Charlotte location supported by the metro's diverse employment base and regional economy.

ATTRACTIVE CONTRACTUAL RENTAL GROWTH
Scheduled rental increases of approximately 7.5% every five years throughout the initial term and renewal options provide built-in income growth.

EXTENSIVE RENEWAL OPTIONS
Five successive five-year renewal options provide an opportunity to retain Goodyear for up to 25 years beyond the initial lease term.

SURROUNDED BY RETAIL, SCHOOLS & MEDICAL SERVICES
Located within the Harris Teeter-anchored Cureton Town Center and near Kensington Elementary, Cuthbertson Middle and High Schools, and Atrium Health Waxhaw, positioning the property to serve local families, employees and daily shoppers.

GOODYEAR SITE PLAN



GOODYEAR NORTH AERIAL

GOODYEAR NORTHWEST AERIAL

GOODYEAR IMMEDIATE TRADE AREA

GOODYEAR WAXHAW, NORTH CAROLINA

The Charlotte–Concord–Gastonia MSA spans North Carolina and South Carolina and serves as one of the Southeast's major employment and commercial centers. Its diverse economy is supported by financial services, healthcare, energy, manufacturing and logistics, providing a broad employment base and attracting businesses and residents. Bank of America, Truist, Duke Energy and Nucor maintain headquarters in the Charlotte area, reinforcing the market's position as a destination for corporate investment.

The region benefits from an extensive transportation network, including Charlotte Douglas International Airport and Interstates 77 and 85, which connect businesses to domestic and international markets. Healthcare systems, including Atrium Health and Novant Health, complement the corporate employment base, while the University of North Carolina at Charlotte supports workforce development, research and innovation. Together, these institutions contribute to the region's economic diversity and long-term appeal.

Continued population growth has expanded the metropolitan area's residential footprint and consumer base, supporting demand for housing, shopping, dining and everyday services. Union County and communities such as Waxhaw benefit from their proximity to Charlotte's employment centers while offering established neighborhoods and a suburban setting. This combination of employment access, residential growth and regional connectivity supports the area's appeal to residents, businesses and commercial real estate investors.

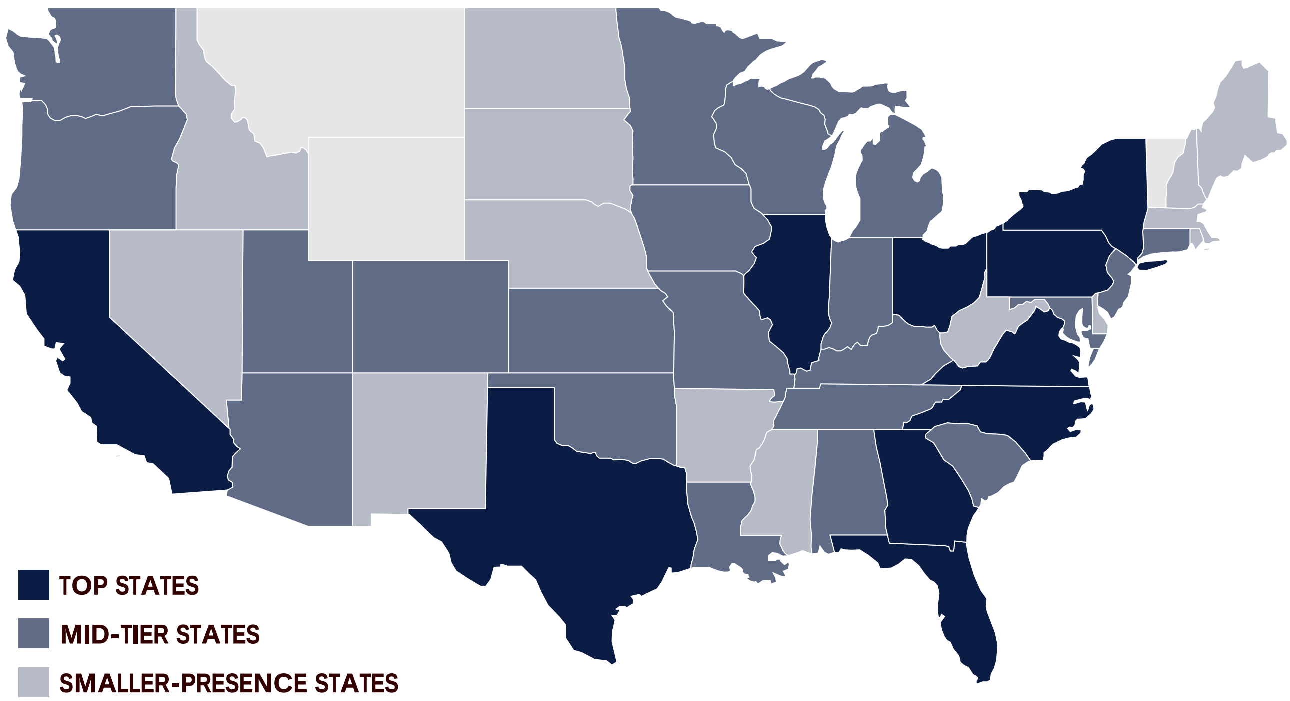
GOODYEAR TIRE QUICK FACTS

Founded:	1898
Headquarters:	Akron, OH
Ownership:	Public
Guaranty:	Corporate
Website:	https://www.goodyear.com/

Founded in 1898, The Goodyear Tire & Rubber Company is one of the world's largest tire manufacturers, serving consumers and commercial customers across more than 20 countries. The company designs, manufactures, markets, and distributes tires for passenger vehicles, commercial trucks, aviation, industrial equipment, and specialty applications while also operating one of North America's largest automotive service networks.

Goodyear's retail platform includes hundreds of company-operated service centers offering tire replacement, maintenance, and automotive repair services. Supported by more than a century of brand recognition, extensive distribution capabilities, and continued investment in mobility and vehicle technology, Goodyear remains one of the most recognizable and trusted names in the global automotive industry. Its integrated manufacturing, retail, and service platform provides a durable operating model that continues to support long-term customer demand and nationwide market presence.

READ MORE



$3.88B
Q1 2026 REVENUE

750+
TOTAL LOCATIONS

S&P: B+
CREDIT RATING

63,000+
TOTAL EMPLOYEES

$2.0B
MARKET CAP

GOODYEAR

8105 KENSINGTON DR,
WAXHAW, NC

Exclusively Offered By

Atlantic CAPITAL PARTNERS™

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$4,241,000
6.00% CAP