



NNN GOODYEAR TIRE

2585 Pass Road, Biloxi, MS 39531

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PROPERTY DESCRIPTION

Southeast Commercial is pleased to offer For Sale this well positioned investment opportunity located at 2585 Pass Road in Biloxi. This single-tenant NNN retail property is leased to The Goodyear Tire & Rubber Company, one of the most recognized automotive service brands in the United States. The tenant has successfully operated at this location for 40 years, recently signing a new 5-year extension, demonstrating long-term commitment to the site and the surrounding trade area. The property features a 5,772 square foot retail building, originally constructed in 1987, and strategically positioned along Pass Road, one of Biloxi's primary commercial corridors known for its strong traffic volume and excellent visibility. The investment is offered at a 6.00% cap rate, providing investors with stable, passive income backed by a nationally recognized tenant. The lease structure also includes two renewal options, further extending the potential long-term value of the asset. Option 1 extends through 2035 with monthly rent of \$5,395, while Option 2 extends through 2040 with monthly rent of \$5,627, offering built-in rental growth and long-term income stability. Backed by the strength and national brand recognition of The Goodyear Tire & Rubber Company, this offering represents an excellent opportunity to acquire a high-visibility net-leased retail asset with a long-standing operating history.

PROPERTY HIGHLIGHTS

- Single-tenant NNN lease with The Goodyear Tire & Rubber Company
- Tenant has a 40-year operating history at the site with a recently executed 5-year lease extension
- Located along Pass Road, a major commercial corridor in Biloxi with strong traffic counts and excellent visibility
- Attractive 6.00% Cap Rate, offering stable, passive income backed by a creditworthy national tenant
- Long-Term Upside with two renewal options through 2040, providing built-in rental growth and extended income stability

OFFERING SUMMARY

Sale Price:	\$999,000
Lot Size:	0.72 Acres
Building Size:	5,772 SF
Cap Rate:	6.00 %

RETAIL PROPERTY FOR SALE

PROPERTY SUMMARY



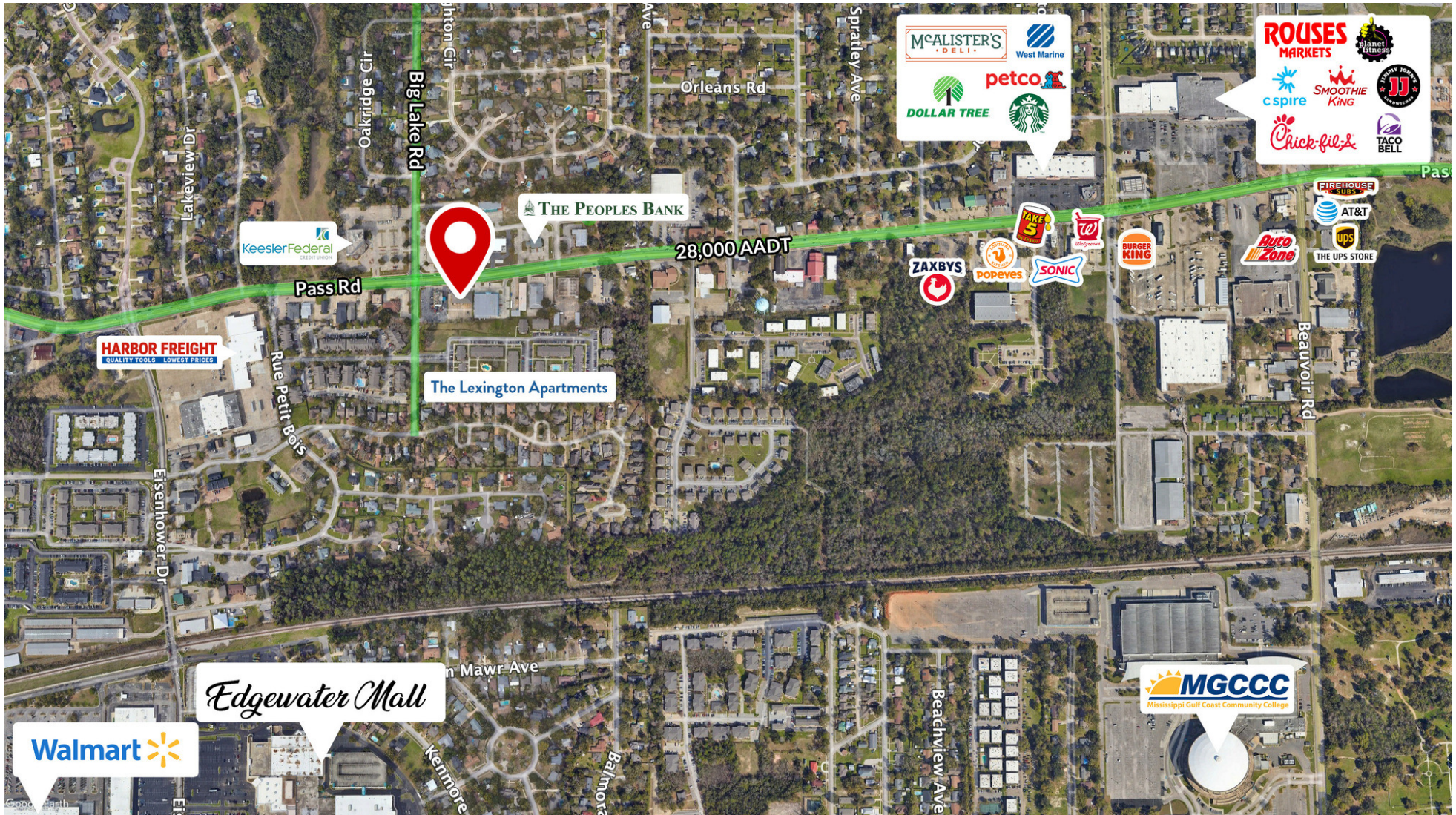


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RETAIL PROPERTY FOR SALE

AERIAL



**SOUTHEAST
COMMERCIAL
REAL ESTATE**

SOUTHEAST COMMERCIAL REAL ESTATE | 2310 19th Street, Gulfport, MS 39501 | 3900 N Causeway Blvd., Suite 100, Metairie, LA 70002 | www.southeastcre.com





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ADDITIONAL PHOTOS

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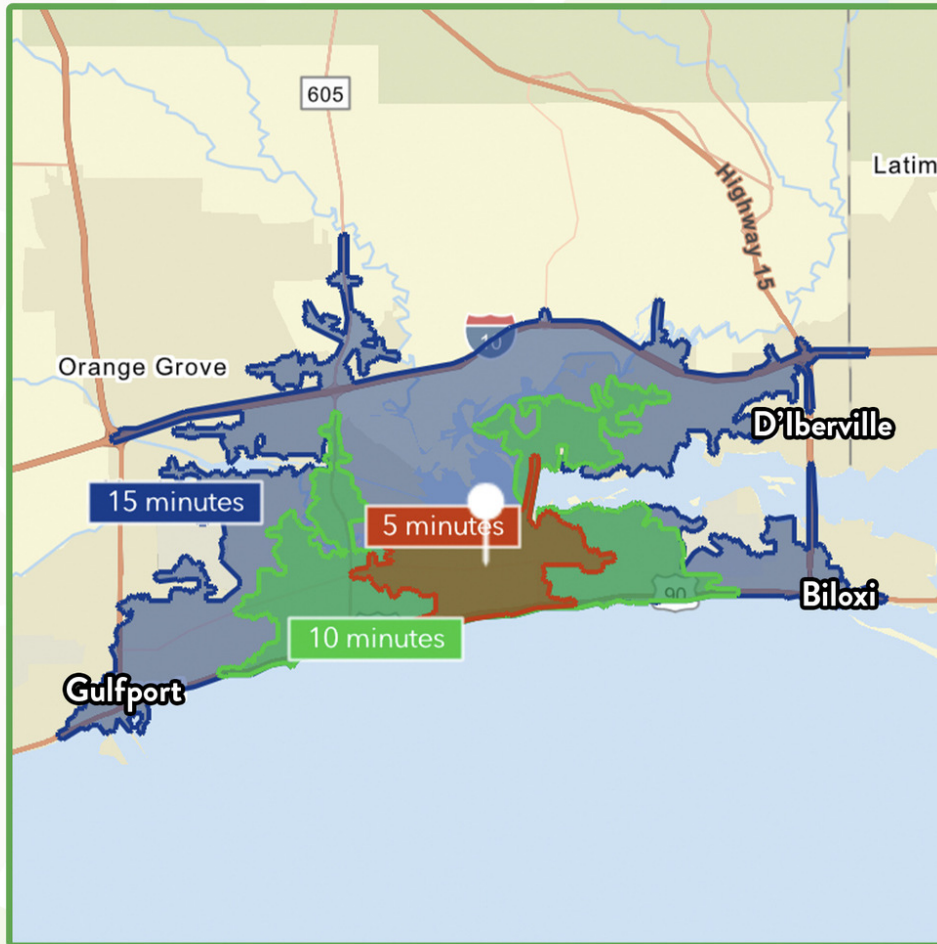
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\$84,684

Average Household Income within 15 minutes of site.



39.7

Median Age

Within 15 minutes of site.



34,883

Number of housing units within 15 minutes of site.

2025 Demographics	5 Minutes	10 Minutes	15 Minutes
Population	13,801	39,844	69,797
Average HH Income	\$74,964	\$95,769	\$84,684
2030 Projections	5 Minutes	10 Minutes	15 Minutes
Population	13,894	40,182	70,524
Average HH Income	\$81,548	\$100,131	\$93,921

Travel Time to Site

- 5 Minutes
- 10 Minutes
- 15 Minutes

RETAIL PROPERTY FOR SALE

AREA DEMOGRAPHICS



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