

DISCOUNT TIRE

Doing Business as **Dunn Tire**

6121 Robinson Rd | Lockport, NY 14094



PRICE:
\$1,166,000



CAP RATE:
7.00%

**VIEW OFFERING
MEMORANDUM**



DISCOUNT TIRE CORPORATE LEASE

Following Dunn Tire Acquisition in 2023
1,150+ Store Footprint | \$9.7B Annual Revenue



28+ YEAR OPERATING HISTORY

Incl. Expansion & 2 Extensions



MINIMAL LANDLORD RESPONSIBILITY

Passive NN Lease Structure



MAIN & MAIN LOCATION

Intersection of 2 State Highways
15,000+ VPD



20 MINUTES TO NIAGARA FALLS

Top Worldwide Destination
14M+ Annual Visitors | \$2.4B+ Annual Spending



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