



SINGLE TENANT NET LEASE GOOD YEAR TIRE AND SERVICE

515 S Dixie Highway
WEST PALM BEACH, FL 33401

FOR SALE

 **APEX**
CAPITAL REALTY

EXECUTIVE SUMMARY

INVESTMENT HIGHLIGHTS	
TENANT	The Goodyear Tire & Rubber Company
USE	Tire sales, installation, and related automotive services
LEASE TYPE	Absolute NNN
LEASE TERM	15 years (commencement 2022)
LEASE ESCALATIONS	10% increases every five (5) years during the initial term
LEASE OPTIONS	Six (6) five (5)-year options to renew (10% increases at the beginning of each option term)
NOI	\$90,750.00
ZONING	QGD-10 (Downtown WPB – Quadrille Garden District)
CORE LOCATION	Downtown West Palm Beach, minutes to The Square, Clematis, Flagler waterfront, and Palm Beach Island

PROPERTY SUMMARY

PROPERTY ADDRESS	515 S Dixie Hwy, West Palm Beach, FL 33401
BUILDING SIZE	5,500 SF
LOT SIZE	11,731 SF
SITE FEATURES	Prominent US-1 (S Dixie Hwy) frontage; excellent urban infill visibility; easy access east-west to Okeechobee Blvd and to I-95 via Okeechobee



ASKING PRICE

\$4,250,000

TENANT HIGHLIGHTS



This corporate-backed, absolute NNN lease with Goodyear offers investors true hands-off, bond-style income from a globally recognized, investment grade tenant. With 10% rent increases every five years, including both renewal options, the property delivers built-in income growth and long-term security in a premier, high-barrier corridor of West Palm Beach.



LEASE SUMMARY

STRUCTURE	Absolute NNN – zero landlord responsibility
TERM REMAINING	Corporate credit tenant (Goodyear Tire & Rubber Co.) on a 15-year term with options
RENT BUMPS	Predictable rent growth (10% every 5 years including option terms)
RENEWALS	Renewal structure ensures a 25-year cash flow horizon with built-in escalations
ZONING	Located in an infill, high-traffic US-1 corridor with continued population and income growth, supporting long-term occupancy stability

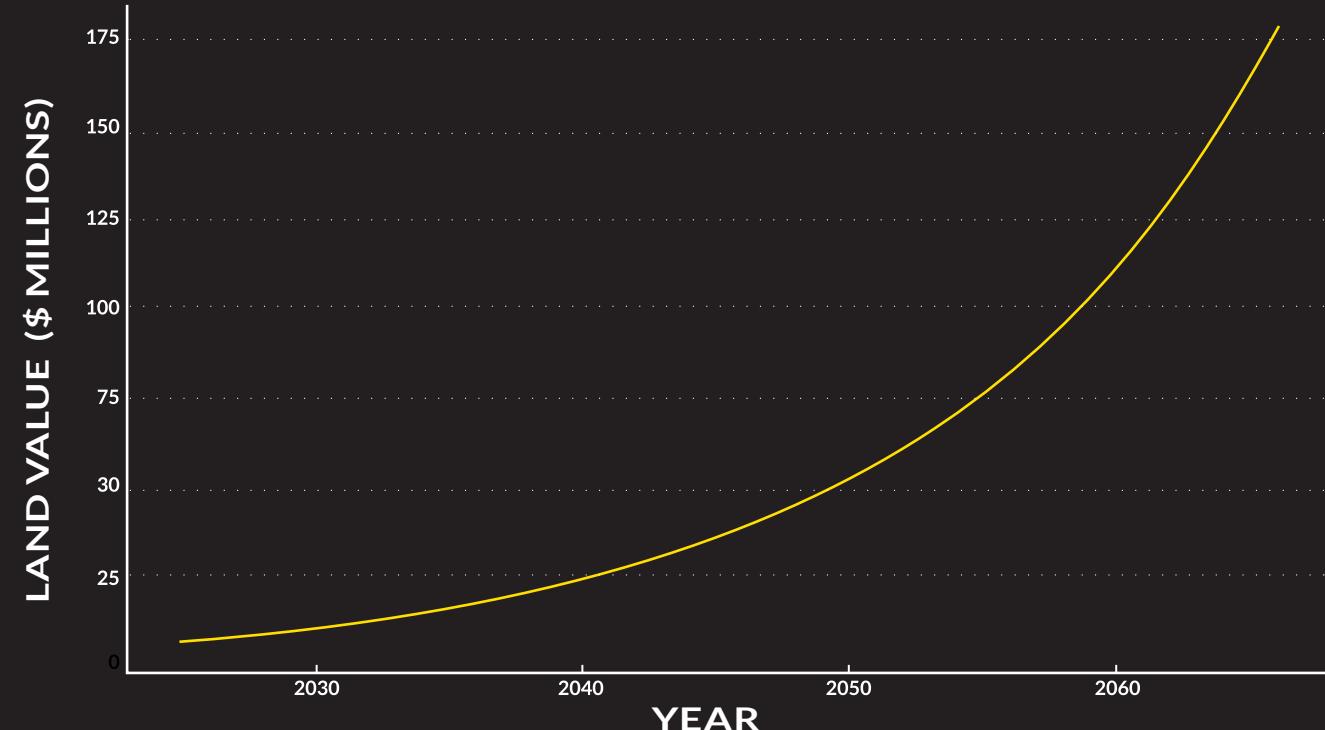
NET PRESENT VALUE SUMMARY

The NPV analysis for 515 S Dixie Hwy captures the long-term financial performance and intrinsic appreciation of one of West Palm Beach's most stable and strategically located net-leased assets. Through a conservative 42 year projection period, the model quantifies both consistent cash flow growth and extraordinary land value appreciation, underscoring the property's resilience and income durability.

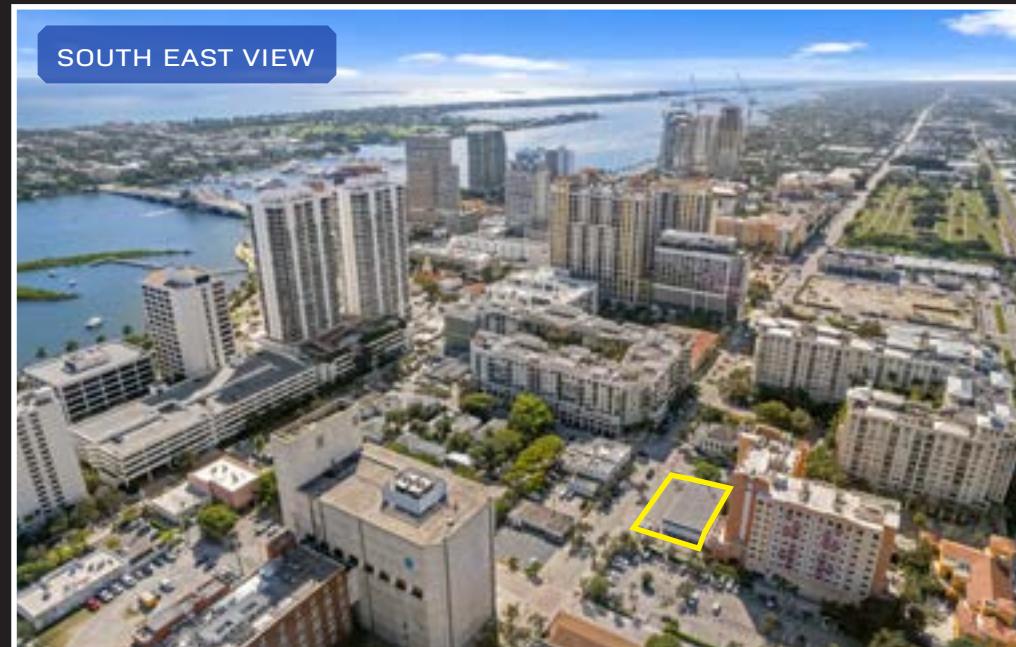
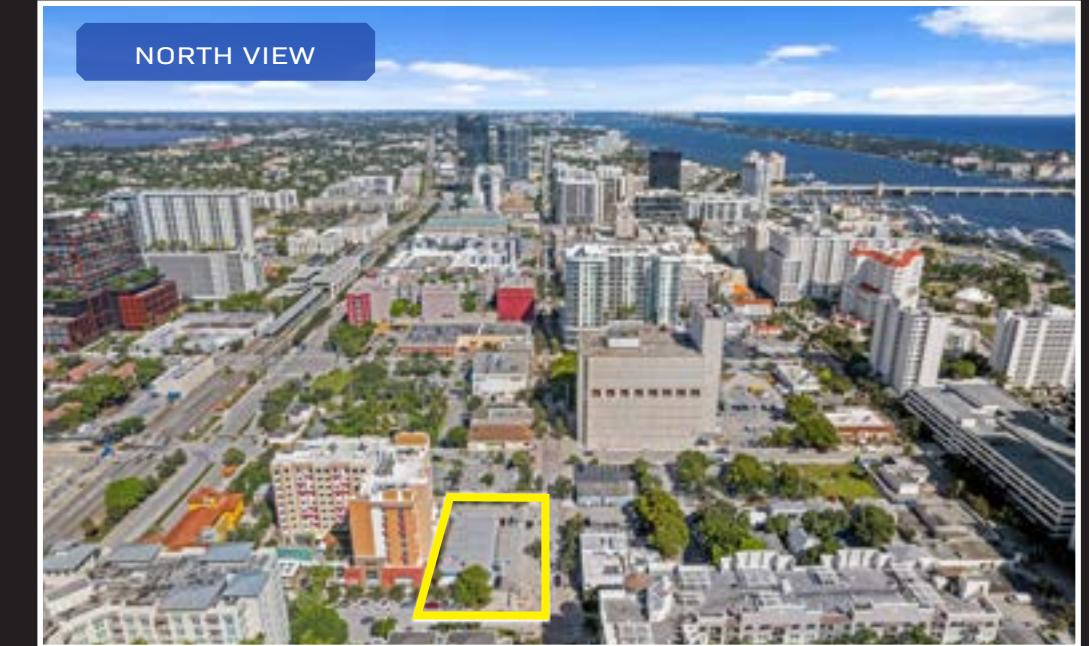
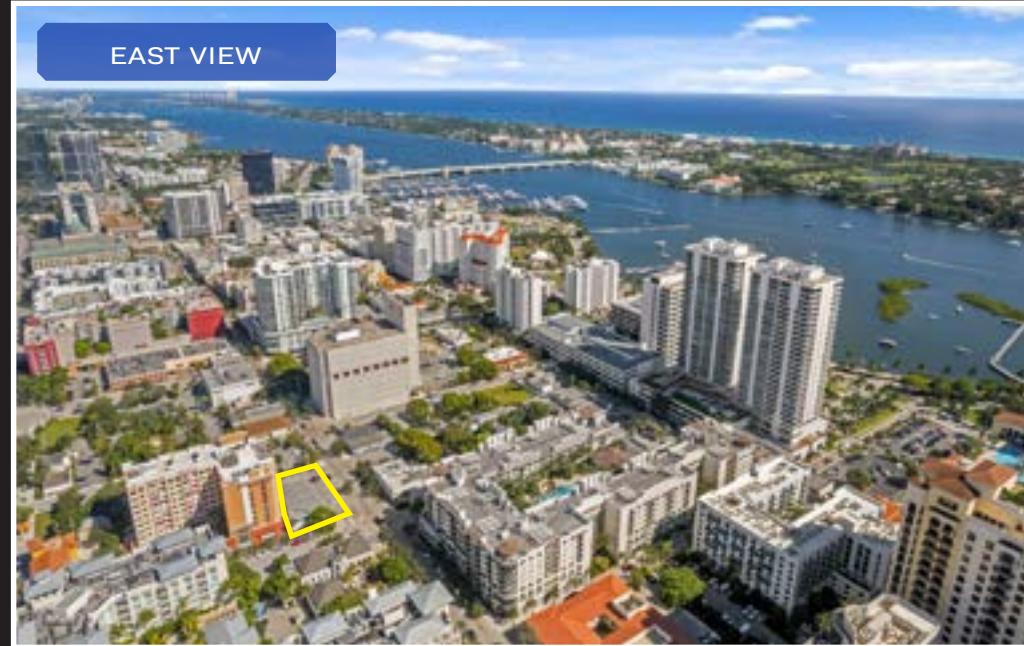
HIGHLIGHTS OF THE ANALYSIS

Assumed Purchase Price	\$4,250,000
Current Market Value (2025)	\$7,500,000
Net Present Value (NPV @ 7.5%)	9,676,706
Internal Rate of Return (IRR)	10.09%
Equity Multiple (EM)	42.35x
Annualized Land Value Growth	8.0% compounded annually
Stabilized Net Operating Income (NOI)	Ranges from \$90,750 in Year 2 to \$194,531 by Year 41, excluding sale proceeds.
Total Projected Cash Flow (Before Sale)	\$5.88 million
Projected Sale (Reversion Value in 2067)	\$176 million+

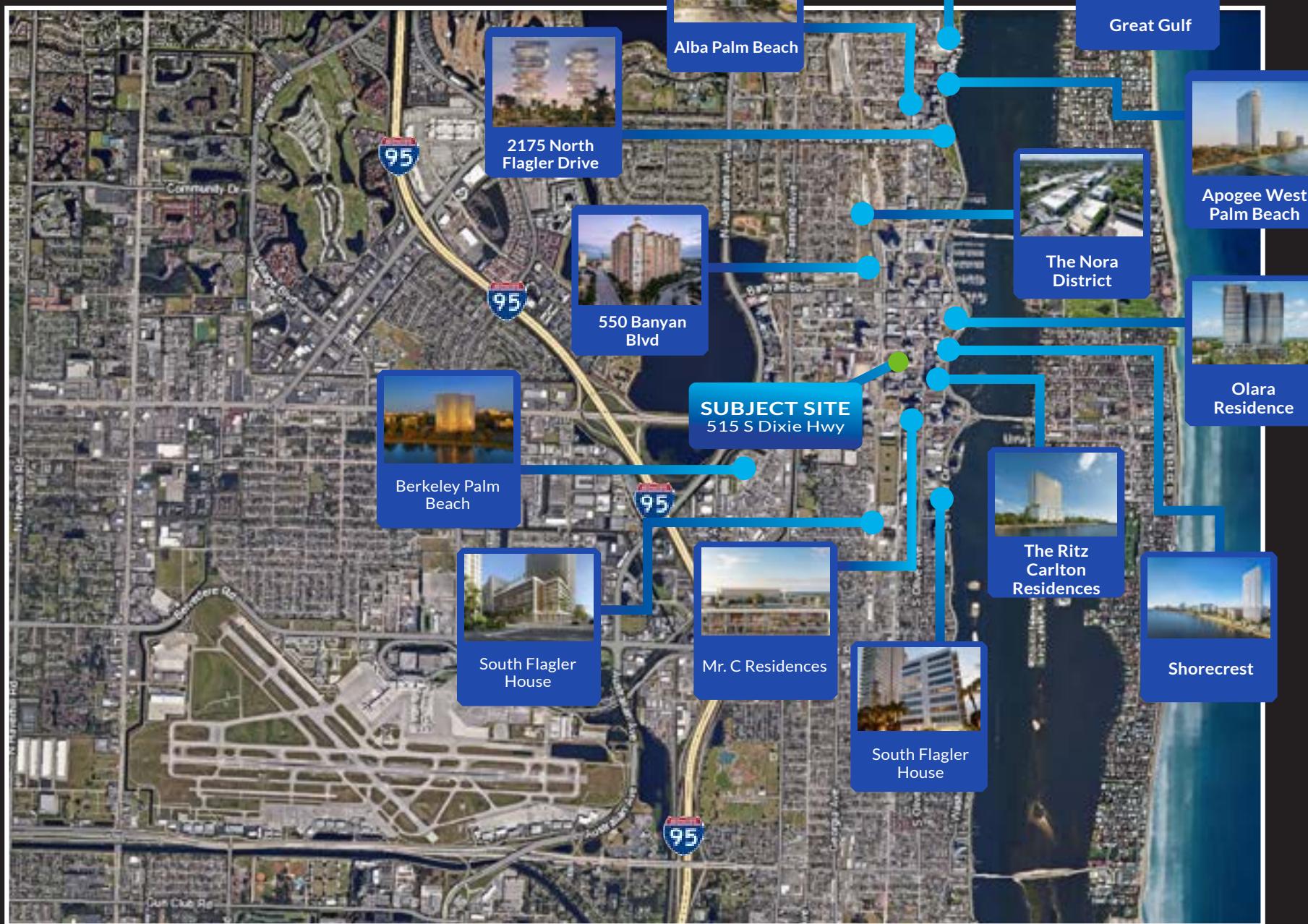
PROJECT LAND VALUE GROWTH - 515 DIXIE S HWY (8% ANNUAL COMPOUND RATE)



AERIAL VIEW



DEVELOPMENT MAP



RETAIL MAP





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