



SINGLE-TENANT NN CORPORATE LEASE

2847 Candler Rd, Atlanta (Decatur), GA 30034



Outparcel to The Gallery at South DeKalb Shopping Mall

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INVESTMENT HIGHLIGHTS

- **Corporate Absolute NNN Lease** – 4 Years Remaining – Fee Simple (Land & Building)
- **Firestone Tire & Rubber Company** - Subsidiary of Bridgestone Corporation (OTCMKTS: BRDCY) – S&P: A, Nikkei 225 Component, \$37+ Billion in Annual Revenue
- **Successful Operating History at this Location** – Firestone has 1,700 Stores, 33,000 Employees Worldwide
- **Located at I-20 & Candler Rd in Decatur, GA** – Major Traffic Corridor 10 Minutes to Downtown Atlanta, 20 Minutes to Hart field-Jackson International Airport (ATL)
- **Outparcel to The Gallery at South Dekalb Shopping Mall**
 - Candler Rd (36,603 Cars Per Day)
- **Below Market Rent** - Annual \$1.00 PSF Rental Increases – One 5-yr Option Remaining with \$2.00 PSF Increase
- **Phenomenal Demographics** – Population of 1,877,445 People in 30-Min Drive \$67,307 Median Household Income
- **Neighboring National Retailers** – include McDonald's, KFC, Dunkin', Church's Chicken, Dairy Queen, Wendy's, Big Lots, Dollar Tree, Family Dollar, Chase Bank and others
- **Legacy Coupon Clipper Asset** – Premier Pride of Ownership Minimal Management Expenses



AERIAL

BUILDING SIZE
14,152 SF

Atlanta, GA
9 miles | 13 min



LEASE ABSTRACT

Tenant	Bridgestone Retail Operations, LLC*
Lease Start	June 1, 2003
Lease Expiration	May 31, 2028
Remaining Term	4 Years
Base Rent	\$169,824
Rental Adjustments	Annual Increases of \$1.00/SF
Option Periods	One 5-Year Option with a \$2.00/SF
Lease Type	NN Fee Simple



OFFERING SUMMARY

List Price	\$2,830,400
Cap Rate	6.00%
Annual Rent	\$169,824
Taxes	Net
Insurance	Landlord to carry General Liability Policy
CAM	Net
Roof, Foundation, Ext. Walls, & Structure (Capital Improvements /Repairs)	Landlord Responsibility

DEMOGRAPHICS

1 MILE RADIUS:



Total Population: **10,257**

Households: **4,458**

Daytime Population: **7,558**

Median Age: **38.1**



Average Household Income: **\$53,331**

Median Household Income: **\$50,935**

3 MILE RADIUS:



Total Population: **79,195**

Households: **31,369**

Daytime Population: **46,685**

Median Age: **40.8**



Average Household Income: **\$83,011**

Median Household Income: **\$67,716**

5 MILE RADIUS:



Total Population: **216,696**

Households: **85,129**

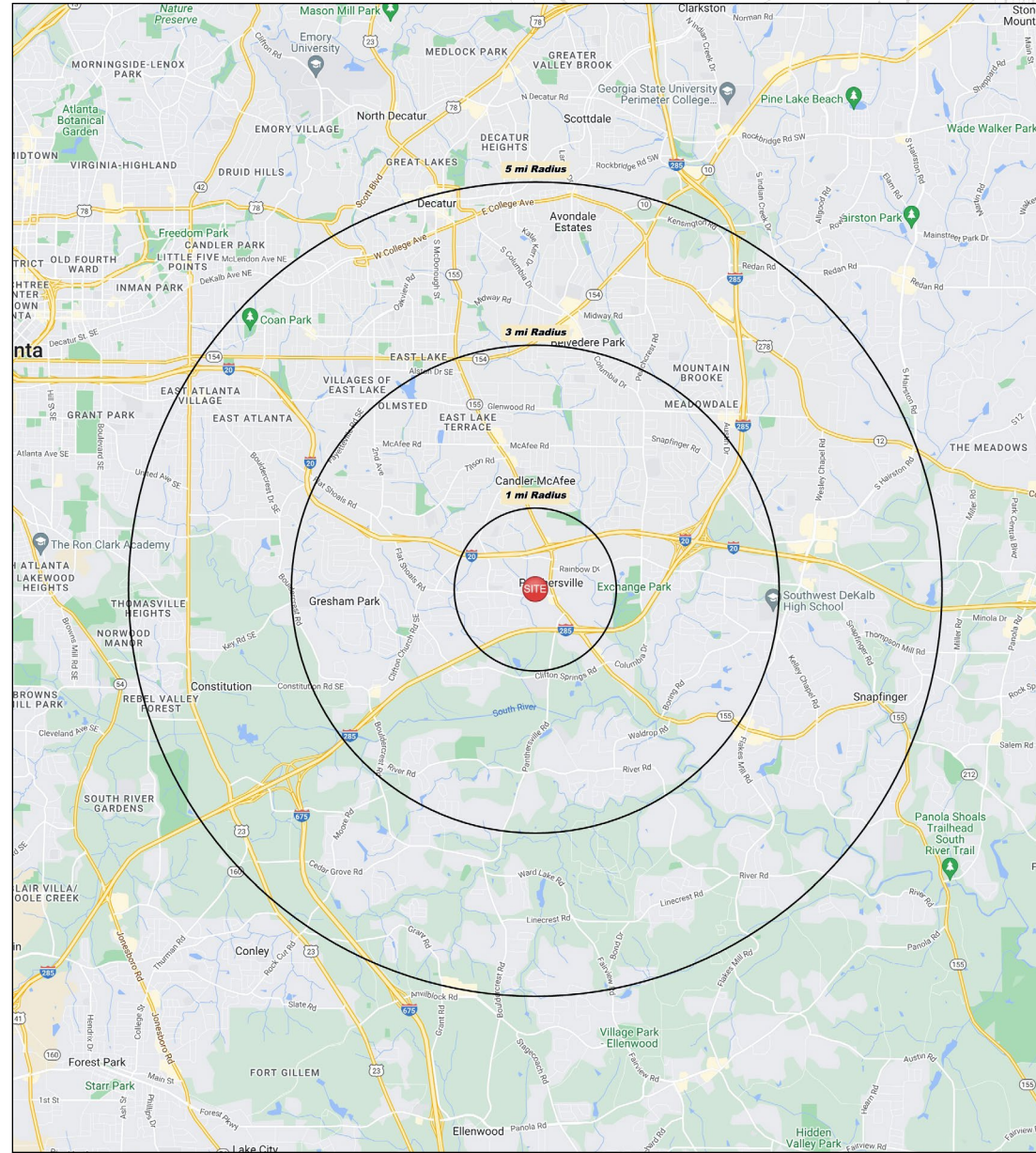
Daytime Population: **127,799**

Median Age: **39.0**

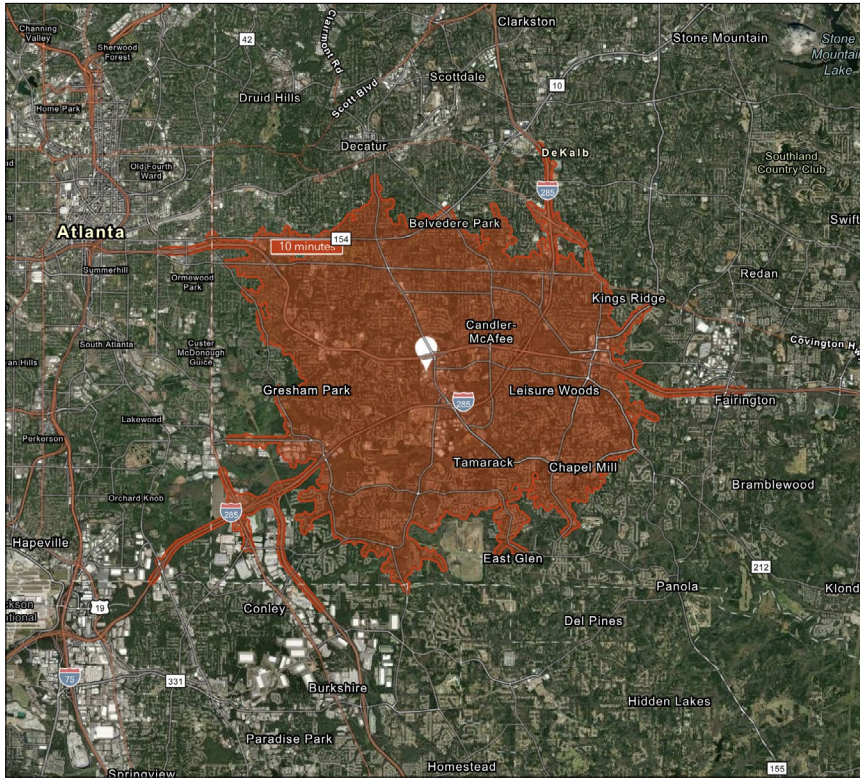


Average Household Income: **\$103,975**

Median Household Income: **\$81,719**



DEMOGRAPHICS - 10 MINUTE DRIVE TIME



KEY FACTS

108,654
Population

39.2
Median Age

\$60,071

Median Household Income

83,024

Daytime Population

TAPESTRY SEGMENTS

Family Foundations

20,652 Households

Socioeconomic Traits

Family & faith are the cornerstones of life in these communities. More than half have either attended college/ obtained a degree. Over one-third of households currently receive Social Security benefits

Household Types

Residents are a mix of married couples, single parents, grandparents, and children, young and adult.

Typical Housing

Single Family

City Commons

3,449 Households

Socioeconomic Traits

One of the youngest markets. Some residents have a college degrees, nearly a quarter have not graduated from high school. Nearly one in four households receive contributions from Social Security & public assistance.

Household Types

Single parents, primarily female, and singles head these young households.

Typical Housing

Single Family; Multi-units Rentals

Modest Income Homes

3,079 Households

Socioeconomic Traits

Many residents are primary caregivers to their elderly family members. Jobs are not always easy to come by, wages & salary income are the main sources of income.

Household Types

Single person or single parent. Multigenerational families are also present.

Typical Housing

Single Family

TOTAL RETAIL SALES

Includes F&B



\$853,655,700

EDUCATION

Bachelor's Degree or Higher



34%

OWNER OCCUPIED HOME VALUE

Average



\$310,553

ANNUAL HOUSEHOLD SPENDING

\$3,134

Eating Out

\$1,895

Apparel & Services

\$5,821

Groceries

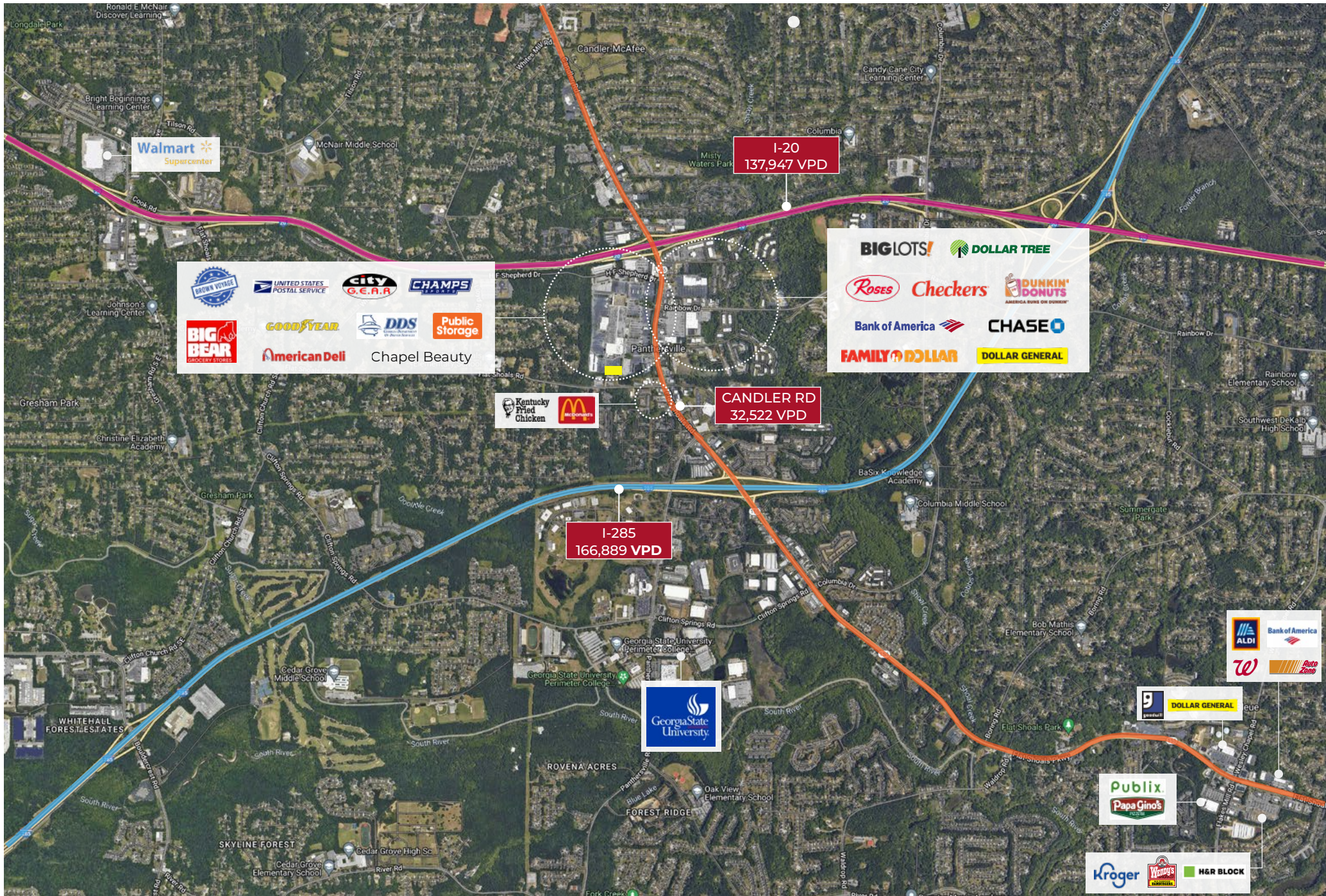
\$211

Computer & Hardware

\$6,317

Health Care

AREA OVERVIEW



Single-Tenant NN Corporate Lease - Firestone

- Bridgestone Corporation (OTCMKTS: BRDCY)
- S&P: A, Nikkei 225 Component, \$37+ Billion in Annual Revenue



FIRESTONE OVERVIEW


Firestone Complete Auto Care offers an extensive range of maintenance and repair services catering to all vehicle makes and models. As a subsidiary of Bridgestone Americas Holdings, Inc., a global leader in tire manufacturing and related products, Firestone plays a pivotal role in delivering top-notch automotive solutions. Bridgestone's tire division accounts for approximately 75% of its annual revenues, reflecting its dominance in the market. Beyond tires, Bridgestone excels in manufacturing and marketing various products such as air springs, building materials, synthetic and natural rubber, as well as industrial fibers and textiles.

With a vast network spanning over 12,000 outlets, including independent dealers, discount retailers, warehouse clubs, and company-owned stores like Firestone Tire & Service Centers, Mark Morris, Expert Tire, Tire Station, and Tires Plus, Bridgestone ensures widespread availability of its products and services. Operating across the Americas, Europe, the Middle East, Africa, and Asia Pacific, Bridgestone Corporation, headquartered in Chuo-Ku, Tokyo, Japan, is renowned for its tire and rubber innovations, serving diverse sectors including passenger cars, construction and mining vehicles, agricultural machinery, trucks, buses, industrial machinery, aircraft, and motorcycles.




\$37B+
Annual Revenue


150+
Global Markets


1931
Established


129K+
Employees

CITY OVERVIEW

Decatur, GA

Location:

Decatur is situated in DeKalb County, Georgia, approximately 5 miles northeast of downtown Atlanta. It's easily accessible via major highways and public transportation, making it a convenient location for both residents and visitors.

Community:

The city has a vibrant and diverse community of 24,924 people with a strong sense of community pride.

Historic Downtown:

Known for its historic downtown area, which features a mix of historic buildings, trendy shops, art galleries, restaurants, and cafes.



Events and Festivals:

Decatur hosts numerous cultural events, festivals, and concerts throughout the year, drawing residents and visitors alike.

Green Spaces:

Despite being a suburban area, Decatur is known for its green spaces and parks. Glenlake Park, Oakhurst Park, and Dearborn Park are just a few examples of the beautiful outdoor spaces where residents can enjoy nature, recreational activities, and community events.

CITY OVERVIEW



Economy:

Diverse Sectors: Decatur has a diverse economy, with sectors such as healthcare, education, technology, and retail contributing to its growth and prosperity. **Employment Opportunities:** The city's proximity to Atlanta provides residents with access to a wide range of employment opportunities in various industries.

Education:

Schools: Decatur is home to several highly regarded public and private schools, making it an attractive destination for families. **Decatur City School District:** Served by the Decatur City School District, known for its commitment to academic excellence and innovative teaching methods.

Transportation:

MARTA: Decatur is well-connected to the rest of the Atlanta metropolitan area via MARTA (Metropolitan Atlanta Rapid Transit Authority), which operates both bus and rail services. **Pedestrian and Cycling Friendly:** Additionally, the city encourages walking and cycling with pedestrian-friendly streets and bike lanes.

Culture and Community:

Vibrant Community: Decatur has a vibrant and diverse community with a strong sense of community pride. It's known for its historic downtown area, which features a mix of historic buildings, trendy shops, art galleries, restaurants, and cafes. **Events and Festivals:** Decatur hosts numerous cultural events, festivals, and concerts throughout the year, drawing residents and visitors alike.



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