

SINGLE TENANT ABSOLUTE NNN

Investment Opportunity



Outparcel to Publix-Anchored Center | Corporate Guaranty (NASDAQ: MNRO)



12831 Trade Center Drive

BONITA SPRINGS FLORIDA

ACTUAL SITE



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NATIONAL NET LEASE

Broker of Record: Patrick Nutt, SRS Real Estate Partners-SOFLO LLC | FL License No. BK3120739

OFFERING SUMMARY



OFFERING

Pricing	\$3,874,000
Net Operating Income	\$232,425
Cap Rate	6.00%

PROPERTY SPECIFICATIONS

Property Address	12831 Trade Center Drive, Bonita Springs, Florida 34135
Rentable Area	6,165 SF
Land Area	0.96 AC
Year Built	2006
Tenant	Tire Choice Auto Service Centers
Guaranty	Corporate by Monro Inc. (NASDAQ: MNRO)
Lease Type	Absolute NNN
Landlord Responsibilities	None
Lease Term Remaining	8 Years
Increases	10% Increases Beg. of Each Option
Options	3 (5-Year)
Rent Commencement	May 1, 2022
Lease Expiration	April 30, 2032



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2023 Population	2,897	35,433	92,529
2023 Households	1,379	14,810	41,973
2023 Average Household Income	\$135,632	\$126,725	\$133,650
2023 Median Age	61.9	54.3	59.3
2023 Total Businesses	147	1,181	4,502
2023 Total Employees	1,165	7,609	36,071

Tenant Name	Square Feet	LEASE TERM		RENTAL RATES				
		Lease Start	Lease End	Begin	Increase	Monthly	Annually	Options
Tire Choice	6,165	October 2005	April 2032	Current	-	\$19,369	\$232,425	3 (5-Year)
(Corporate Guaranty)						10% Increase Beg. of Each Option		

10-Year Lease Extension | Corporate Guaranteed Lease | Options To Extend | 10% Rental Increases

- Tenant recently executed a brand new 10-year lease extension, demonstrating long-term commitment to the site
- The lease is corporate guaranteed by Monro, Inc. (NASDAQ: MNRO)
- As one of the nation’s largest independent tire dealers, they are experts at fitting and installing the right tires for every type of vehicle
- Part of the Monro, Inc. family of brands, there are over 1,250 stores conveniently located across the United States
- There are 10% rental increases at the beginning of each option period, increasing NOI and hedging against inflation

Absolute NNN | Fee Simple Ownership | Zero Landlord Responsibilities | No State Income Tax

- Tenant pays for CAM, taxes, insurance and maintains all aspects of the premises
- No landlord responsibilities
- Ideal, management-free investment for a passive investor in a state with no state income tax

Local Demographics In 5-mile Trade Area | Affluent 1-Mile Radius

- More than 92,000 residents and 36,000 employees support the trade area
- \$135,632 average household income within a 1-mile radius
-

Fronting Bonita Beach Road | Off I-75 | Publix Outparcel | Direct Consumer Base | Surrounding National/Credit Tenants

- Tire Choice is fronting Bonita Beach Road (38,500 VPD) and directly off I-75 (90,000 VPD), providing direct on/off ramp access for travelers
- Outparcel at Bonita Grande Crossing, a 500,000+ SF shopping center anchored by a high-performing Publix
- Direct consumer base with proximity to Worthington Country Club, which has 799 private residences divided amongst 9 subdivisions
- The immediate trade area is supported by several national/credit tenants such as The Home Depot, CVS, Goodwill, Walgreens, and more

Across From Midtown at Bonita | Mixed Use Development Close to Pulte Homes Development - Solis Grande

- Midtown at Bonita gained approval on September 2, 2022, and will be built on 67 acres across from the subject property
- The community can have up to 482 multi-family dwelling units and a 165-room hotel with a maximum height of 65 feet or six floors
- The project also allows 315,000 square feet of commercial and retail space at a maximum height of 55 feet or five stories
- **Please see additional information about Midtown at Bonita on Page 9**
- **For the Midtown at Bonita website place click on link below:**
- <https://midtownbonita.com/>
- The site is close to Solis Grande - a 118 town home project being developed by Pulte Homes



WORTHINGTON

FIFTH THIRD BANK

Intoxalock
IGNITION INTERLOCK

ELEVEN

DEALERS CHOICE

BONITA GRANDE DENTAL

Publix

BONITA GRANDE CROSSINGS

goodwill

INSURANCE SPECIALISTS

SUBWAY

PAKOSHIP

Great Clips
IT'S GONNA BE GREAT

A&E PAINT CENTERS

Bonita Springs SURGERY CENTER

DuraVRX

TIRECHICE
AUTO SERVICE CENTERS

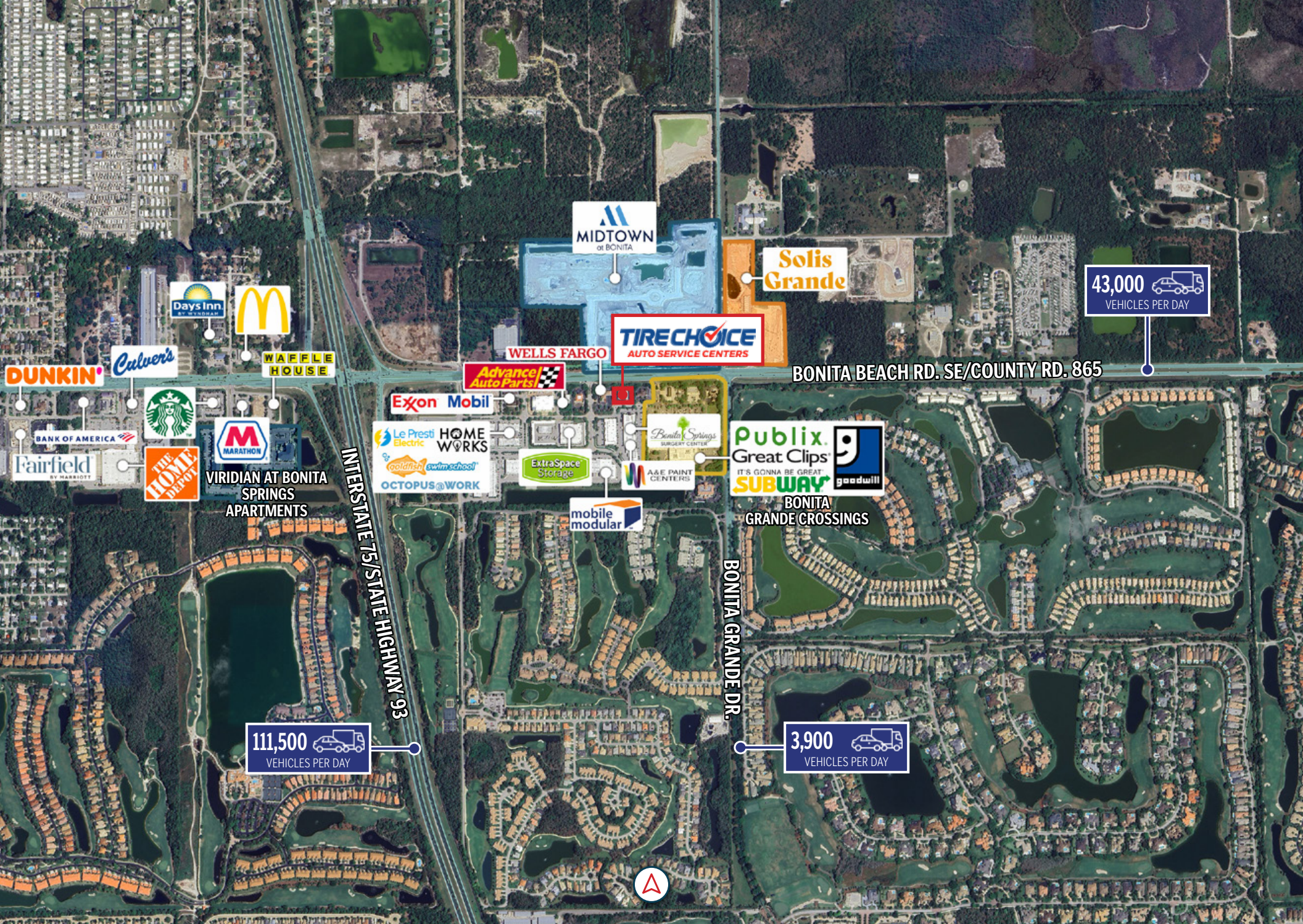
43,000
VEHICLES PER DAY

BONITA BEACH RD. SE.

WELLS FARGO

TRADE WAY TWO



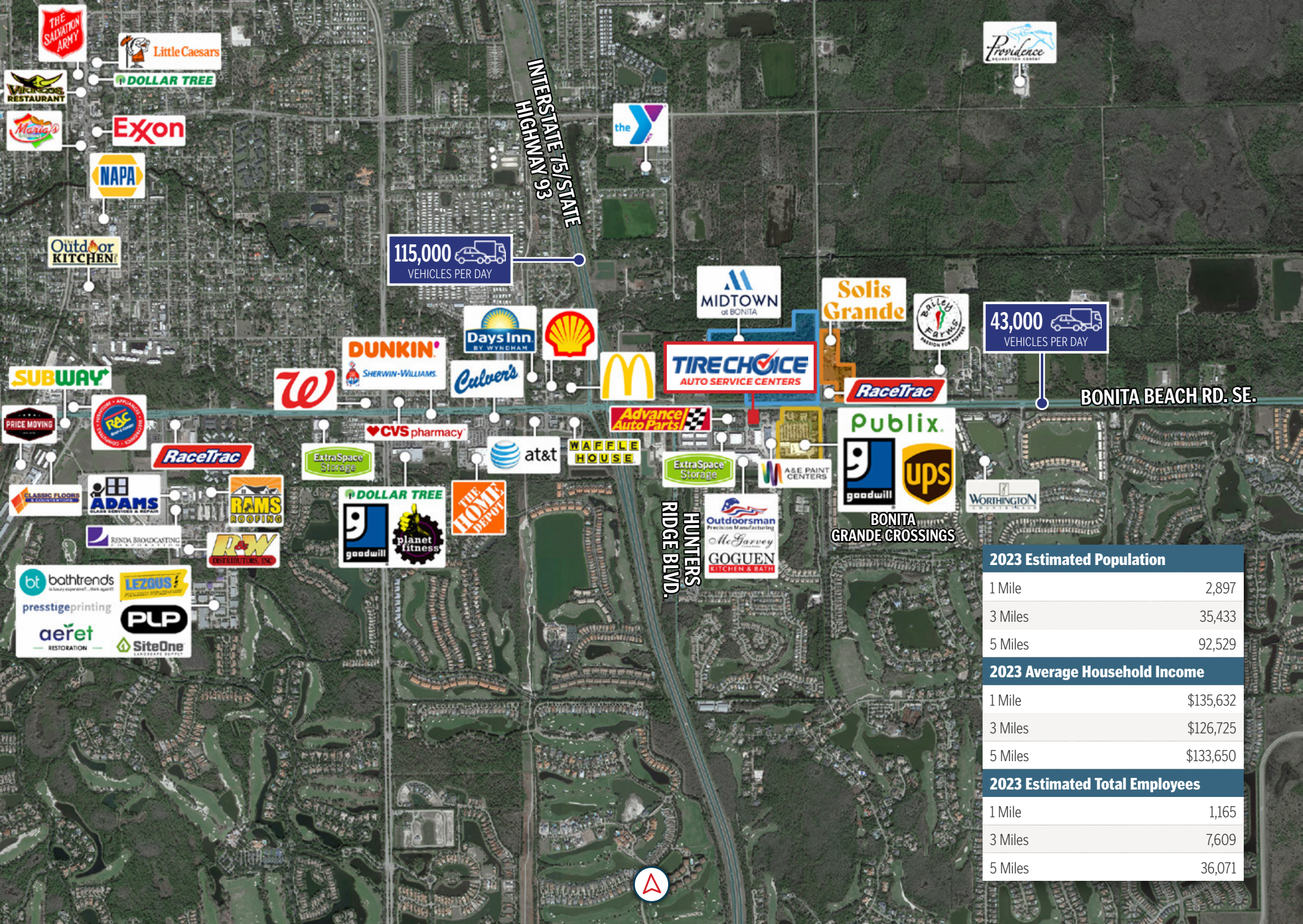


43,000
VEHICLES PER DAY

111,500
VEHICLES PER DAY

3,900
VEHICLES PER DAY





2023 Estimated Population	
1 Mile	2,897
3 Miles	35,433
5 Miles	92,529
2023 Average Household Income	
1 Mile	\$135,632
3 Miles	\$126,725
5 Miles	\$133,650
2023 Estimated Total Employees	
1 Mile	1,165
3 Miles	7,609
5 Miles	36,071

PROPERTY OVERVIEW



LIVE. WORK. ENJOY.

Perfectly situated just east of I-75 on Bonita Beach Road, Midtown at Bonita is the first community of its kind in the area to fully embrace today's concepts of pedestrian-friendly walkability and the preservation of open space. More than 30 acres of the tree-lined community are dedicated to preserves, open space areas, and lakes, while a combination of residential and commercial developments allow people to work, live, and lounge in equal measure. Midtown at Bonita is set to have 400 apartment units and a hotel, making this the first lifestyle project in the area. The development will be home to many high energy restaurants, fashion tenants and fitness uses.



BONITA BEACH RD. SE.

43,000
VEHICLES PER DAY

TIRE CHOICE
AUTO SERVICE CENTERS

**WELLS
FARGO**

TRADE CENTER DR.





TIRE CHOICE

thetirechoice.com

Company Type: Subsidiary

Locations: 348+

Parent: Monro Inc.

2023 Employees: 8,600

2023 Revenue: \$1.33 Billion

2023 Net Income: \$39.05 Million

2023 Assets: \$1.78 Billion

2023 Equity: \$694.92 Million

Credit Rating: S&P: AA

Tire Choice Auto Service Centers is a brand of retail tire and automotive service stores. At Tire Choice Auto Service Centers, they offer a comprehensive range of auto repair services to keep customer vehicle running smoothly. From tune-ups, brakes, shocks & struts, and wheel alignments, their experienced technicians can handle any repair job. They also offer state inspections and battery & electrical services to ensure customer car is always safe. They are also customer local tire shop for all brand-name tires and installation. For dealer-scheduled maintenance and preventive car care, they offer auto service options like oil change, A/C system refresh, and tire rotation. Whether one need a routine check-up or major repairs, they can count on Tire Choice Auto Service Centers to get the job done right. At every Tire Choice Auto Service Center they make sure that customers understand what services they offer and why they're important for customers vehicle. Their mechanics will go through a free courtesy inspection with each visit. There are over 348 Tire Choice Auto Service Centers Locations in the United States.

Source: locations.thetirechoice.com, finance.yahoo.com



THE EXCLUSIVE NATIONAL NET LEASE TEAM of SRS Real Estate Partners

300+

TEAM
MEMBERS

25+

OFFICES

2K+

RETAIL
TRANSACTIONS

company-wide
in 2023

510+

CAPITAL MARKETS
PROPERTIES

SOLD
in 2023

\$2.2B+

CAPITAL MARKETS
TRANSACTION

VALUE
in 2023

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