



- ✓ Price \$342,700
- ✓ Cap Rate 7.00%
- ✓ NOI \$24,000

Mavis Tire (Tuffy Tire) | Single-Tenant Absolute NNN Rare Low-Price-Point Investment

11524 N Saginaw Rd, Clio, MI 48420



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Rare Low-Price-Point Investment

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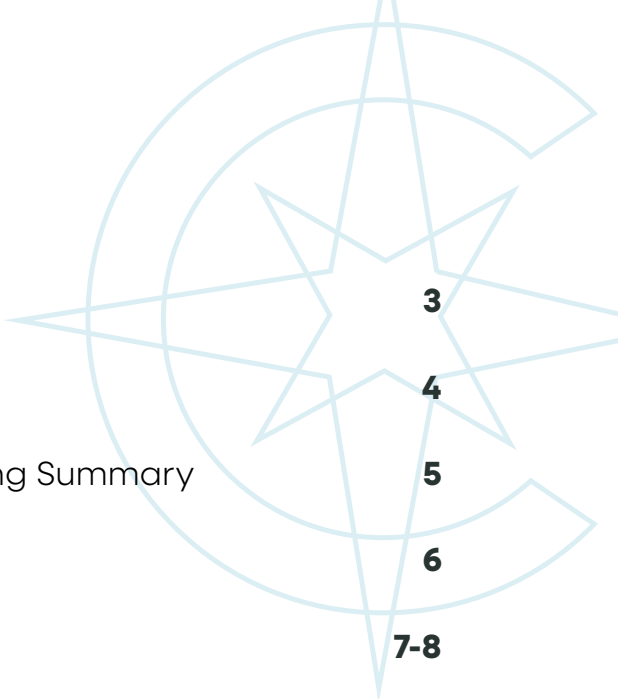
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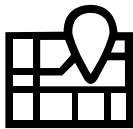
Investment Overview

We are pleased to present the opportunity to acquire a single-tenant, absolute NNN, fee simple, Tuffy Tires asset in Clio, Michigan. The property is 100% leased to Tuffy Tire & Auto Service, corporately backed by Mavis Tire Supply LLC – one of the largest independent multi-brand tire dealers in the nation. The lease commenced in 2022 and contains no landlord responsibilities, offering truly passive, long-term income.

Strategically located along the well-trafficked N. Saginaw Road corridor, just north of M-57 and minutes from Interstate 75, the property benefits from a combined 27,291 vehicles per day and excellent local visibility. The ±3,460 SF freestanding building sits on ±0.344 acres, featuring multiple service bays, paved parking, and direct ingress/egress. The site's layout, signage, and circulation support sustained tenant performance and long-term operational suitability.

Importantly, this is a rare opportunity to acquire an automotive NNN investment in a location with strong market fundamentals and synergy. The Tuffy brand has operated at this site for many years, further demonstrating location viability. With steady automotive demand and a proven operator backed by a national credit tenant, this property offers a compelling opportunity for passive investors seeking durable income, operational stability, and recession-resilient use.

Property Details:



Parcel No. (APN)
18-24-501-031



Building Size
3,460 SF



Lot Size
0.34 AC



Investment Highlights

✓ **Corporate-Backed Tenancy**

- 100% Leased to Tuffy Tire & Auto Service (under Mavis Tires Corporate Umbrella) on an Absolute NNN Lease
- Corporately Guaranteed by Mavis Tire Supply LLC - Strong Credit - Nation's Largest Tire/Service Companies
- Offers the Security of a Stable - Automotive Service Tenant - Multi-Billion-Dollar National Operator Backing

✓ **Long-Term Lease & Options**

- Absolute NNN Lease Structure - Zero Landlord Responsibilities
- Upcoming (2027) 6% Rental Increase - Four 5-year Lease Extension Options -Potentially Extending Occupancy to 2052

✓ **Below-Market Rent**

- Absolute NNN Lease Structure - Zero Landlord Responsibilities
- Upcoming (2027) 6% Rental Increase - Four 5-year Lease Extension Options -Potentially Extending Occupancy to 2052
- The Current Rental Rate is Below Prevailing Market Levels - Comparable to Auto Service Properties in the Region
- Attractive Purchase Basis and Potential Upside in Value

- Favorable Rent - Ensuring the Property Remains competitive - Supports Future Rent Growth

✓ **"Bite-Size" NNN Asset**

- Property Represents a Bite-Sized Net-Lease Investment - Ideal for 1031 Exchange Buyers or First-Time Private Investors
- Affordable Price-Point - Single-Tenant Simplicity - Excellent Entry into Commercial Real Estate Ownership

✓ **Zero Landlord Responsibilities**

- Absolute NNN Structure - (Tenant Responsible for Taxes, Insurance, and Maintenance) - Offers a Passive Ownership Experience

✓ **High-Traffic Corridor & Automotive Retail Nearby**

- Clio, Located in Genesee County - (400,000+ population) - Strong Combined Traffic Counts (27,291 VPD) - Visibility Along N. Saginaw Road
- Minutes From the I-75 interchange - Capturing Additional Regional Traffic
- Proximity to Automotive-Oriented National Retailers (O'Reilly Auto Parts, AutoZone, etc.) - Driving Consistent Consumer Crossover and Site Traffic



Income & Expense

Tenant	Mavis Tire Express Services Corp (owns Tuffy Auto, Midas, Tire Kingdom, National Tire & Battery)
Lease Type	Absolute NNN Fee Simple (Land & Building)
Square Footage	3,460 SF
Lease Start	April 2, 2022
Lease Expiration	April 30, 2032
Remaining Term	6.4 Years
Annual Rent	\$24,000
Annual Rent PSF	\$6.94
Rental Increases	6% Increases Every 5 Years May-1-2027: \$25,4400 (7.42% Cap)
Option Periods and Increases	Three 5-Year Options 6% Increases Every 5 Years May-1-2032: \$26,966 (7.87% Cap) May-1-2037: \$28,584 (8.34% Cap) May-1-2042: \$30,299 (8.84% Cap) May-1-2047: \$32,117 (9.37% Cap)"



Pricing

Price	\$342,700
Cap Rate	7.00%
NOI	\$24,000
Taxes	Net
Insurance	Net
CAM	Net
Roof & Structure	Tenant Responsibility

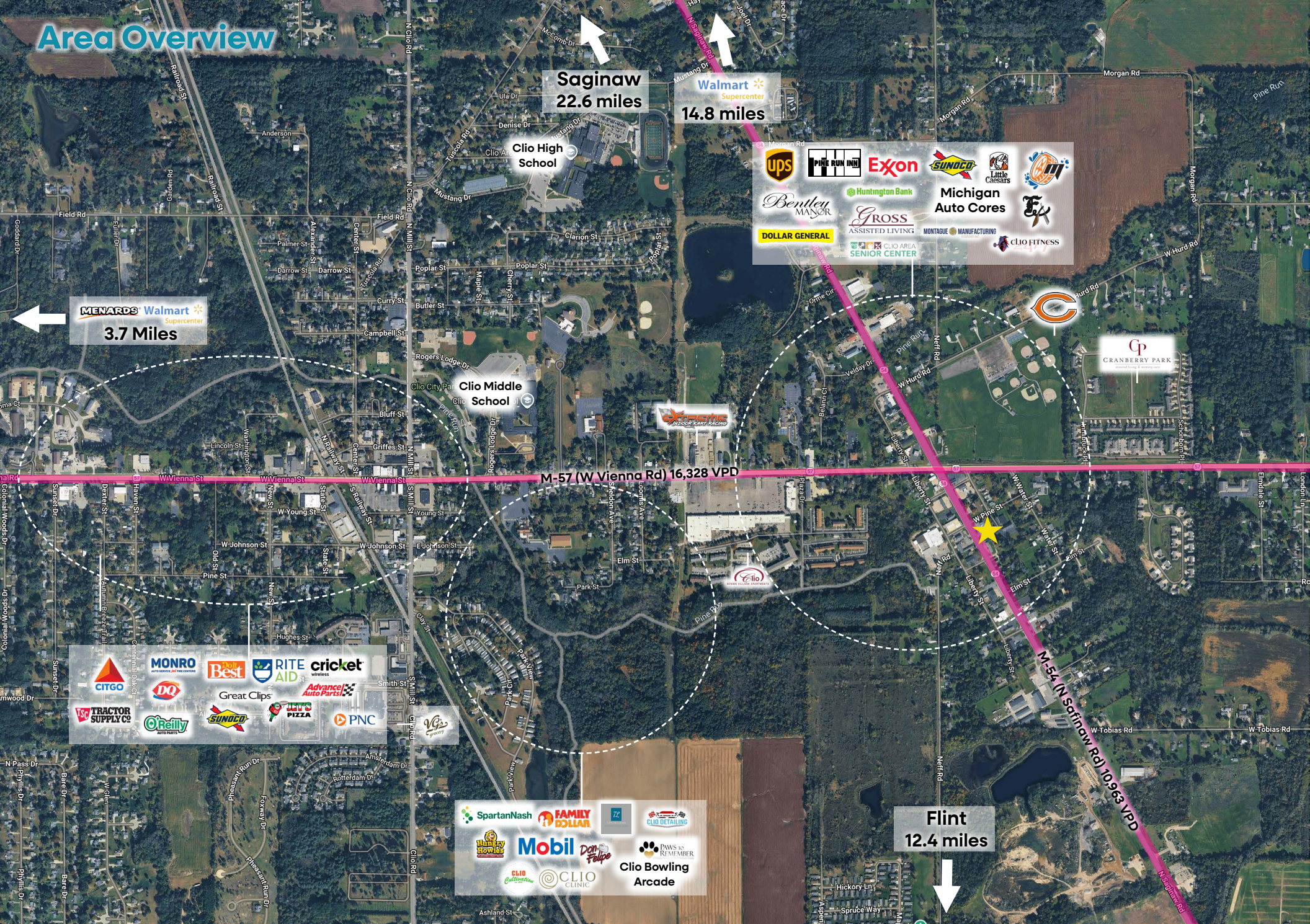
Aerial Overview



Aerial Overview





Area Overview





Demographics



3 Mile Radius:

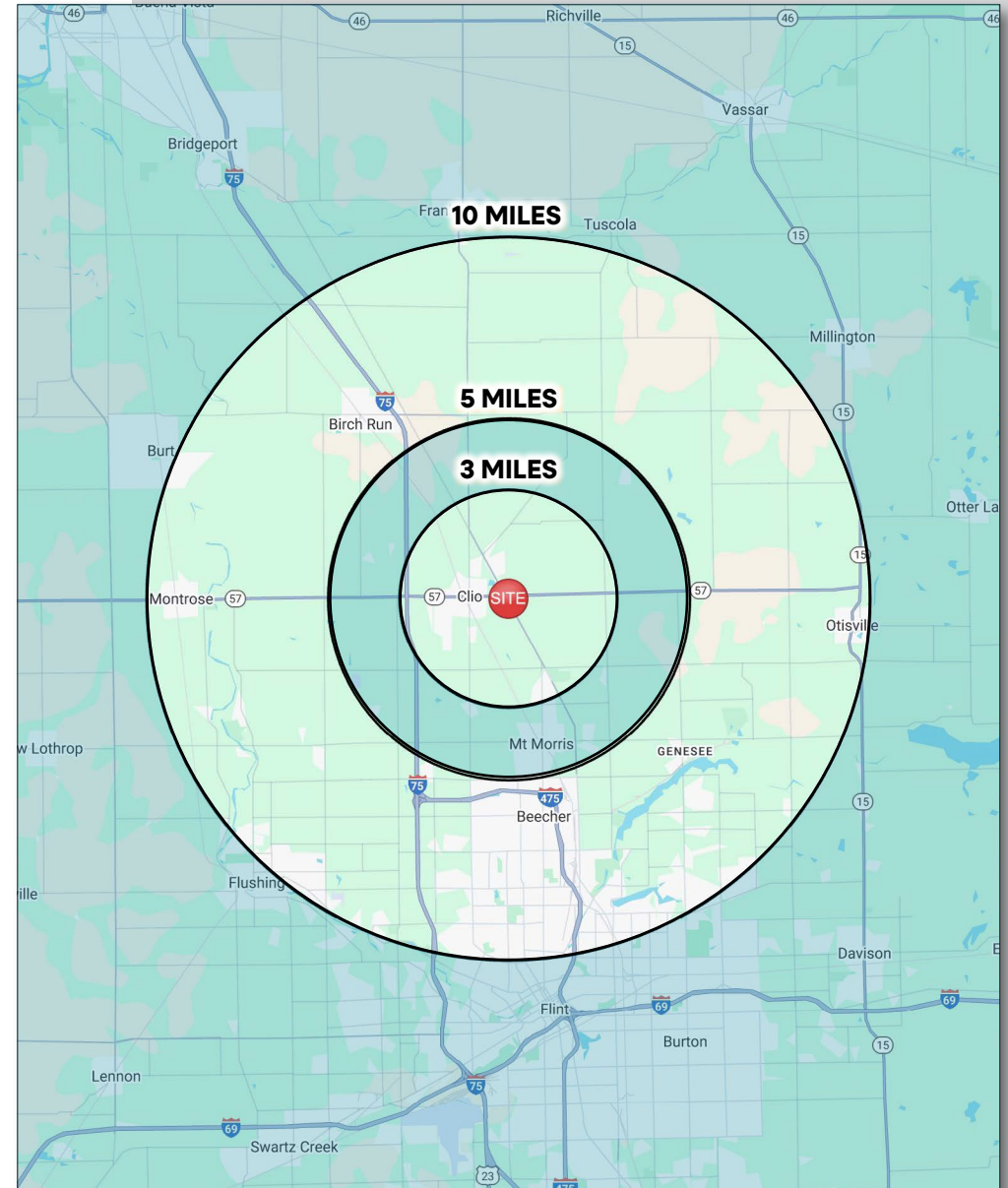
	
Total Population: 14,885	Average Household Income: \$80,232
Households: 6,314	Median Household Income: \$63,264
Daytime Population: 8,748	
Median Age: 41.8	

5 Mile Radius:

	
Total Population: 31,328	Average Household Income: \$77,661
Households: 13,222	Median Household Income: \$62,250
Daytime Population: 18,501	
Median Age: 42.3	

10 Mile Radius:

	
Total Population: 130,149	Average Household Income: \$72,723
Households: 53,494	Median Household Income: \$56,112
Daytime Population: 77,219	
Median Age: 40.5	



Demographics - 15 Minutes Drive



TOTAL RETAIL SALES

Includes F&B



\$569,850,070

EDUCATION

Bachelor's Degree or Higher



14%

OWNER OCCUPIED HOME VALUE

Average



\$158,100

TAPESTRY SEGMENTS

Modest Income Homes
6,923 households

Loyal Locals
4,527 households

Hometown Charm
2,510 households

Socioeconomic Traits

These urban and suburban Midwest and Southern neighborhoods feature low-to-middle income households, older homes, many single residents, female-headed families, and workers in service, healthcare, or transportation-related occupations.

Socioeconomic Traits

These low-density neighborhoods, mostly in the Midwest and South, are home to older adults in affordable, older single-family homes. Residents have short commutes, limited transit access, and stable community growth.

Socioeconomic Traits

These Midwest and Southern communities—urban, suburban, and rural—feature young families, low marriage rates, and nonfamily households. Residents work in retail, healthcare, and manufacturing. Many homes are older with high vacancy rates.

Household Types

Singles living alone; married couples; singles with relatives

Household Types

Married couples; Singles living alone

Household Types

Married couples; singles living alone

Typical Housing

Single Family

Typical Housing

Single Family

Typical Housing

Single Family

ANNUAL HOUSEHOLD SPENDING

\$2,412

Eating Out

\$1,478

Apparel & Services

\$4,838

Groceries

\$132

Computer & Hardware

\$5,242

Health Care

KEY FACTS

✓ Population: 82,458

✓ Median Age: 41.5

✓ Median Household Income: \$51,789

✓ Daytime Population: 73,865

City Overview – Clio, MI

Automotive Services Hub | Regional Traffic Access | Stable Retail Demographics

Clio is a well-positioned service-oriented city in Genesee County, Michigan, anchored by strong automotive and retail fundamentals. Strategically located along Interstate 75, Clio benefits from high commuter visibility and connectivity to northern and mid-Michigan markets, making it a convenient stop for both residents and regional travelers.

The city is home to a diverse mix of national retailers and service providers including Walmart, AutoZone, UPS Store, Sunoco, CRF Frozen Foods, and Exxon, creating a highly synergistic environment for auto service businesses. Tuffy Tire benefits from this dense network of complementary operators and recurring traffic patterns.

The city's strategic location along two $\pm 9,700$ VPD corridors (Vienna Rd and W Saginaw Rd) supports a diverse retail base, including Sunoco, UPS Store, Auto Value, CRF Frozen Foods, and others

The presence of high-profile national retailers in Clio underscores the area's viability and draws consumers from smaller neighboring communities, effectively making Clio a regional shopping and services destination in this part of Genesee County.



Key Facts

- ✓ **County Population:** $\pm 400,000$ (Genesee County)
- ✓ **Regional Access:** I-75, US 23, M-57 (Vienna Road)
- ✓ **County Major Employers:** General Motors, Henry Ford Health Systems, MTA Mass Transportation
- ✓ **Nearby Retail Anchors:** Walmart, AutoZone, UPS Store

Tenant Overview

Tuffy Tire & Auto Service Centers (Mavis Tires Corporate) is a long-established automotive repair and tire service chain founded in 1970, known for providing a full range of auto maintenance services (from tire sales to brakes, alignments, oil changes, and more). Over decades of operations, Tuffy expanded to roughly 165–175 locations across 20 states, building a strong regional presence and loyal customer base. In late 2021, Mavis Tire Express Services Corp., a leading independent tire dealer and service provider, acquired Tuffy, bringing the Tuffy brand under the Mavis corporate umbrella while maintaining Tuffy’s trusted local name and service offerings.

Mavis Tires (corporate guarantor) is one of the largest tire and auto service companies in the United States, offering a broad range of automotive maintenance services through its family of brands (Mavis Discount Tire, Tuffy, and other acquired chains). Today, Mavis operates approximately 3,500 locations across the U.S. and Canada, solidifying its position as a dominant player in the automotive aftermarket service industry. Mavis’s network (including the Tuffy stores) generates revenue in the billions annually, with revenue projected to approach ~\$4 billion post-acquisitions. This scale and financial strength make Mavis a highly attractive and reliable tenant, and its backing provides additional credit stability for the lease.

Mavis (and by extension Tuffy) is known for its recession-resistant business model – drivers require regular maintenance and tires regardless of economic conditions, which helps insulate the company’s sales during downturns. Overall, the tenant profile is extremely strong; investors gain a creditworthy, nationally recognized operator with a proven track record and commitment to the location.



TENANT SNAPSHOT	
Parent Company	Mavis Tire Express Services Corp.
Headquarters	White Plains, NY
Locations	3500+ Globally
U.S. Units	1,400
Systemwide Sales	\$1.9+ Billion Anually

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License No. 6502428679

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