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Offering Memorandum

# Mavis Tires & Brakes

5740 Peachtree Industrial Blvd Norcross, GA 30071



# Executive Summary



Sale Price	\$2,762,000
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### Offering Summary

Cap Rate:	7.65%
NOI:	\$211,284.
Building Size:	6,690 SF
Lot Size:	0.76 Acres
Year Built:	1995

### Property Highlights

- Mavis Tire & Brakes is a nationally recognized automotive service brand and one of the largest independent tire and service providers in the United States.
- Originally leased to Kauffman Tire, Inc. and later acquired by Mavis Tire Supply, LLC, expanding Mavis’ footprint throughout the Southeast.
- Build-to-suit lease commenced in 2007 with a 20-year primary term and four 5-year renewal options, extending potential occupancy through 2047.
- NNN lease structure with scheduled 5-year rent increases, providing stable income and minimal landlord responsibilities.
- Freestanding 6,690SF automotive service facility featuring multiple service bays and dedicated customer parking.
- Highly visible location along Peachtree Industrial Boulevard, a major commercial corridor connecting Norcross, Peachtree Corners, and Duluth.
- Situated in a dense Atlanta suburban infill market with strong surrounding residential and retail demand.
- Over 239,000 residents within 5 miles with average household incomes exceeding \$110,000.

### Property Description

The subject property is a freestanding Mavis Tire & Brakes automotive service facility located at 5740 Peachtree Industrial Boulevard in Norcross, Georgia, within the desirable Gwinnett County submarket of Metro Atlanta. The property consists of an approximately 6,690-square-foot purpose-built building originally developed as a build-to-suit for Kauffman Tire in 2007, later acquired by Mavis Tire Supply, LLC.

The property is leased to Mavis Tire Supply, LLC, one of the largest independent tire and automotive service providers in the United States, offering stable income with minimal landlord responsibilities. The facility features multiple service bays, dedicated parking, and strong visibility along Peachtree Industrial Boulevard, a major commercial corridor surrounded by dense residential and retail development.

### Location Description

The property is located along Peachtree Industrial Boulevard, a major commercial corridor serving Norcross, Peachtree Corners, and Gwinnett County within the Atlanta metropolitan area. The corridor provides convenient access to Interstate 285 and Interstate 85, offering strong connectivity throughout Metro Atlanta.

Norcross is part of Gwinnett County, one of Georgia’s fastest-growing counties, featuring dense residential communities, established retail corridors, and major employment centers that support consistent consumer demand. The surrounding area includes numerous national retailers, neighborhood shopping centers, and service providers, benefiting from strong population density, high household incomes, and continued residential growth.

# Mavis Tires & Brakes Overview



## MAVIS TIRE EXPRESS SERVICES CORP.

Mavis Tire Express Services Corp., founded in 1972 and headquartered in White Plains, New York, is one of the largest independent tire and automotive service providers in North America. The company traces its roots to Vic's Cycle Shop established in 1949, which later evolved into Mavis Tire Supply. In 2018, Mavis merged with Express Oil Change & Tire Engineers and Brakes Plus, creating a national automotive service platform. Today, the company operates a portfolio of well-known brands including Mavis Tires & Brakes, NTB, Tire Kingdom, Town Fair Tire, Midas, Express Oil Change & Tire Engineers, Brakes Plus, and Tuffy, with 3,500+ locations across the United States and Canada.

## MAVIS TIRES & BRAKES

Mavis Tires & Brakes is a retail automotive service brand operated by Mavis Tire Express Services Corp. The brand provides a full range of services including tire replacement, brake repair, oil changes, alignments, battery replacement, and general automotive maintenance. With thousands of locations nationwide, Mavis Tires & Brakes is part of one of the largest automotive service networks in North America, serving millions of customers each year.

# Lease Abstract – Mavis Tires & Brakes

## Tenant Overview

<b>Tenant:</b>	Mavis Tire Supply, LLC (Mavis Tires & Brakes)
<b>Square Feet:</b>	6,690 SF
<b>Lease Start Date:</b>	October 25, 2006
<b>Lease Expiration Date:</b>	September 30, 2027
<b>Annual Base Rent:</b>	\$211,284
<b>Lease Type:</b>	Double- Net (NN)

<b>Lease Term</b>	<b>Annual Base Rent</b>	<b>Rent Per SF/YR</b>
<b>Year 1-5</b>	\$172,476	\$25.78
<b>Year 6-10</b>	\$186,276	\$27.84
<b>Year 11-15</b>	\$199,308	\$29.79
<b>Year 16-20</b>	\$211,284	\$31.58
<b>Renewal Term: 4 x 5 Years</b>		
<b>Year 21-25</b>	\$223,956	\$33.48
<b>Year 26-30</b>	\$237,396	\$35.49
<b>Year 31-35</b>	\$251,640	\$37.61
<b>Year 36-40</b>	\$266,736	\$39.87

Tenant is responsible for maintaining the interior of the premises, including HVAC, electrical and plumbing fixtures, window glass, interior doors, walls, ceilings, and tenant-installed signage. Tenant must maintain an HVAC service contract, handle pest and termite control, maintain sprinkler and alarm systems, and pay its proportionate share (26.5%) of taxes, CAM, and insurance.



# Aerial Photo



# Aerial Photo



# Aerial Photo



# Additional Photos



# Exterior Photo



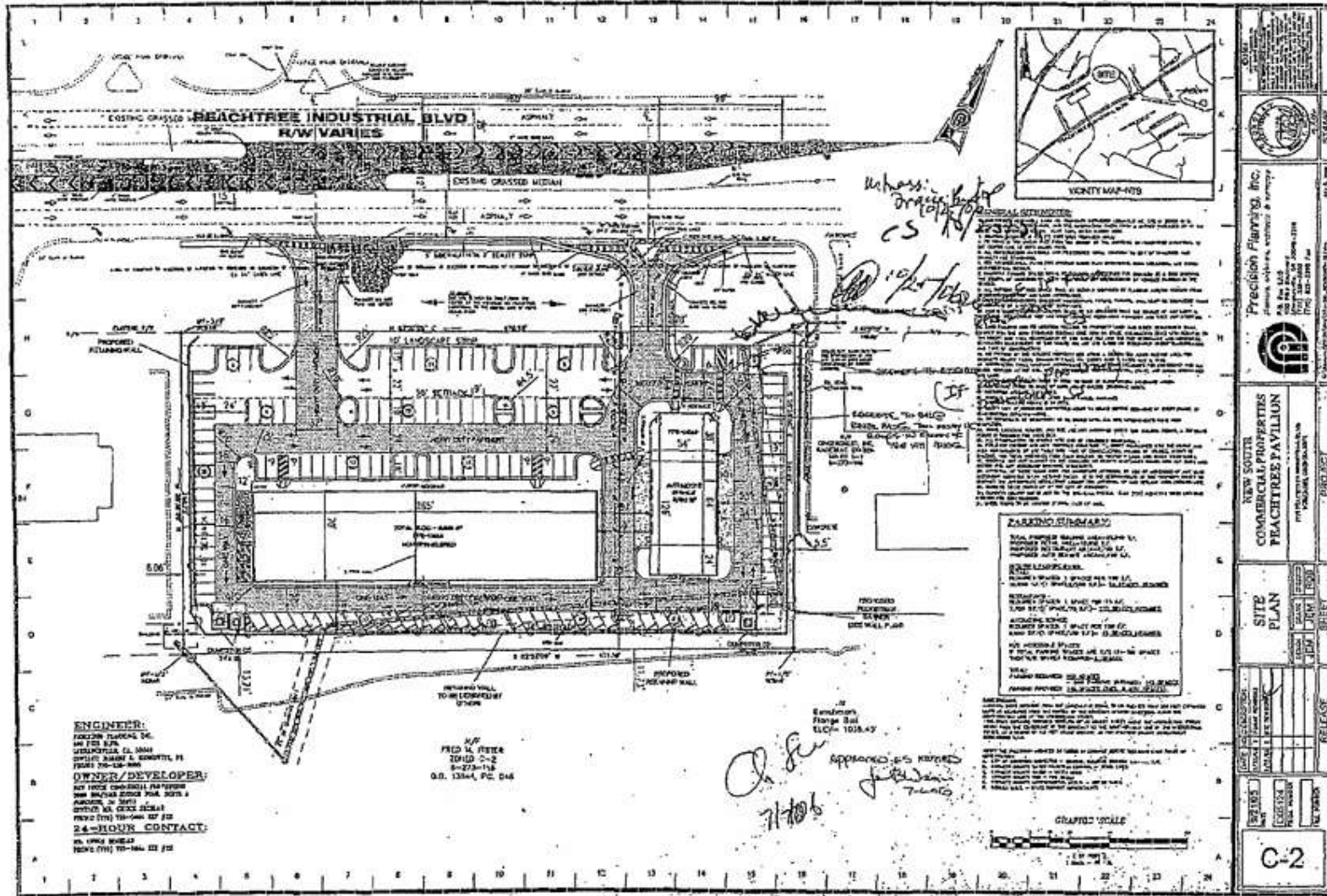
# Retailer Map



# Retailer Map



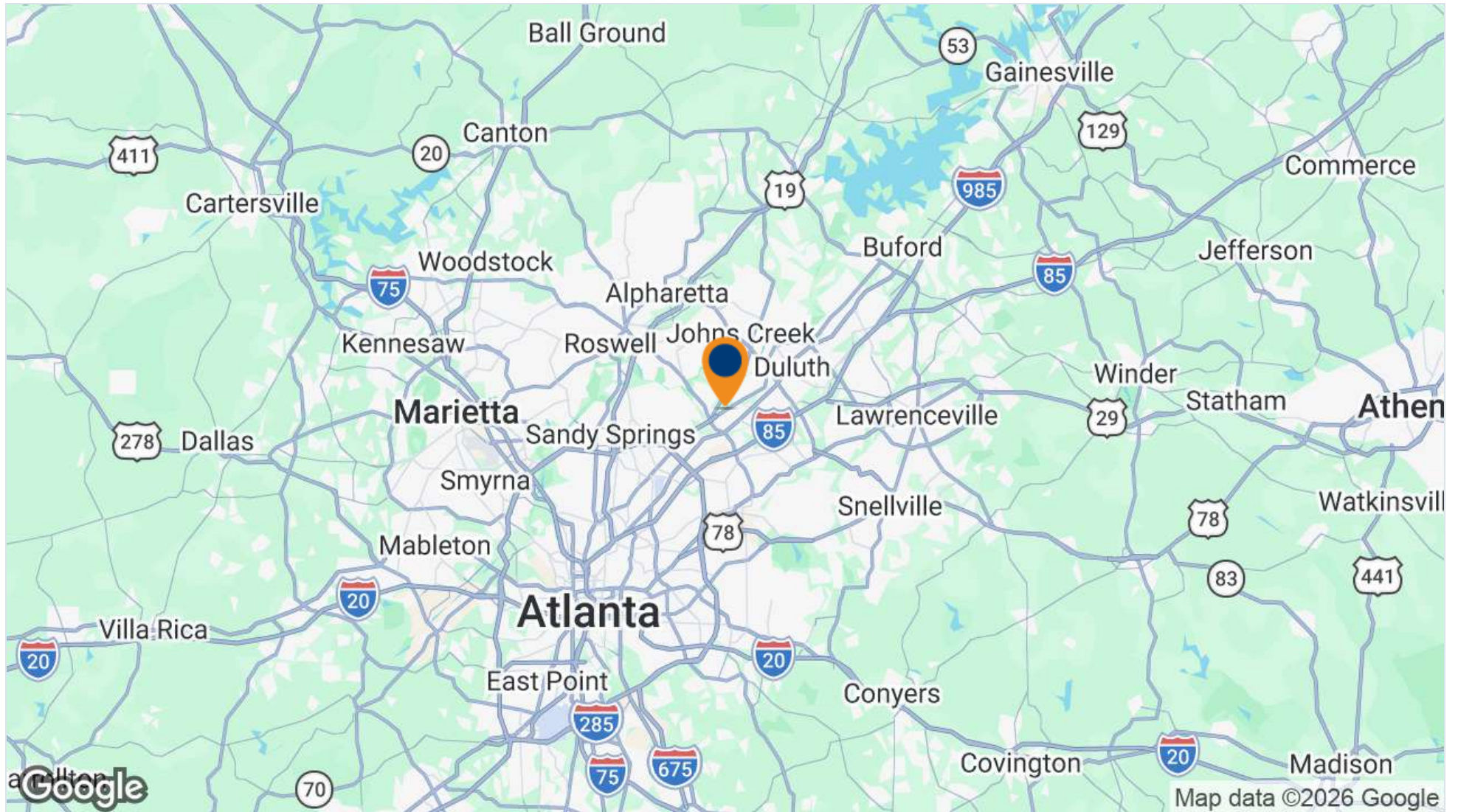
# Site Plan



# Parcel Map

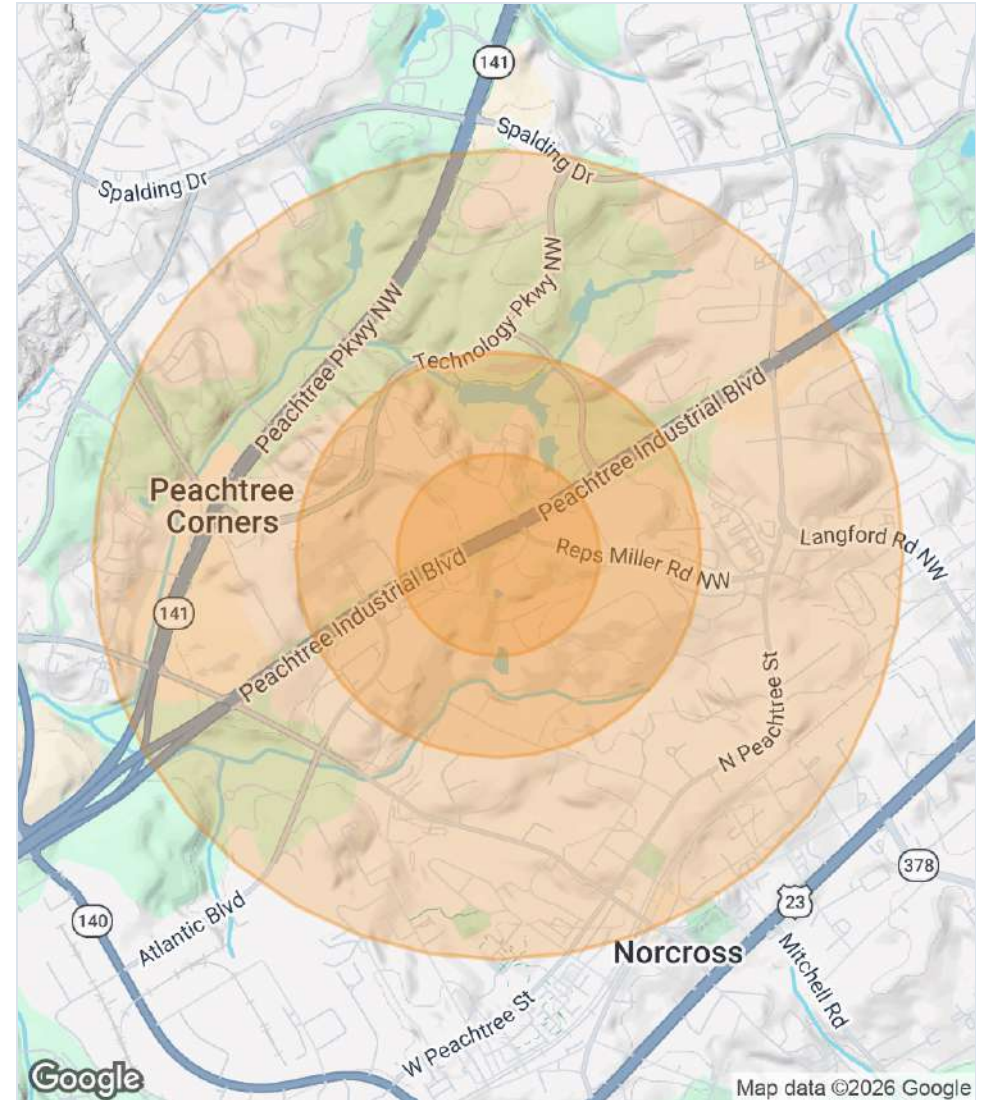


# Location Map



# Demographics

Population	One-Mile	Three-Mile	Five-Mile
<b>2024 Population</b>	5,171	76,898	239,938
<b>2020 Population</b>	4,961	76,891	233,508
<b>5 Year Projected</b>	5,631	80,450	247,368
<b>Households</b>			
<b>2024 Population</b>	2,225	28,283	88,628
<b>2020 Population</b>	1,906	27,873	85,668
<b>5 Year Projected</b>	2,417	29,547	91,271
<b>Income</b>			
<b>2024 Average Household Income</b>	\$148,875	\$115,798	\$110,682
<b>5 Year Projected</b>	\$177,746	\$137,998	\$135,801



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## GET IN TOUCH

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# Advisor Biographies Page



**Elliott Kyle**

**SVP | Partner**

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Elliott Kyle is responsible for Skyline Seven's Investment Sales Division and is one of Atlanta's top sale producers. Elliott offers a breadth of brokerage experience having represented private investors, institutions and lenders/ special services. Over the last 16 years alone, Elliott closed real estate transactions in excess of \$750,000,000.

Previously, Elliott was Vice President for Shane Investment Property Group, an Atlanta-based investment sales brokerage firm. In his capacity at Shane, Elliott transacted various property types and was instrumental in the training of new agents. Elliott also held previous senior management positions with Rock-Tenn Company and Manhattan Associates, a multi-national firm. Elliott attended Tulane University and the University of Georgia, earning a degree in Economics. Following his undergraduate studies, Elliott attended Georgia State University, earning his MBA. Elliott lives in Atlanta with his wife, Mary, and son, Charles. Elliott, is a native of Atlanta, and enjoys a number of hobbies, one being an avid golfer and a member of Druid Hills Golf Club. In addition, Elliott has been involved in a number of not-for-profit organizations, such as Senior Warden of the Vestry at St. Luke's Episcopal Church, President of the Board of Trustees at Canterbury Court (CCRC), Vice President with the Druid Hills Civic Association, Courtland Street Mission, and more.



**Chase Murphy**

**SVP | Partner**

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Chase Murphy is a Senior Vice President of Investment Sales and Partner at Skyline Seven Real Estate. Chase represents buyers and sellers and has a vast knowledge of transactional real estate. With a tremendous breadth of experience and contacts, Chase successfully transacts single and multi-tenant retail and office assets throughout the United States. Whether representing developers, institutions or private investors, Chase is committed to profitable and seamless sales for his clients. In the last 10 years alone, Chase has sold in excess of \$750,000,000 of commercial property making him one of the most respected advisors within the capital markets.

Prior to joining Skyline Seven, Chase was an asset manager for Altisource and oversaw a real estate portfolio in excess of \$35,000,000. While under Chase's direction, the company impressively removed \$70,000,000 of distressed real estate assets from their client's balance sheets. Additionally, Chase specialized in building relationships with high touch clients while advising as well as executing loss-mitigation strategies for his client's real estate assets. Chase attended Valdosta State University, earning a degree in finance. A long-time Atlanta resident, Chase lives in Dunwoody with his wife, Kris, son, Patrick, and daughter Merritt. In his free time, he enjoys spending time with his family, playing golf, and attending sporting events whenever possible.

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