



POUNDERS
& ASSOCIATES

COMMERCIAL REAL ESTATE

FOR SALE

FIRESTONE COMPLETE AUTO CARE

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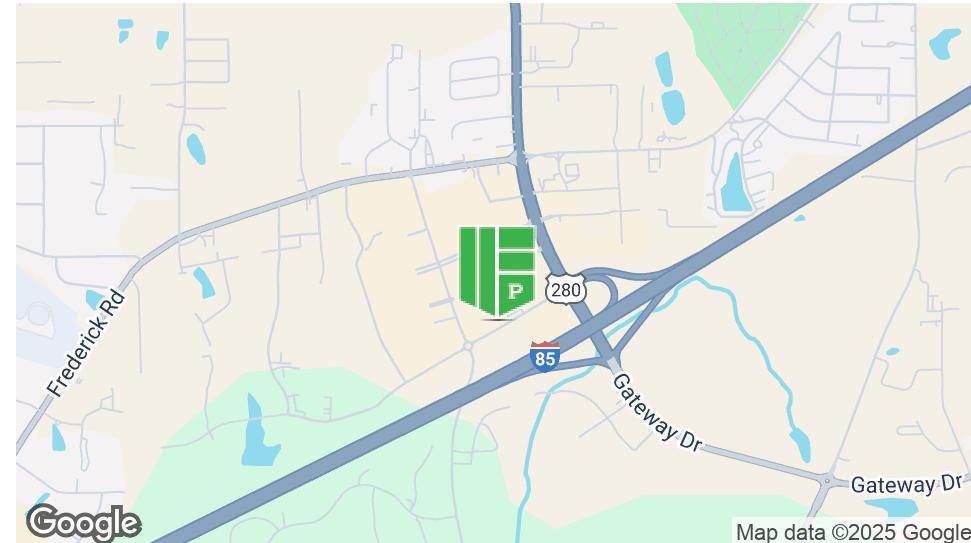
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SECTION 1

PROPERTY INFORMATION

EXECUTIVE SUMMARY

OFFERING SUMMARY

Sale Price:	\$1,320,000
Building Size:	7,745 SF
Lot Size:	0.94 Acres
Cap Rate:	5.0%
NOI:	\$66,000
Year Built:	2018
Zoning:	PUD

PROPERTY OVERVIEW

Exceptional investment opportunity in the highly sought-after Tiger Town retail district of Opelika, Alabama. Surrounded by top national retailers, including Target, Home Depot, Kohl's, and Dick's Sporting Goods, this property enjoys outstanding visibility and convenient access just off Interstate 85, one of the region's primary transportation corridors.

The property includes a well-established tenant and an eight-bay service facility designed for automotive and mobile service operations. Located within one of the region's top retail and commercial corridors, the site benefits from strong traffic counts, complementary national co-tenancy, and exceptional regional connectivity. This combination of tenant strength, location quality, and long-term lease stability makes the offering an ideal opportunity for investors seeking durable cash flow backed by a creditworthy tenant.

This offering features a long-term ground lease with more than 7 years remaining, a scheduled rent increase in May 2028, and 7 renewal options.

TENANT PROFILE

TENANT OVERVIEW

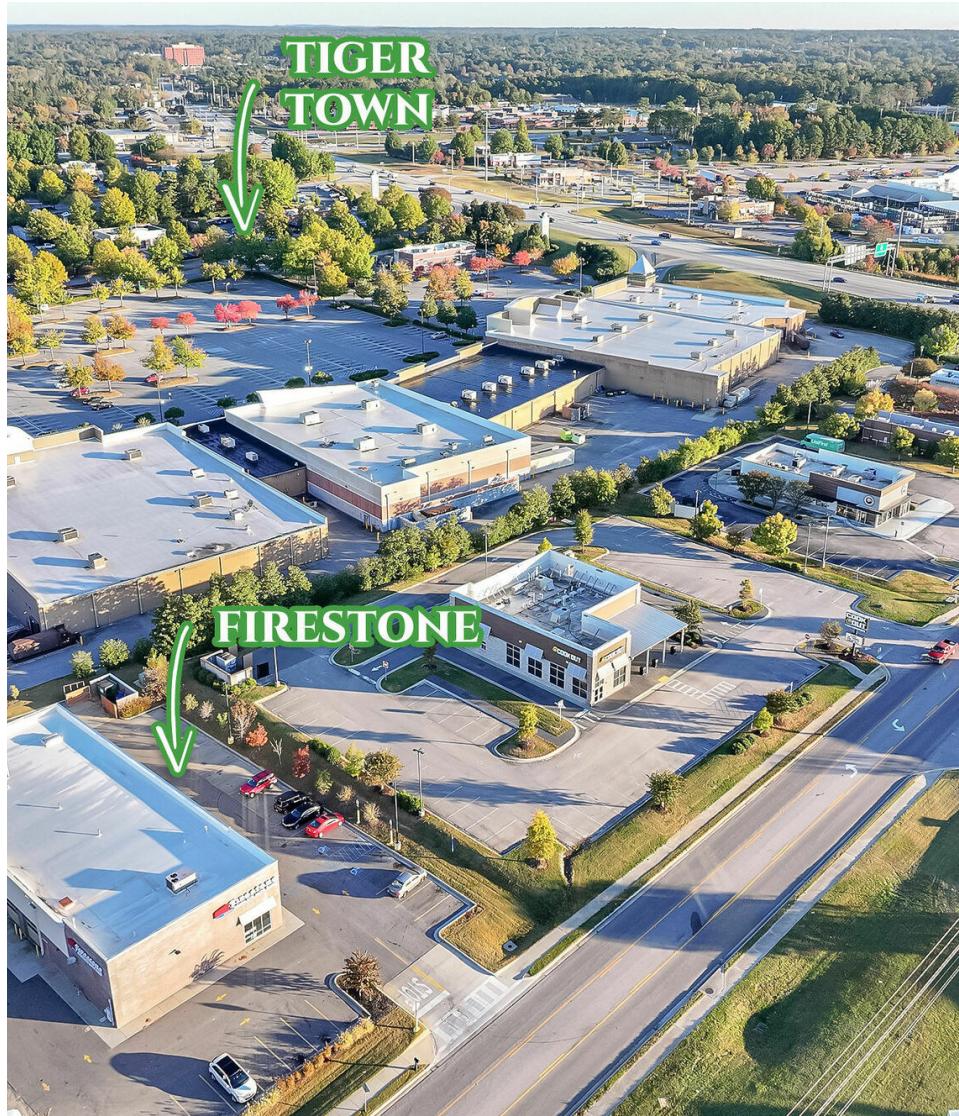
Firestone is operated by Bridgestone, one of the largest and most respected tire and automotive service providers in the world. The company is considered a premier net-lease tenant due to its strong credit profile, consistent performance in an internet-resistant sector, and built-in rental escalations. The automotive service industry remains well-positioned for long-term stability, while vehicles evolve, the ongoing need for tires and maintenance endures. Bridgestone Corporation carries an 'A' credit rating from S&P, reflecting a high likelihood of meeting all financial obligations. Contractual rent increases within the primary term offer investors predictable income growth and a natural hedge against inflation.

TENANT OVERVIEW

Tenant:	Bridgestone Retail Operations, LLC
Founded:	1900
Locations:	2,200+
Employees:	40,000
Total Revenue:	\$2.09 Billion
Headquarters:	Akron, Ohio
Website:	www.firestone.com

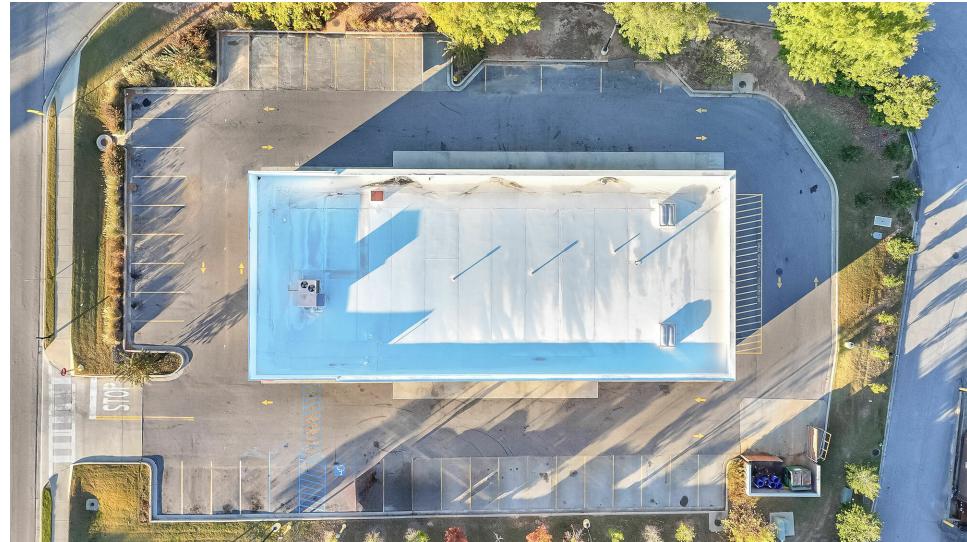
RENT SCHEDULE

LEASE YEARS	BEGIN	END	ANNUAL RENT
Initial Term (Current)	05/04/24	05/03/28	\$66,000
Initial Term (Increase)	05/04/28	05/03/33	\$72,600
First Renewal Term	05/04/33	05/03/38	\$79,860
Second Renewal Term	05/04/38	05/03/43	\$87,846
Third Renewal Term	05/04/43	05/03/48	\$96,631
Fourth Renewal Term	05/04/48	05/03/53	\$106,294
Fifth Renewal Term	05/04/53	05/03/58	\$116,924
Sixth Renewal Term	05/04/58	05/03/63	\$128,615
Seventh Renewal Term	05/04/63	05/03/68	\$141,477

COMPLETE HIGHLIGHTS**PROPERTY HIGHLIGHTS**

- Prime Location: Positioned in the highly trafficked Tiger Town retail district alongside national anchors such as Target, Home Depot, Kohl's, and Dick's Sporting Goods.
- Excellent Accessibility: Located just off I-85 North, offering outstanding visibility, easy ingress/egress, and strong customer access.
- Established Tenant: Leased to a well-established, long-term tenant providing stable occupancy and reliable income.
- Functional Design: Includes eight service bays optimized for automotive and mobile service operations.

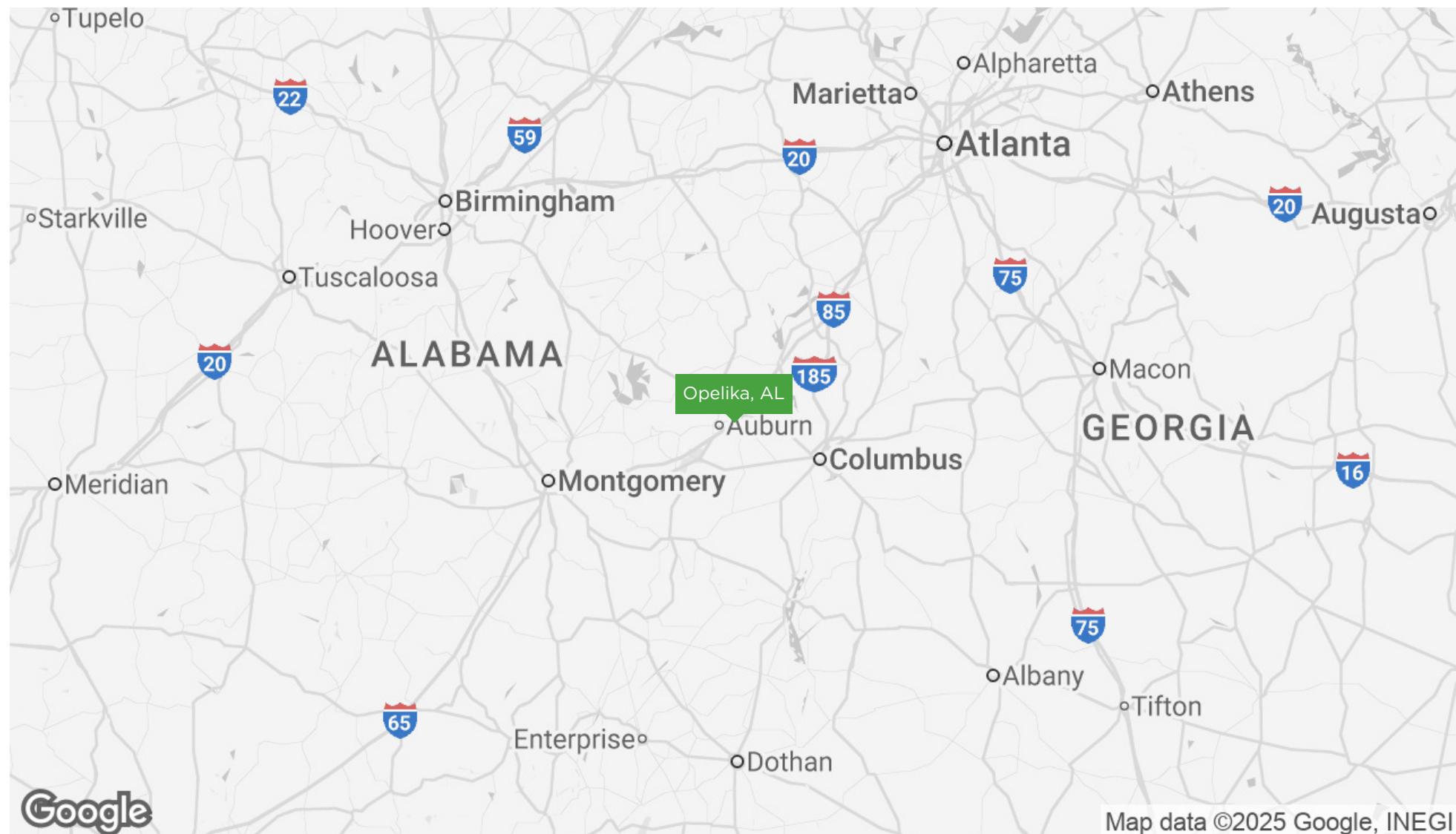
ADDITIONAL PHOTOS



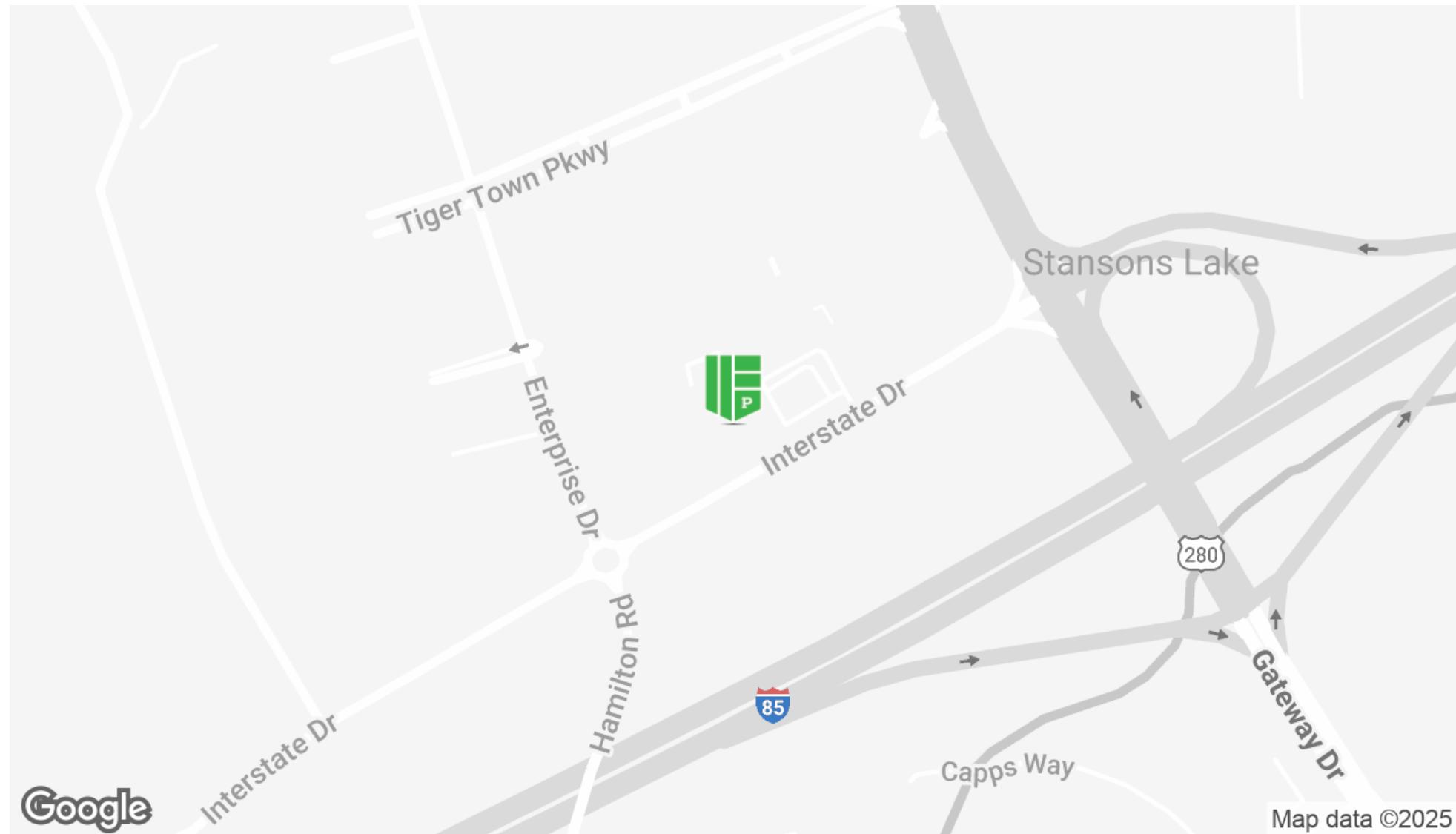
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LOCATION INFORMATION

REGIONAL MAP



LOCATION MAP



AERIAL MAP



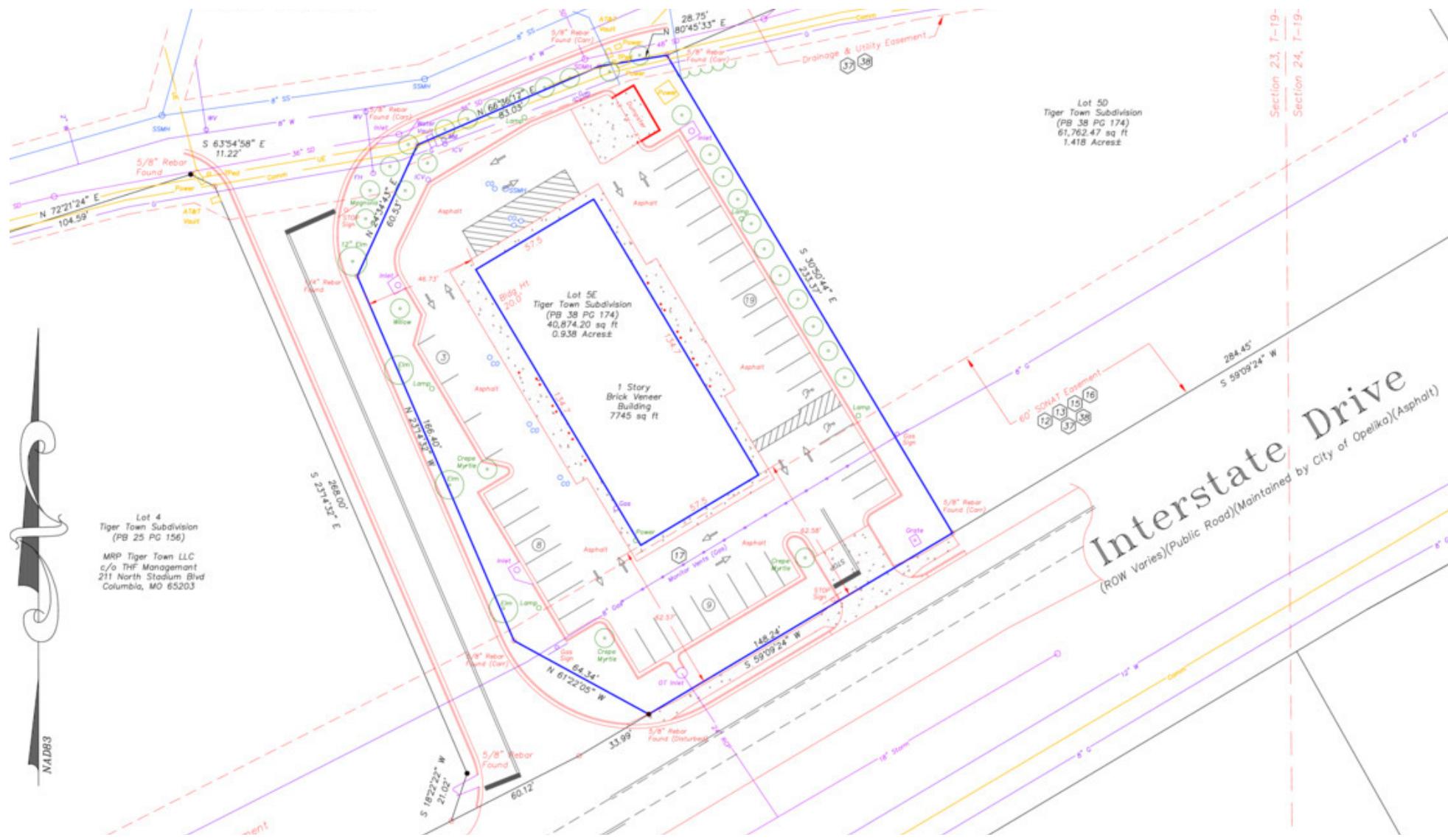
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RETAILER MAP



SITE PLAN



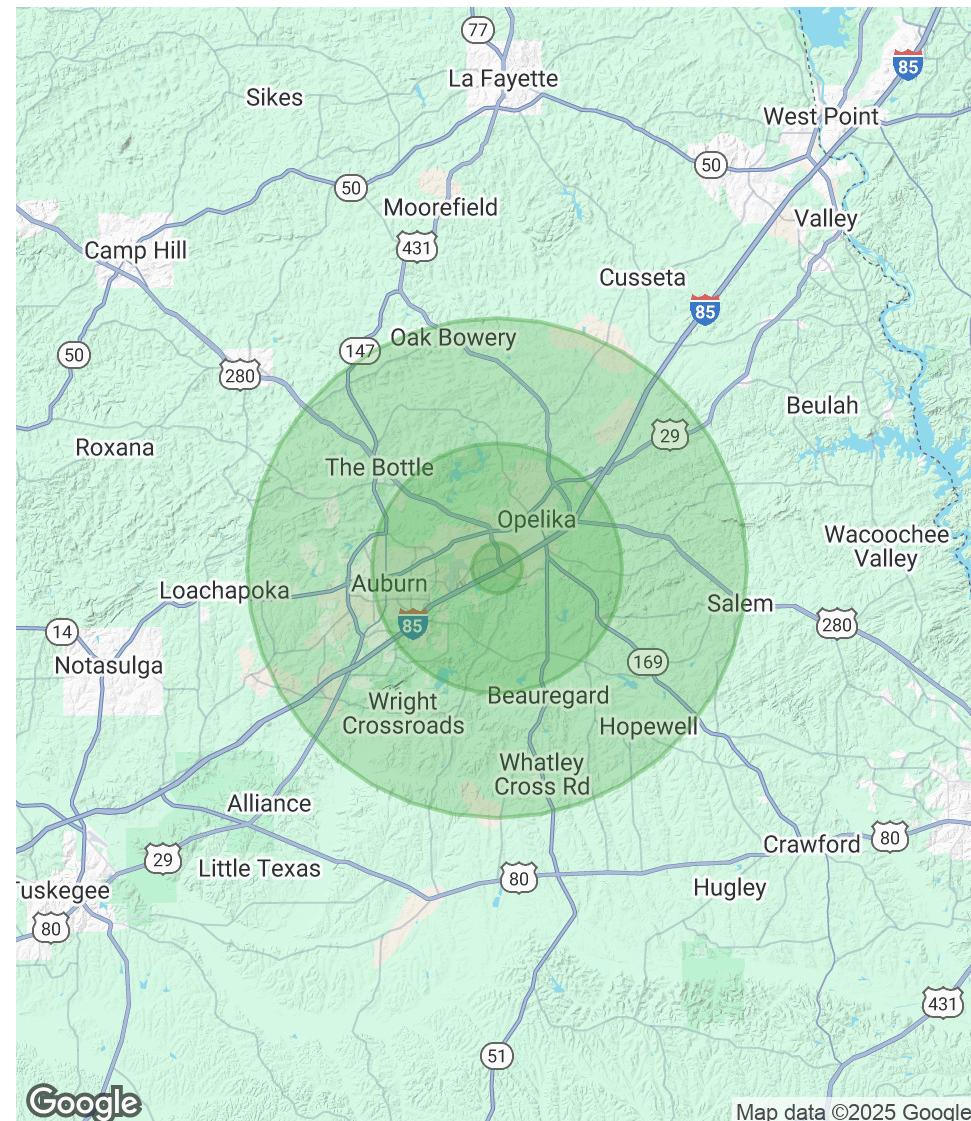
SECTION 3

DEMOGRAPHICS

DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,309	76,759	131,486
Average Age	41	36	35
Average Age (Male)	39	35	34
Average Age (Female)	44	37	36
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	927	30,903	52,711
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$66,339	\$80,221	\$81,996
Average House Value	\$245,526	\$299,071	\$307,210

Demographics data derived from AlphaMap



SECTION 4

ADVISOR BIOS

ADVISOR BIO & CONTACT 1

JUSTIN BISHOP, CCIM

President



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PROFESSIONAL BACKGROUND

Justin Bishop is the President and owner of Pounders & Associates, Inc., the Shoals area's leading commercial real estate firm.

In 2003, while pursuing a business degree from the University of North Alabama, Justin Bishop started a small business to provide graphic design and web development services to a wide-ranging clientele that included non-profit organizations, churches, and companies across North Alabama. After graduating in 2006, Justin began his real estate career and affiliated with Coldwell Banker®, a global and local leader in residential real estate. It was during these early years of selling homes and learning the real estate business that he began to realize a passion for commercial and investment real estate.

In 2011, Justin Bishop joined Pounders & Associates to pursue commercial real estate on a full-time basis. In 2014, Bishop became a Certified Commercial Investment Member (CCIM), a professional designation that is awarded to the most highly skilled and competent commercial and investment real estate practitioners in the industry. After successfully completing 200 hours of extensive graduate-level coursework, Justin assembled a qualifying portfolio of commercial real estate transactions, demonstrating proficiency not only in theory, but also in practice. CCIMs are recognized experts in commercial real estate brokerage, leasing, asset management, valuation, and investment analysis. He is also a member of the International Council of Shopping Centers (ICSC).

EDUCATION

University of North Alabama - Bachelor of Business Administration

MEMBERSHIPS & AFFILIATIONS

CCIM - Certified Commercial Investment Member
ICSC - International Council of Shopping Centers