



Goodyear

LONGSTANDING AND RECENTLY EXTENDED CORPORATE LEASE

NAVARRE, FL



CP PARTNERS
COMMERCIAL REAL ESTATE

In Association with ParaSell, Inc. | A Licensed Florida Broker #CQ1059597



CP PARTNERS
COMMERCIAL REAL ESTATE

Listing Team

JUSTIN STARK
jstark@cppcre.com
PH: 415.274.2706
CA DRE# 01856228

SCOTT REID
PARASELL, INC.
scott@parasellinc.com
PH: 949.942.6585
FL LIC #BK3457599

In Association with ParaSell, Inc.
PH: 949.942.6585
A Licensed Florida Broker
#CQ1059597

Copyright ©2026 CP Partners Commercial Real Estate, Inc.
California DRE LIC# 01499268

Disclaimer

This document and the information herein (the "Offering Memorandum") have been prepared by CP Partners, CP Partners Commercial Real Estate, Inc., and ParaSell, Inc. (collectively "CPP") to provide summary, unverified information to prospective purchasers and their representatives (the "Recipients") strictly for purposes of evaluating the subject property's initial suitability for purchase. This information has been obtained from sources believed to be reliable, however, CPP makes no warranty, representation, or guarantee whatsoever regarding the accuracy or completeness of the information provided. As examples, but not limited to the following, references to square footage or age may be approximate, references to terms and conditions of any lease agreement(s) may be paraphrased or inaccurate, and photographs and renderings may be enhanced and not fully representative of the subject property in its actual current condition. Any financial projections or analyses are provided strictly for evaluation purposes, could be in error, and are based on assumptions, factors, and conditions that may or may not exist now or in the future. All Recipients must take appropriate measures to understand the subject property independently from this Offering Memorandum and simultaneously recognize that there is an inherent level of risk and unpredictability that comes with owning assets such as the subject property. CPP does not intend for Recipients to make any decision to purchase based on the information contained herein and along with its employees, agents, officers, and owners explicitly disclaim any responsibility for inaccuracies or differences of opinion. CPP strongly encourages all Recipients to seek advice from real estate, tax, financial, and legal advisors before making any offers, entering a binding contract, or consummating a transaction of any kind. By accepting this Offering Memorandum you agree to release CPP and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation, purchase, and ownership of the subject property.

Surrounding Trade Area





Goodyear

8460 Navarre Pkwy, Navarre, FL 32566 

\$1,774,599

PRICE

6.85%

CAP RATE

NOI	\$121,560
LEASE TYPE	Corporate NN
RENT INCREASES	7.50% in January 2028
OPTIONS	Two, 5-Year at 9% Rental Increases
LEASE END	December 31, 2032
BUILDING SIZE	6,400 SF
LAND AREA	0.96 AC



Proven Corporate Goodyear at Reasonable Rents in a Major Retail Corridor

Longstanding corporate Goodyear investment property located on Navarre Parkway which is a major thoroughfare with **exposure to over 48,000 vehicles per day**. Goodyear has successfully operated at the subject property for over 15 years and **recently extended the lease**, demonstrating a long term commitment to the subject property. Significant development in the immediate area which include multi-family, hotel, and retail to include a planned Chick-fil-A in close proximity to the subject property.

The Offering

- Longstanding Goodyear demonstrating performance across multiple economic cycles
- Corporate location with strong access and visibility to Navarre Parkway (48,000 VPD)
- Significant development in the immediate corridor to include a planned Chick-fil-A
- Low entry point basis with strong underlying real estate fundamentals

High Visibility Site in the Path of Significant Diversified Development

- Adjacent to the planned Navarre Town Center, a 380,000 SF mixed use development comprised of 100,000 SF of retail and 280,000 SF of multi-family
- Navarre Parkway (Hwy 89) is a major corridor that provides access to all beach cities
- Several major retailers have recently built stores on Hwy 89 including Chipotle, Buffalo Wild Wings, CVS, 7-Brew, and planned Chick-fil-A
- Close proximity to Navarre Beach Causeway connecting Navarre Pkwy to Navarre Beach creating substantial traffic and influx of daytime population

Major Tourist Destination with Strong Demographics and Positively Trending Economic Drivers

- Navarre Beach is a popular family friendly tourist destination which is a major economic driver for the market
- Strong demographics with a population of over 40,000 people and average annual incomes over \$125,000
- Navarre is part of the Pensacola MSA and is situated between two major Air Force installations: Eglin Air Force Base and Hurlburt Field



INCOME & EXPENSE		
Price		\$1,774,599
Capitalization Rate		6.85%
Building Size (SF)		6,400
Lot Size (Acres)		0.96
Stabilized Income		\$/SF
Scheduled Rent	\$18.99	\$121,560
Less		\$/SF
Taxes	NNN	\$0.00
Insurance	NNN	\$0.00
Capital Expenditure Reserve	NN	\$0.00
Net Operating Income	\$121,560	

Disclaimer

The details contained within the Lease Abstract are provided as a courtesy to the recipient for purposes of evaluating the subject property's initial suitability. While every effort is made to accurately reflect the terms of the lease document(s), many of the items represented herein have been paraphrased, may have changed since the time of publication, or are potentially in error. CPP and its employees explicitly disclaim any responsibility for inaccuracies and it is the duty of the recipient to exercise an independent due diligence investigation in verifying all such information, including, but not limited to, the actual lease document(s).

LEASE ABSTRACT		
Premise & Term		
Tenant	Goodyear	
Lease Signatory	The Goodyear Tire & Rubber Company (Corporate)	
Lease Type	Corporate NN	
Lease Term	10 Years	
Rent Commencement	01/01/2023	
Lease Expiration	12/31/2032	
Options	Two, 5-Year options	
Rent Increases	7.50% in January 2028	

Expenses		
CAM	NNN	
Property Taxes	NNN	
Insurance	NNN	
Utilities	NNN	

Tenant Info		Lease Terms		Rent Summary				
Tenant Name	Sq. Ft.	Term Years		Current Rent	Monthly Rent	Yearly Rent	Monthly Rent/ft	Yearly Rent/ft
Goodyear	6,400	-	12/31/2028	\$121,560	\$10,130	\$121,560	\$1.58	\$18.99
		1/1/2028	12/31/2032		\$10,890	\$130,677	\$1.70	\$20.42
		Option 1	1/1/2033	12/31/2037	\$11,870	\$142,438	\$1.85	\$22.26
		Option 2	1/1/2038	12/31/2042	\$12,938	\$155,257	\$2.02	\$24.26
TOTALS:		6,400		\$121,560	\$10,130	\$121,560	\$1.58	\$18.99



One of the World's Largest Tire Manufacturers



\$18.9B

FY 2024 NET
SALES

68,000+

ASSOCIATES
WORLDWIDE

800

U.S. RETAIL
LOCATIONS



About Goodyear

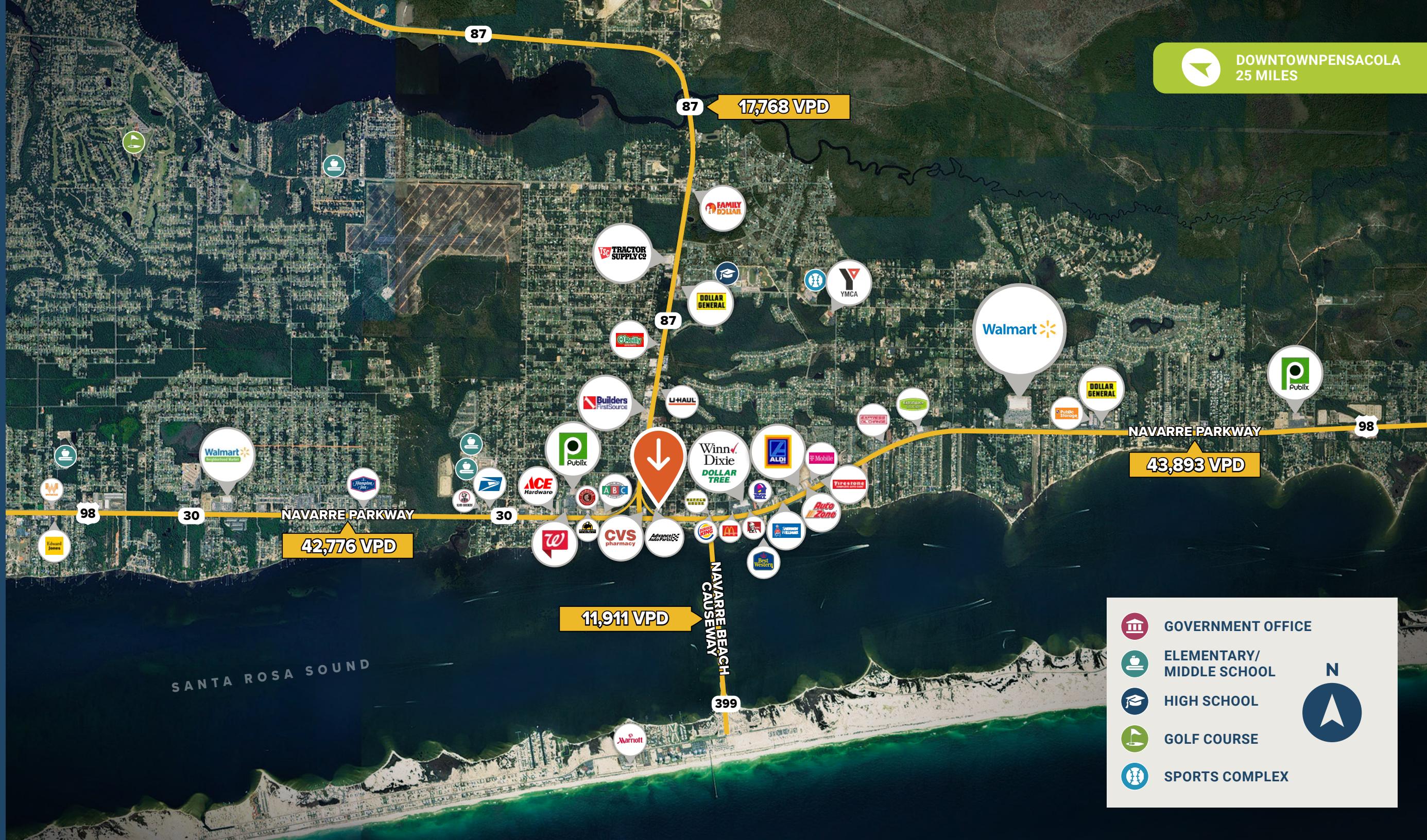
- The Goodyear Tire & Rubber Company, established in 1898 and headquartered in Akron, Ohio, is one of the world's largest and most respected manufacturers of tires and rubber-related products
- With more than 125 years of experience, the company has built a global presence that includes 53 manufacturing facilities across 20 countries and a commercial reach that spans nearly every major international market
- Goodyear generated \$18.9 billion in net sales in 2024 and employs approximately 68,000 full-time and temporary associates worldwide
- The company operates approximately 800 retail locations throughout the U.S. and globally, offering tire sales, routine maintenance, repairs, and a full suite of services to both consumer and commercial clients
- In addition to its core business of tire development, manufacturing, and distribution, Goodyear also produces and sells rubber-based chemicals and operates one of the largest commercial truck service and tire retreading networks in the world
- Goodyear's longstanding commitment to innovation, performance, and safety has enabled it to deliver technologies that perform reliably on highways, racetracks, and even in aerospace applications

[Tenant Website](#)

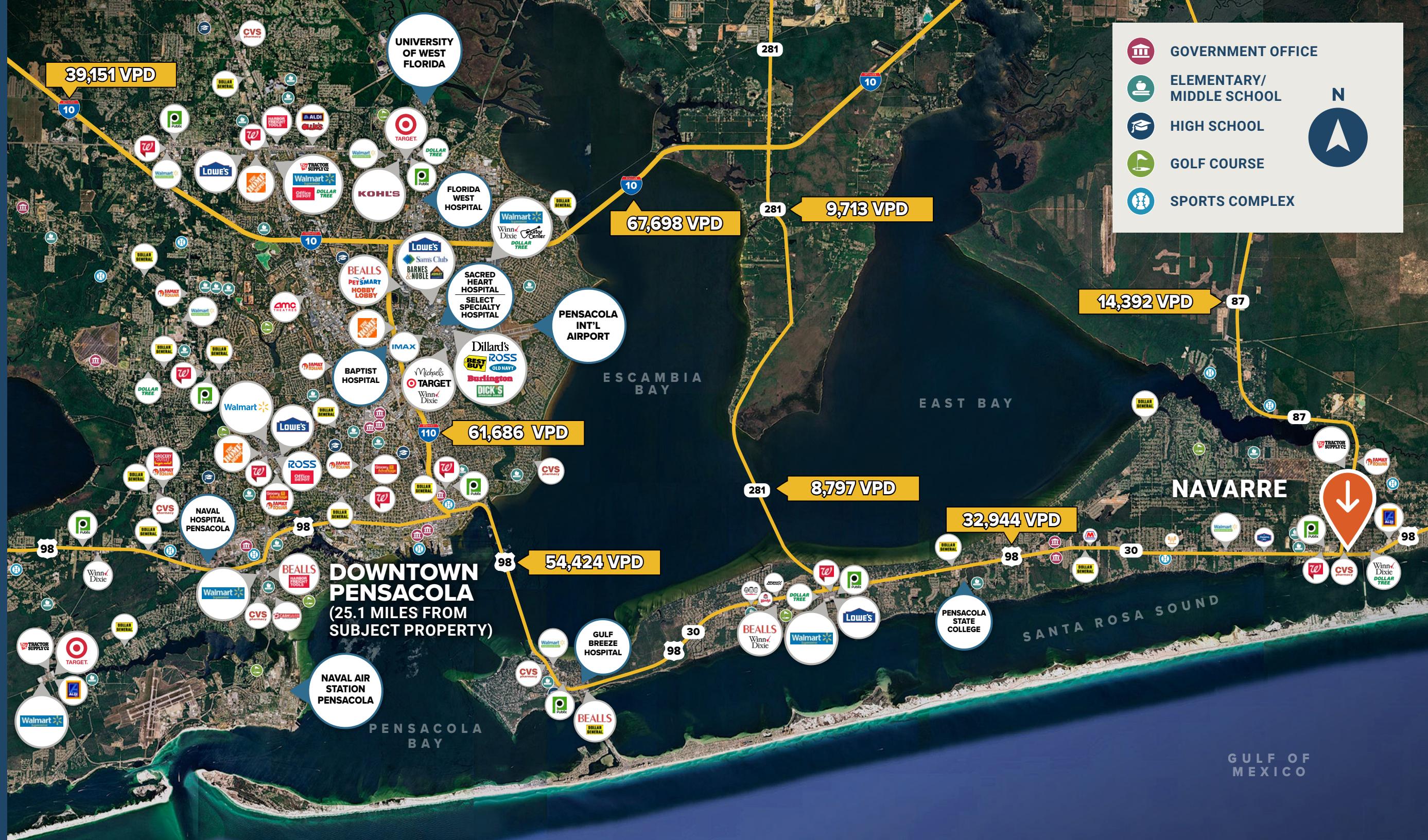
Surrounding Trade Area







Regional Aerial



Ring Radius Population Data

	1-MILE	3-MILES	5-MILES
2024	5,800	26,013	46,912

Ring Radius Income Data

	1-MILE	3-MILES	5-MILES
Average	\$125,828	\$113,673	\$118,815
Median	\$95,456	\$92,137	\$98,682

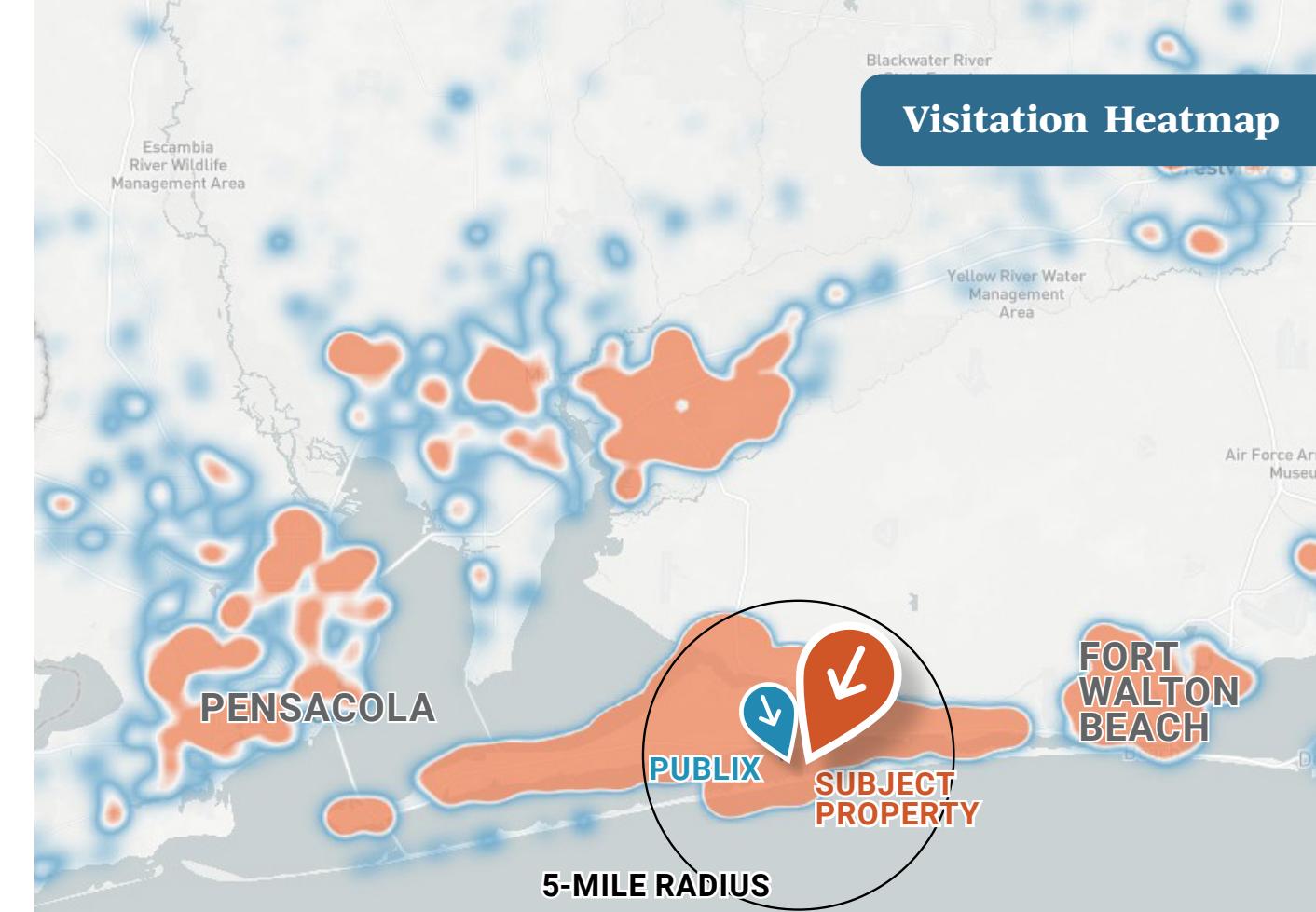
The nearby Publix ranks in the top 91% for visits to Publix stores nationally over the past 12 months.

972K Total Visits

OVER PAST 12 MONTHS AT THE NEARBY PUBLIX

4.9 Visit Frequency

OVER PAST 12 MONTHS AT THE NEARBY PUBLIX

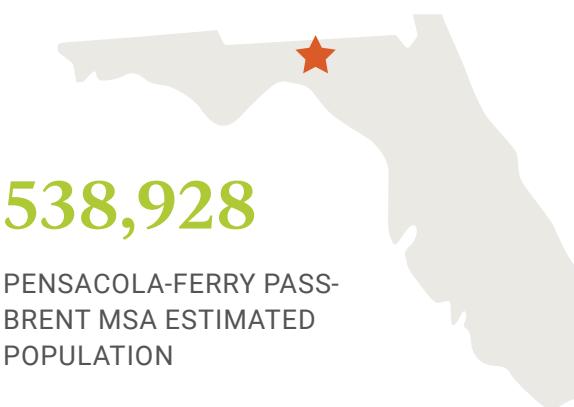


The shading on the map above shows the **home location of people who visited the nearby Publix over the past 12 months**. Orange shading represents the highest concentration of visits.

*Map and data on this page provided by Placer.ai. Placer.ai uses location data collected from mobile devices of consumers nationwide to model visitation and demographic trends at any physical location.



Navarre, FL



PENSACOLA-FERRY PASS-BRENT MSA ESTIMATED POPULATION

A Hidden Gem in the Florida Panhandle

- Navarre is a serene coastal community in Santa Rosa County, with a population of approximately 45,000 residents in the surrounding area
- Positioned along Florida's Emerald Coast in the western Panhandle, Navarre lies between Pensacola and Fort Walton Beach and is part of the Pensacola MSA
- Known for its uncrowded, sugar-white beaches and emerald waters, Navarre Beach is a favorite destination for swimming, kayaking, paddle-boarding, and fishing
- Family-friendly attractions include the Gulfarium Marine Adventure Park and the Emerald Coast Science Center, offering interactive exhibits and educational experiences
- Navarre is positioned near two significant Air Force installations: Eglin Air Force Base and Hurlburt Field, making the city an ideal location for Air Force retirees and support staff in addition to active military members



CP PARTNERS
COMMERCIAL REAL ESTATE

Lead Agents

JUSTIN STARK

jstark@cppcre.com
PH: 415.274.2706
CA DRE# 01856228

SCOTT REID

PARASELL, INC.
scott@parasellinc.com
PH: 949.942.6585
FL LIC#BK3457599

In Association with ParaSell, Inc.
PH: 949.942.6585
A Licensed Florida Broker
#CQ1059597