

GOODYEAR

**TIRE & SERVICE
NETWORK**

TIRE & SERVICE
EXPERTS

FREE BRAKE
INSPECTION

ALFORD TIRE CENTER

180 N TYNDALL PKWY | PANAMA CITY, FL 32404

INTERACTIVE OFFERING MEMORANDUM



EXCLUSIVELY LISTED BY:

KYLE MATTHEWS

BROKER OF RECORD
LICENSE NO. CQ1066435 (FL)





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OFFERING MEMORANDUM



EXECUTIVE OVERVIEW

180 N TYNDALL PKWY | PANAMA CITY, FL 32404

INVESTMENT HIGHLIGHTS

- **TURN-KEY OPERATION:** The store is ready for immediate occupancy and operation for a new owner, removing all major headwinds of construction costs and development delays of ground up construction.
- **LARGE LOT AND AMPLE AUTO-SHOP LAYOUT:** The shop spans 6,300 SF and is situated on 0.81 Acres of land. Featuring six bays and ample parking, this facility is equipped to handle a high volume of vehicles efficiently.
- **STRONG RETAIL CORRIDORS WITH HIGH TRAFFIC COUNTS:** The Subject property is located directly off N Tyndall Pkwy with a daily traffic count of more than 33,500 vehicles and over 50,000 residents surrounding a 5-mile radius. Surrounding retail includes Pep Boys, Advance Auto Parts, Walgreens, Winn-Dixie, Wendy's, Zaxby's, Sonic, and more.
- **EXCELLENT ACCESSIBILITY:** The property has strong ingress and egress from both Katherine and Lius Street, allowing for seamless left-in, left-out, right-in, and right-out access.

CAN BE PURCHASED VACANT OR WITH OPERATIONS TO TAKE OVER



LIST PRICE

\$1,250,000



GLA

±6,300 SF



PRICE PSF

\$198



YEAR BUILT

1985



LOT SIZE

±0.81 AC

ALFORD TIRE CENTER | 5



O'Reilly AUTO PARTS
DOLLAR GENERAL TACO BELL

USA STORAGE CENTERS

GROCERY OUTLET
Bargain Market

SUBWAY

planet fitness

Arby's

Wendy's

Winn-Dixie

Advance Auto Parts

BURGER KING

McDonald's

PAWN 98

innovations
FINANCIAL CREDIT UNION
Spark Change

NEW CONSTRUCTION

Pep Boys

SUBJECT PROPERTY



N TYNDALL PKWY + 33,500 VPD

ACCIDENT?

ZAXBY'S



MATTRESSFIRM

Walmart
Supercenter

ASPIRE
HEALTH GROUP

Walgreens

Days Inn
BY WYNDHAM

Badcock
HOME FURNITURE
& more

WAFFLE
HOUSE

H Holiday Inn
Express

CVS pharmacy

CS Callaway Self Storage
Climate Controlled

MURPHY
USA

Comfort
INN & SUITES

CEFCO

SONIC

90W  **RKS**

ZAXBY'S

SUBJECT
PROPERTY



N TYNDALL PKWY ± 33,500 VPD



TENANT OVERVIEW

180 N TYNDALL PKWY | PANAMA CITY, FL 32404

TENANT OVERVIEW

ALFORD TIRE CENTER

Alford Tire Center is a full-service preventive maintenance and automotive repair center. We perform high quality, guaranteed service you can trust at a fair price. They repair domestic and foreign vehicles and are the best choice for scheduled maintenance of any car, SUV, truck and fleet vehicles. Family owned and operated, they use the latest diagnostic equipment to guarantee the vehicle is serviced correctly while maintaining the manufacturer's warranty.

ALFORDTIRECENTER.COM

WEBSITE

25+

SERVICES

SERVICES

A/C REPAIR

AIR FILTERS

ALIGNMENTS

BATTERIES

BELT & HOSES

BRAKES

ELECTRICAL





AREA OVERVIEW

180 N TYNDALL PKWY | PANAMA CITY, FL 32404

PANAMA CITY, FL

Panama City, Florida, is a vibrant coastal city located in the Florida Panhandle along the Gulf of Mexico. Renowned for its stunning white sandy beaches and crystal-clear waters, Panama City offers a perfect blend of natural beauty and modern amenities. The city is a popular destination for tourists seeking sun, sea, and adventure, with numerous recreational activities such as fishing, boating, and diving. Beyond its beaches, Panama City boasts a rich cultural scene with a variety of museums, art galleries, and theaters. The historic downtown area is filled with charming shops, restaurants, and entertainment venues, making it a hub of activity for both locals and visitors. With a warm climate year-round, Panama City is not only a vacation hotspot but also a desirable place to live, offering a high quality of life and a welcoming community.

DEMOGRAPHICS

POPULATION	1 - MILE	3 - MILE	5 - MILE
2023 Estimate	6,243	28,891	46,474
2028 Population Projection	6,972	31,534	51,292
2020 Population	6,534	29,710	48,361
HOUSEHOLDS	1 - MILE	3 - MILE	5 - MILE
2023 Estimate	2,806	12,352	20,104
2028 Population Projection	2,611	11,567	18,846
2020 Population	3,146	13,464	21,817
INCOME	1 - MILE	3 - MILE	5 - MILE
Avg HH Income	\$60,263	\$62,953	\$62,532



CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **180 N Tyndall Pkwy, Panama City, FL 32404** (“Property”). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants’ plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews Real Estate Investment Services is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity’s name or logo, including any commercial tenant’s name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews Real Estate Investment Services, the property, or the seller by such entity.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser’s sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer: There are many different types of leases, including gross, net, single net (“N”), double net (“NN”), and triple net (“NNN”) leases. The distinctions between different types of leases or within the same type of leases, such as “Bondable NNN,” “Absolute NNN,” “True NNN,” or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant’s respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers’ particular needs.

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