

FULLY-LEASED TIRE & AUTO CENTER INVESTMENT OPPORTUNITY | NEW 15-YEAR NNN LEASE IN PLACE!

245 THAIN ROAD

LEWISTON, IDAHO 83501



OFFERING PRICE

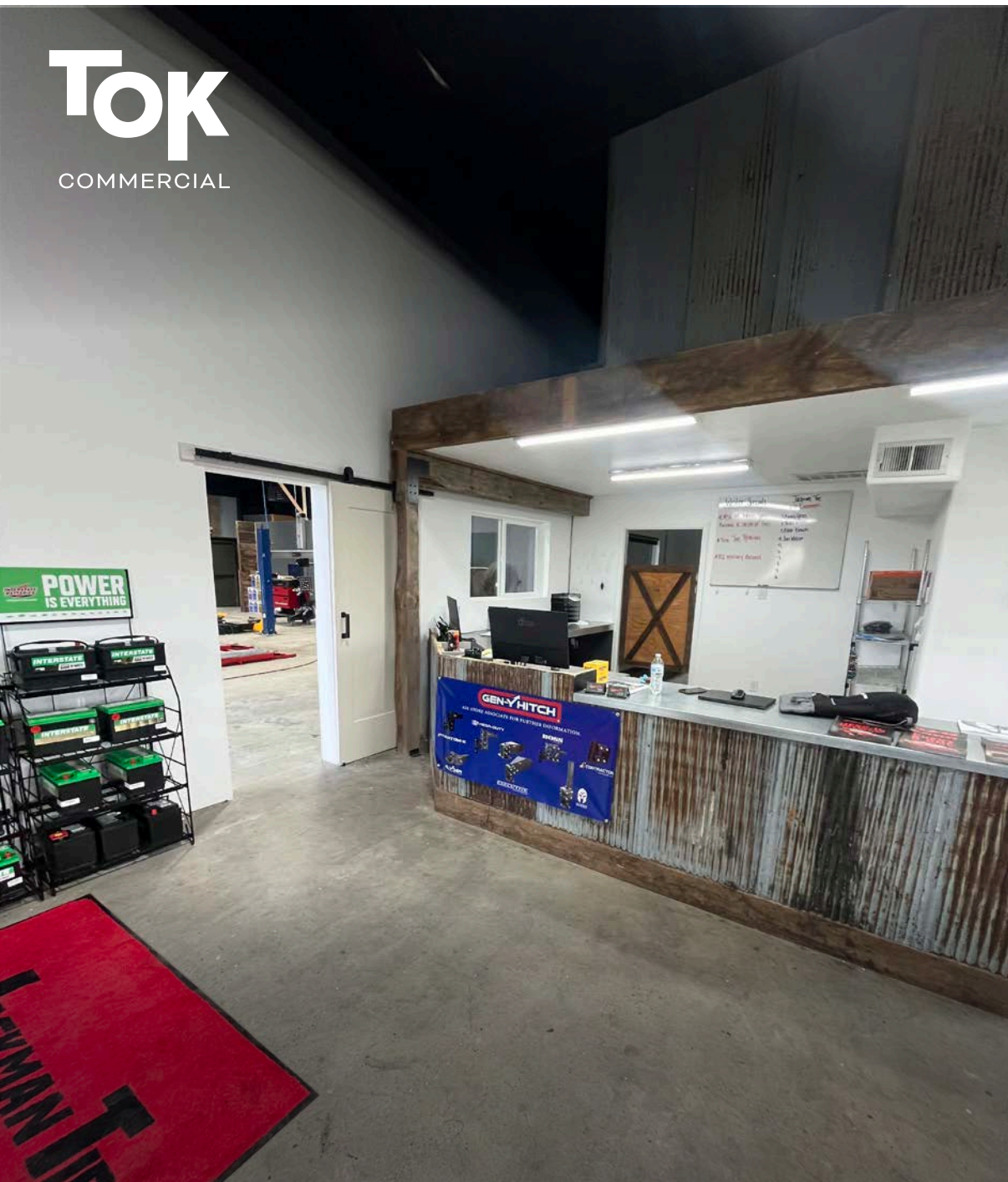
\$1,095,000

TOK COMMERCIAL
REAL ESTATE



MIKE KELLER / 208.850.8444 / mtk@tokcommercial.com

This property is exclusively marketed by TOK Boise LLC dba TOK Commercial. This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.



OFFERING DETAILS

Property Address	245 Thain Road Lewiston, ID 83316
Building Size	3,072 SF
Lot Size	0.399 Acres
Parcel No.	RPL00040080150
Zoning	C3 - Community Commercial
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Sale Price	\$1,095,000 \$356.45/SF
Net Operating Income (Year 1)	\$63,000
Cap Rate	5.75%
Tenant	Jackman Tire, Inc.
Lease Term	15 Years (12/1/24 to 11/30/39)
Annual Rent	\$63,000 (Years 1-3)
Rent Escalations	6% Year 4, 2% Thereafter



- Excellent single tenant, NNN leased investment opportunity.
- 100% leased to long-term, stable tenant with a new, 15-year lease as of 12/1/24.
- 6% rent escalation at Year 4, then 2% escalations thereafter.
- Currently owner occupied, with recent property improvements including new asphalt, paint, and interior upgrades.
- Tenant is Jackman Tire (formerly American Tire) a proven area tire and automotive service company with plans to expand.
- Prominent location on Lewiston's primary retailer, services, and commuting arterial — Thain Road — visible to over 18,231 vehicles per day.
- Surrounded by popular area restaurants and services including Arby's, Chevron, Rosauers, Potlatch Federal Credit Union, Mike's Mechanical and more.



— 245 THAIN ROAD —
0.399 ACRES
RPL00040080150

18,231 VPD





AREA DEMOGRAPHIC SUMMARY

POPULATION	HOUSEHOLDS
1 MI 7,633	1 MI 3,465
3 MI 33,061	3 MI 13,973
5 MI 54,871	5 MI 23,482
MED. INCOME	EMPLOYEES
1 MI \$57,451	1 MI 2,459
3 MI \$74,023	3 MI 11,833
5 MI \$70,231	5 MI 21,355



TENANT PROFILE



CLICK TO VISIT THE WEBSITE!

Jackman Tire, former owners of American Tire, has been a successful, growing tire and automotive service business since 2012.

In December of 2023, the owners and operators of American Tire sold their 4 established locations with over 60 employees, branching off to open Jackman Tire in July of 2024. With over 30 years of experience in the tire and automotive industry and a proven model for growth and superior service, this family-owned and operated business plans to expand their operations across Idaho with 6 additional locations to service their established customer base in the coming years.

Jackman Tire take pride in great customer service, low pricing, and taking care of their employees with a mission to bring their decades of experience in the tire and auto repair business to North Central Idaho.

RENT ROLL

Tenant	Square Feet	Lease Start	Lease Expiration	Monthly Base Rent	Annualized Base Rent	Annual Rent PSF
Jackman Tire, Inc.	3,072	12/1/2024	11/30/2025	\$5,250.00	\$ 63,000.00	\$ 20.51
		12/1/2025	11/30/2026	\$5,250.00	\$ 63,000.00	\$ 20.51
		12/1/2026	11/30/2027	\$5,250.00	\$ 63,000.00	\$ 20.51
		12/1/2027	11/30/2028	\$5,565.00	\$ 66,780.00	\$ 21.74
		12/1/2028	11/30/2029	\$5,676.30	\$ 68,115.60	\$ 22.17
		12/1/2029	11/30/2030	\$5,789.83	\$ 69,477.91	\$ 22.62
		12/1/2030	11/30/2031	\$5,905.62	\$ 70,867.47	\$ 23.07
		12/1/2031	11/30/2032	\$6,023.73	\$ 72,284.82	\$ 23.53
		12/1/2032	11/30/2033	\$6,144.21	\$ 73,730.52	\$ 24.00
		12/1/2033	11/30/2034	\$6,267.09	\$ 75,205.13	\$ 24.48
		12/1/2034	11/30/2035	\$6,392.44	\$ 76,709.23	\$ 24.97
		12/1/2035	11/30/2036	\$6,520.28	\$ 78,243.41	\$ 25.47
		12/1/2036	11/30/2037	\$6,650.69	\$ 79,808.28	\$ 25.98
		12/1/2037	11/30/2038	\$6,783.70	\$ 81,404.45	\$ 26.50
		12/1/2038	11/30/2039	\$6,919.38	\$ 83,032.54	\$ 27.03

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