



- ✓ Price **\$2,416,667**
- ✓ Cap Rate **6.00%**
- ✓ NOI **\$145,000**

Mavis Tire | Single-Tenant Absolute NNN Investment

7118 GA-85, Riverdale (Atlanta), GA 30274



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Aerial Overview



Investment Overview

We are pleased to present the opportunity to acquire a single-tenant, absolute NNN Mavis Tire asset in Riverdale, Georgia, in the heart of the Atlanta MSA. The property is 100% leased to Mavis Southeast LLC, a corporate location of Mavis Tire Express Services Corp., the largest independent tire dealer in the country, with 7.3 years of firm term remaining and zero landlord responsibilities.

Strategically positioned at the signalized intersection of GA Highway 85 and Lamar Hutcheson Parkway – one of Clayton County’s most dominant retail corridors – the asset benefits from combined traffic counts of 50,800+ vehicles per day at the hard corner, just minutes from Hartsfield-Jackson Atlanta International Airport, the busiest airport in the world by passenger volume and the single largest employment center in the State of Georgia. The surrounding trade area is densely packed with national retailers, with the corridor anchored by Walmart Supercenter, Home Depot, Chase Bank, T-Mobile, Chipotle, Dunkin’, Pizza Hut, and Pep Boys, among others. The 0.829-acre site offers an efficient service-bay layout with strong visibility and access along this dense, well-established retail corridor.

Placer.ai foot traffic data underscores the strength of the location: the subject Mavis ranks the #2 store out of 9 Mavis locations within a 15-mile radius, while neighboring national retailers post some of the strongest performance rankings in the state, including Walmart Supercenter (Top 83% in Georgia), Chipotle (Top 88% in Georgia), Dunkin’ (Top 88% in Georgia), Pizza Hut (Top 96% in Georgia), Pep Boys (Top 90% in Georgia), T-Mobile (Top 81% in Georgia), and Chase Bank (Top 97% in Georgia, \$106M in deposits). The trade area is further reinforced by Riverdale Middle School, with an enrollment of approximately 700 students, supporting consistent daytime population in the immediate vicinity.

The asset is offered at a below-market rent of \$18.13 PSF, providing a buyer with rent growth potential alongside contractual 10% increases every five years through four 5-year option periods. The building recently had a new roof installed under warranty, further reducing near-term capital exposure despite the absolute NNN structure.

This offering represents a compelling opportunity to acquire a passive, recession-resistant automotive service investment backed by a dominant national operator, in one of the most heavily trafficked submarkets in the greater Atlanta metro area.

Property Details:



Parcel No. (APN)
13170D B013
13170D B009



Building Size
8,000 SF



Lot Size
0.829 AC



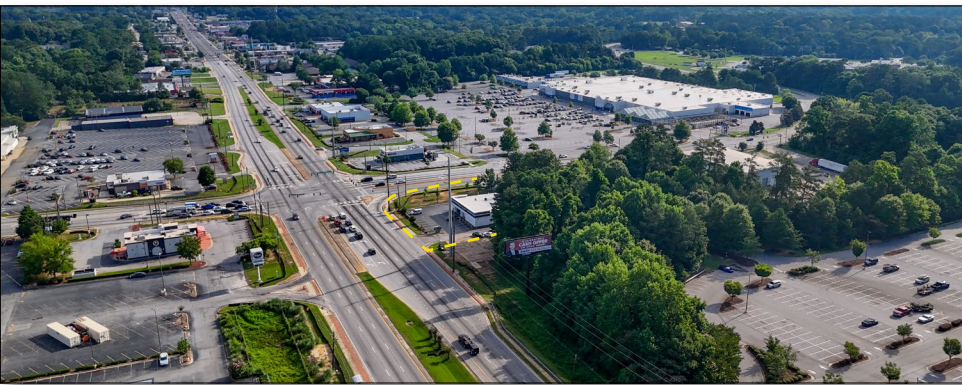


Investment Highlights

- ✓ **Absolute NNN Lease – Zero Landlord Responsibilities**
 - Long-Term Lease with 7.3 Years of Firm Term Remaining
- ✓ **Below-Market Rent – Built-In Upside**
 - Current Rent of \$18.13 PSF Sits Below Prevailing Retail Rents Along the GA Highway 85 Corridor
 - Contractual 10% Increases Every 5 Years Through Four 5-Year Options
- ✓ **Recent Roof Replacement – Reduced Capital Exposure**
 - New Roof Installed Under Warranty, Limiting Near-Term Landlord Risk Despite Absolute NNN Structure
- ✓ **Dominant National Tenant – Largest Independent Tire Dealer in the Country**
 - Mavis Tire Express Services Corp.: 3,500+ Owned and Franchised Locations Across the U.S. and Canada
 - Portfolio Includes Mavis Discount Tire, Midas, NTB, Tire Kingdom, Town Fair Tire, Tuffy & More
- ✓ **Elite Placer.ai Foot Traffic Rankings – Dense National Retail Trade Area**
 - Subject Mavis Ranks #2 Store Out of 9 Within a 15-Mile Radius
 - Walmart Supercenter: Top 83% in Georgia
 - Chipotle & Dunkin’: Top 88% in Georgia
 - Pizza Hut: Top 96% in Georgia
 - Pep Boys: Top 90% in Georgia
 - T-Mobile: Top 81% in Georgia
 - Chase Bank: Top 97% in Georgia, \$106M in Deposits
- ✓ **Proximity to Hartsfield-Jackson Atlanta International Airport**
 - World’s Busiest Airport by Passenger Volume – 106+ Million Passengers Annually
 - Largest Single-Site Employer in Georgia with 63,000+ On-Site Jobs
 - Drives Consistent Commuter, Fleet & Daily Consumer Traffic Through the Corridor
- ✓ **High-Traffic Atlanta MSA Location – 50,800+ VPD at the Hard Corner**
 - Positioned at the Signalized Intersection of GA Highway 85 & Lamar Hutcheson Parkway
 - Dense Surrounding Trade Area with Strong Daytime Population, Including Riverdale Middle School (700 Students)
- ✓ **Necessity-Based, Recession-Resistant Use**
 - Automotive Service is an Essential, Non-Discretionary Category
 - Service Bay Format Drives Repeat Customer Visitation Regardless of Economic Cycle
- ✓ **Hard Corner Location**
 - Efficient Site Layout Supporting Long-Term Operational Functionality & Visibility

Income & Expense

Tenant	Mavis Southeast LLC (Corporate)
Guarantor	Mavis Tire Express Services Corp. (owns Midas, Tire Kingdom, National Tire & Battery) - 3,500 Stores
Lease Type	Absolute NNN
Square Footage	8,000 SF
Lease Expiration	Oct-31-2033
Lease Remaining Term	7.4 Years
Annual Rent	\$145,000
Annual Rent PSF	\$18.13
Rental Increases	Nov-1-2028: 10% Increase \$159,500 (6.60% Cap)
Option Periods and Increases	Four 5-Year Options: Nov-1-2033: 10% Increase - \$175,450.08 (7.26% Cap) Nov-1-2038: 10% Increase - \$192,995 (7.99% Cap) Nov-1-2043: 10% Increase - \$212,295 (8.78% Cap) Nov-1-2048: 10% Increase - \$233,524 (9.66% Cap)

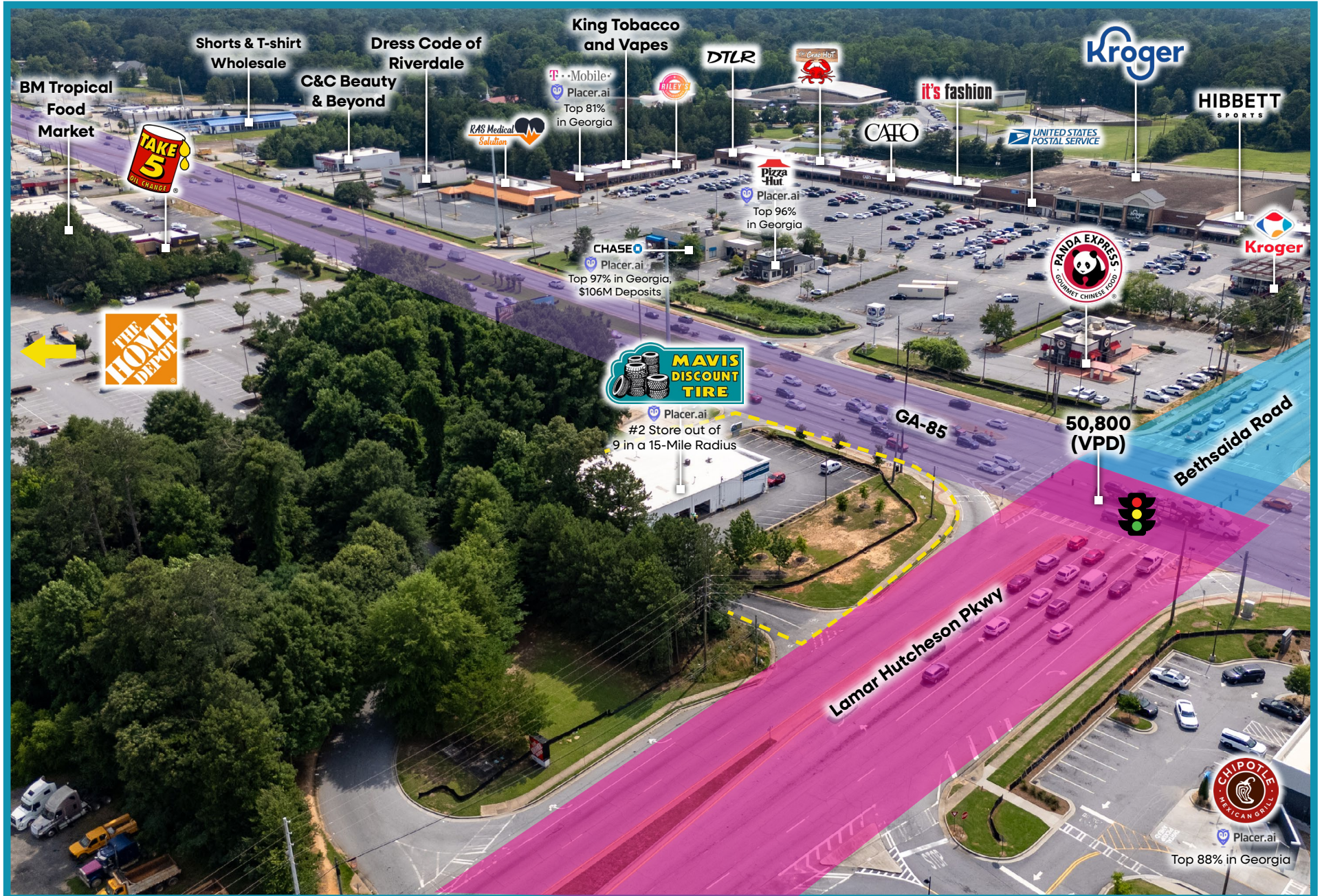


Annual Rent	\$145,000
Operating Expenses	
Taxes	Net
Insurance	Net
CAM	Net
Roof & Structure	Tenant Responsibility
NET OPERATING INCOME	\$145,000

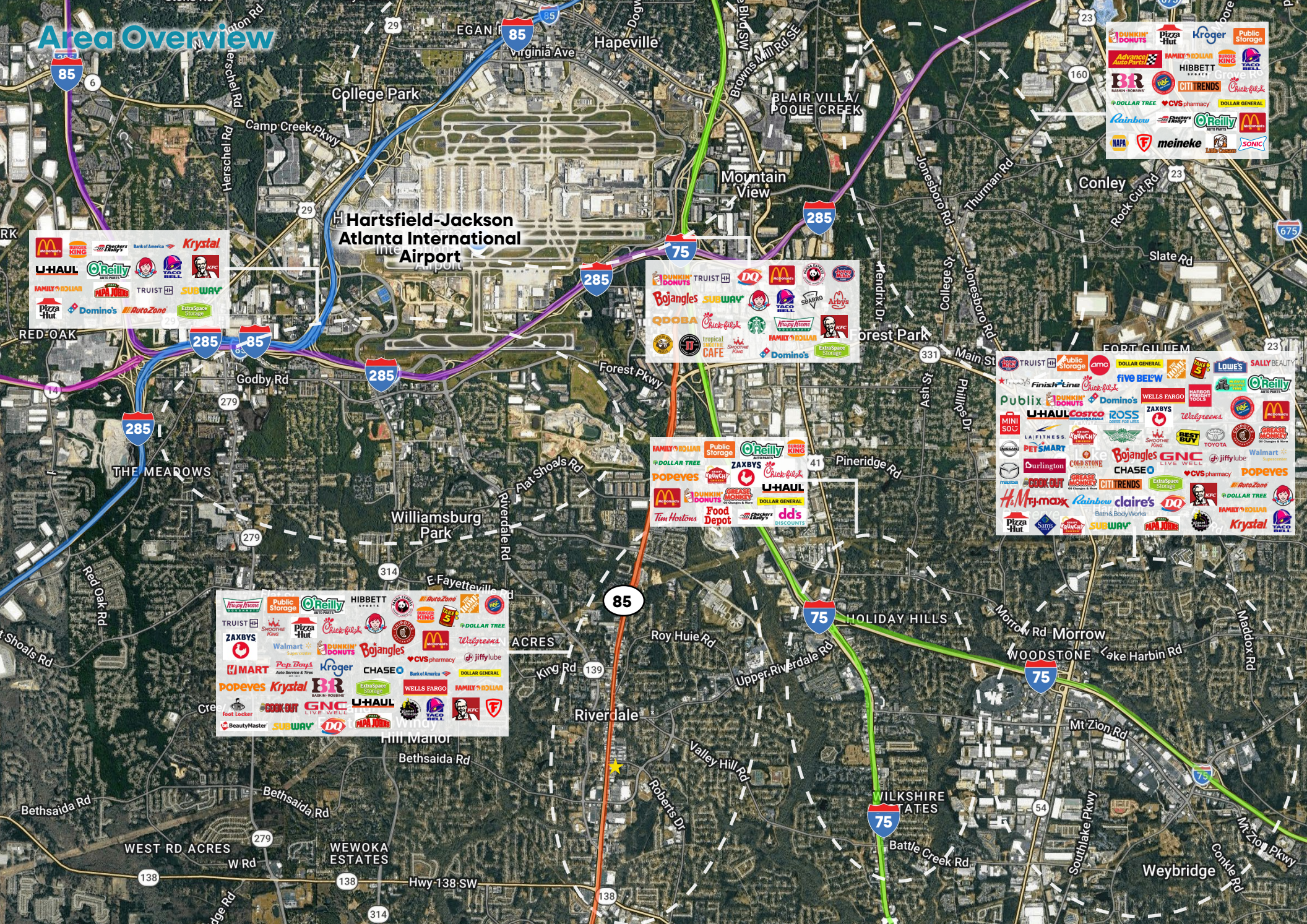
Offering Summary

Price	\$2,416,667
Cap Rate	6.00%
NOI	\$145,000

Aerial Overview



Area Overview



Logos: McDonald's, Dunkin' Donuts, Krystal, O'Reilly, KFC, Subway, Domino's, Papa John's, Truist, Family Dollar, AutoZone, ExtraSpace Storage.

Logos: Dunkin' Donuts, Truist, Bojangles, Subway, QDOBA, Chick-fil-A, Starbucks, Tropical CAFE, Family Dollar, Domino's, ExtraSpace Storage.

Logos: Family Dollar, Public Storage, O'Reilly, Popeyes, Dunkin' Donuts, Zaxbys, Chick-fil-A, U-Haul, McDonald's, Food Depot, dds, Tim Hortons, Family Dollar, Discounts.



Logos: Walmart, Kroger, Publix, O'Reilly, HIBBETT, Zaxbys, Chick-fil-A, Pizza Hut, Dunkin' Donuts, Bojangles, McDonald's, Walgreens, Jiffy Lube, Popeyes, Krystal, BR, GNC, U-Haul, KFC, TACO BELL, SUBWAY, DO, Papa John's, Wendy's, BeautyMaster.

Logos: Truist, Public Storage, Five Below, Lowe's, Sally Beauty, Publix, Dunkin' Donuts, Domino's, Wells Fargo, Harbor Tools, O'Reilly, Mini Stop, U-Haul, Costco, Ross, Zaxbys, Walgreens, PetSmart, Bojangles, GNC, Live Well, Walmart, Durington, Cold Stone, Chase, CVS Pharmacy, Popeyes, Book Out, Great Clips, Citi Trends, ExtraSpace Storage, AutoZone, H.M. Max, Rainbow, Claire's, DO, KFC, Family Dollar, Krystal, Pizza Hut, Dunkin' Donuts, Subway, Papa John's, TACO BELL.



Logos: Dunkin' Donuts, Pizza Hut, Kroger, Public Storage, Advance Auto Parts, Family Dollar, HIBBETT, Citi Trends, Chick-fil-A, Dollar Tree, CVS Pharmacy, Dollar General, Rainbow, Bass Pro Shops, O'Reilly, McDonald's, NAPA, Meineke, SONIC.

Demographics



1 Mile Radius:

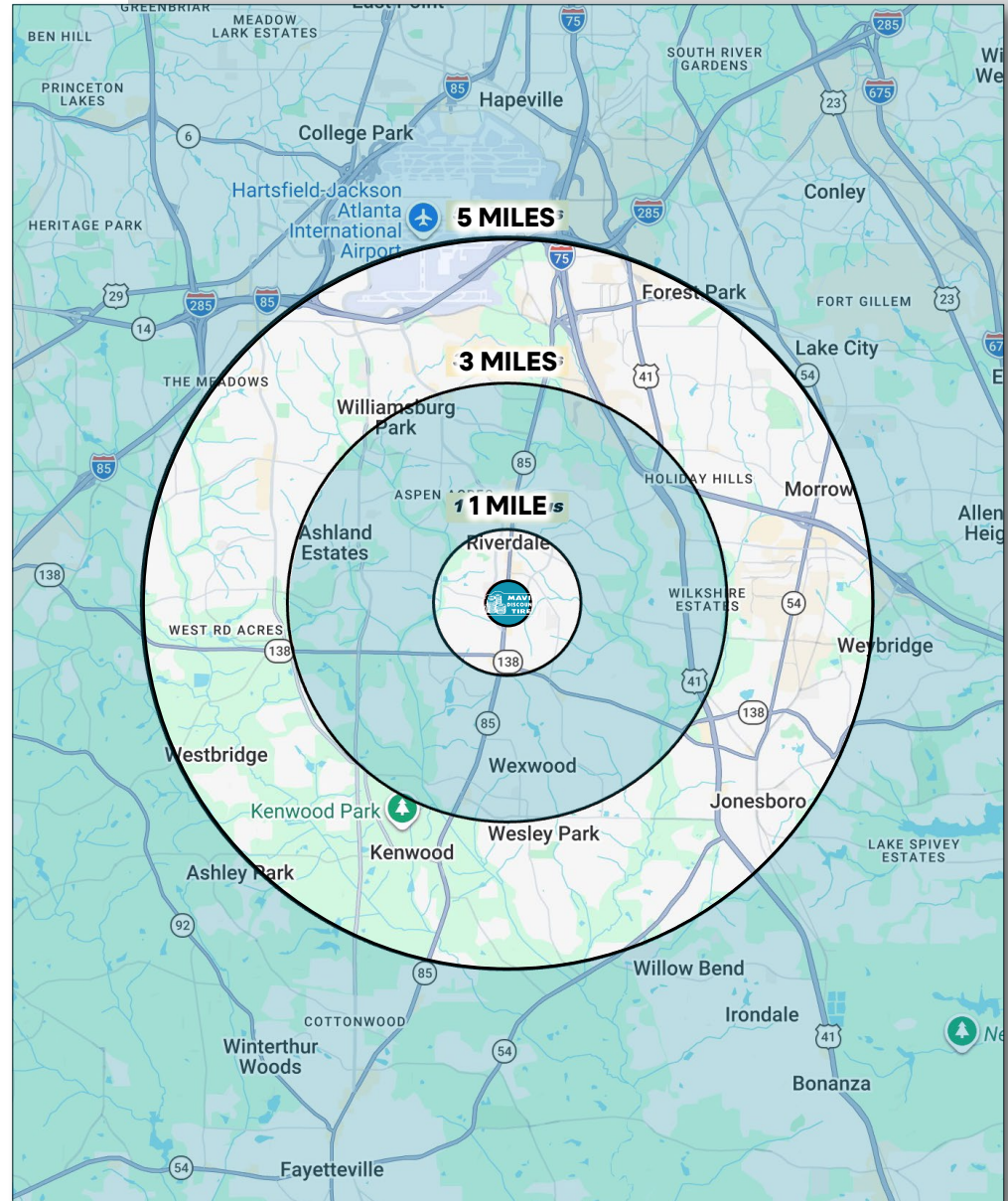
	
Total Population: 8,311	Average Household Income: \$70,479
Households: 3,175	Median Household Income: \$64,311
Daytime Population: 8,748	
Median Age: 41.8	

3 Mile Radius:

	
Total Population: 86,048	Average Household Income: \$77,215
Households: 32,775	Median Household Income: \$66,332
Daytime Population: 18,501	
Median Age: 42.3	

5 Mile Radius:

	
Total Population: 187,264	Average Household Income: \$80,637
Households: 69,942	Median Household Income: \$66,241
Daytime Population: 77,219	
Median Age: 40.5	



Demographics - 15 Minutes Drive



TOTAL RETAIL SALES

Includes F&B



\$1,679,427,265

EDUCATION

Bachelor's Degree or Higher



25.8%

OWNER OCCUPIED HOME VALUE

Average



\$281,136

TAPESTRY SEGMENTS

Kids and Kin 21,500 households	Family Foundations 18,300 households	Family Bonds 8,431 households
Socioeconomic Traits	Socioeconomic Traits	Socioeconomic Traits
These metro-area neighborhoods house adults under 54, often with older children at home. Residents rent modest homes, work in service sectors, and commute by car or public transit, especially women in the workforce.	These Southern suburban communities feature single-person, couple-free, and multigenerational households. Residents, often women with some college, work in service sectors, earn middle incomes, and own modest pre-1990 homes, often relying on assistance.	These Southern and Western urban communities have young, multigenerational families, middle-tier incomes, and diverse residents. Employment is in skilled trades and services. Most homes are owner-occupied, single-family units with low vacancy.
Household Types	Household Types	Household Types
Singles living alone; married couples	Married couples; singles living alone; singles with relatives	Married couples; singles living alone
Typical Housing	Typical Housing	Typical Housing
Single Family	Single Family	Single Family

ANNUAL HOUSEHOLD SPENDING

\$5,734	\$59	\$8,356	\$5,284
Eating Out	Apparel & Services	Groceries	Health Care

KEY FACTS

- ✓ Population: 264,884
- ✓ Median Household Income: \$62,393
- ✓ Median Age: 35.9
- ✓ Daytime Population: 138,296

City Overview – Riverdale, GA



Riverdale is a city in Clayton County, within the Atlanta metro area, located approximately 12 miles south of downtown Atlanta. Clayton County is home to Delta Air Lines' Technical Operations division, the county's largest private employer with more than 6,000 employees, providing full-service aviation maintenance for Delta's fleet of 750+ aircraft as well as 150+ other operators. Supply chain and logistics make up roughly 35% of all jobs countywide, driven by Clayton County's position at the convergence of I-75, I-85, I-285, and I-675, along with rail service from Norfolk Southern and CSX.

That freight, fleet, and aviation-maintenance employment base means a significant share of demand for vehicle service in this trade area comes from commercial and fleet vehicles, not just retail walk-in traffic, giving the corridor a steadier demand base than a typical retail-only submarket.

Metro Atlanta itself remains one of the fastest-growing large metros in the country, ranking among the top three U.S. metro areas for population growth in 2025 and surpassing 6.48 million residents. That growth has been driven in large part by international and domestic migration into the region's core and surrounding counties, reinforcing the long-term durability of consumer demand across metro Atlanta's commercial corridors.



Key Facts

- ✓ **Metro Area Population:** 6.48 Million (Atlanta Metro Area)
- ✓ **County:** Clayton County, GA
- ✓ **Largest Private Employer:** Delta Air Lines Technical Operations (6,000+ Employees)
- ✓ **Regional Access:** GA-85, I-75, I-285, I-675
- ✓ **Economic Drivers:** Aviation Maintenance, Logistics & Distribution, Freight & Fleet Operations
- ✓ **Retail Corridor:** GA Highway 85

Tenant Overview



Mavis Tire Express Services Corp. (“Mavis”) is the largest independent tire dealer in the country, with a footprint of more than 3,500 owned and franchised retail locations across the United States and Canada. Founded in 1949 and headquartered in White Plains, New York, Mavis delivers tires, brakes, oil changes, alignments, and full-service automotive repair through a family of trusted brands.

Mavis owns and operates a portfolio of leading automotive service brands, including Mavis Discount Tire, Mavis Tires & Brakes, Midas, Express Oil Change & Tire Engineers, Brakes Plus, Tire Kingdom, NTB (National Tire & Battery), Town Fair Tire, and Tuffy. Together, these brands serve millions of drivers annually across more than 2,100 directly operated service centers in 36 states, with total system-wide locations exceeding 3,500 when including franchised stores.

Mavis has grown rapidly through a series of strategic acquisitions, including Somerset Tire Service in 2015, Express Oil Change & Tire Engineers and Brakes Plus in 2018, Town Fair Tire in 2020, Tuffy Tire and Auto Service in 2021, and most recently Midas in 2025, which expanded the platform’s retail network to over 3,500 locations system-wide. In 2021, Mavis was acquired by an investor group led by BayPine LP in a transaction valued at more than \$6 billion, underscoring the platform’s scale and institutional backing.

Mavis’s national scale, supply chain leverage, and essential, repeat-need service position the brand as one of the most resilient tenants in the necessity retail landscape.



TENANT SNAPSHOT

Parent Company	Mavis Tire Express Services Corp.
Locations	3,500+ Owned & Franchised
Brands	Mavis, Midas, NTB, Tire Kingdom, Town Fair Tire, Tuffy & More
Founded	1949
Ownership	BayPine LP (Acquired 2021, \$6+ Billion Transaction)

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