



**PRICE: \$1,055,000**

**CAP RATE: 7.0%**

**NTB- National Tire & Battery**

868 National Rd, Wheeling, WV 26003

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## LEASE ABSTRACT

<b>Tenant/Guarantor:</b>	National Tire & Battery
<b>Address:</b>	868 National Rd, Wheeling, WV 26003
<b>Price:</b>	\$1,056,000
<b>Cap Rate:</b>	7.0 %
<b>Building SF:</b>	8,758 SF
<b>Land Area:</b>	.33 AC
<b>Lease Expiration Date:</b>	11/30/2028
<b>NOI:</b>	\$73,926.00
<b>Renewal Options:</b>	Three (3) Five (5) Year Options
<b>Lease Type:</b>	Triple Net Lease
<b>Landlord Responsibilities:</b>	NONE (Absolute NNN)
<b>Right of First Refusal:</b>	Yes

## NTB- NATIONAL TIRE & BATTERY



RENT SCHEDULE		
Term	Monthly Rent	Annual Rent
Current Term 12/1/23- 11/30/28	\$6,160.50	\$73,926
1st Renewal Term	\$6,622.54	\$79,470.45
2nd Renewal Term	\$7,119.23	\$85,430.73
3rd Renewal Term	\$7,653.17	\$91,9838.04



All information within this Offering Memorandum is confidential and proprietary Century, as owner, has compiled this information to the best of its knowledge, but does not guaranty its accuracy ALL PROPERTY INFORMATION SHOULD BE CONFIRMED BY THE BUYER BEFORE ANY COMPLETED TRANSACTION The Confidentiality and Buyer Registration Agreement must be signed and reviewed by the intended parties By receiving this Offering Memorandum, you are agreeing to the Confidentiality and Buyer Registration Agreement For any questions, please contact John Aderholt or Adam Weidner at 304 232 5411

# PROPERTY INFORMATION



📍 Wheeling, West Virginia

- Established NTB location with history of strong sales and customer base.
- 7.5% rent increases every 5 years
- Wheeling is located 58 miles southwest of Pittsburgh and is well positioned at the center of the region's natural gas activity.
- Adjacent to Pittsburgh MSA (population 2.3 million) and considered part of the greater Pittsburgh (or Tristate) region, which has experienced population stabilization and increase in the past three years after years of decrease from a shift in industries (steel, glass, etc.).
- Extremely tight retail market with low vacancy
- National Rd frontage with good access to I-70



## Distance To Wheeling, West Virginia:

- Pittsburgh- 58 miles
- Canonsburg- 38 miles
- Washington- 29 miles
- Columbus- 128 miles
- Cleveland- 168 miles

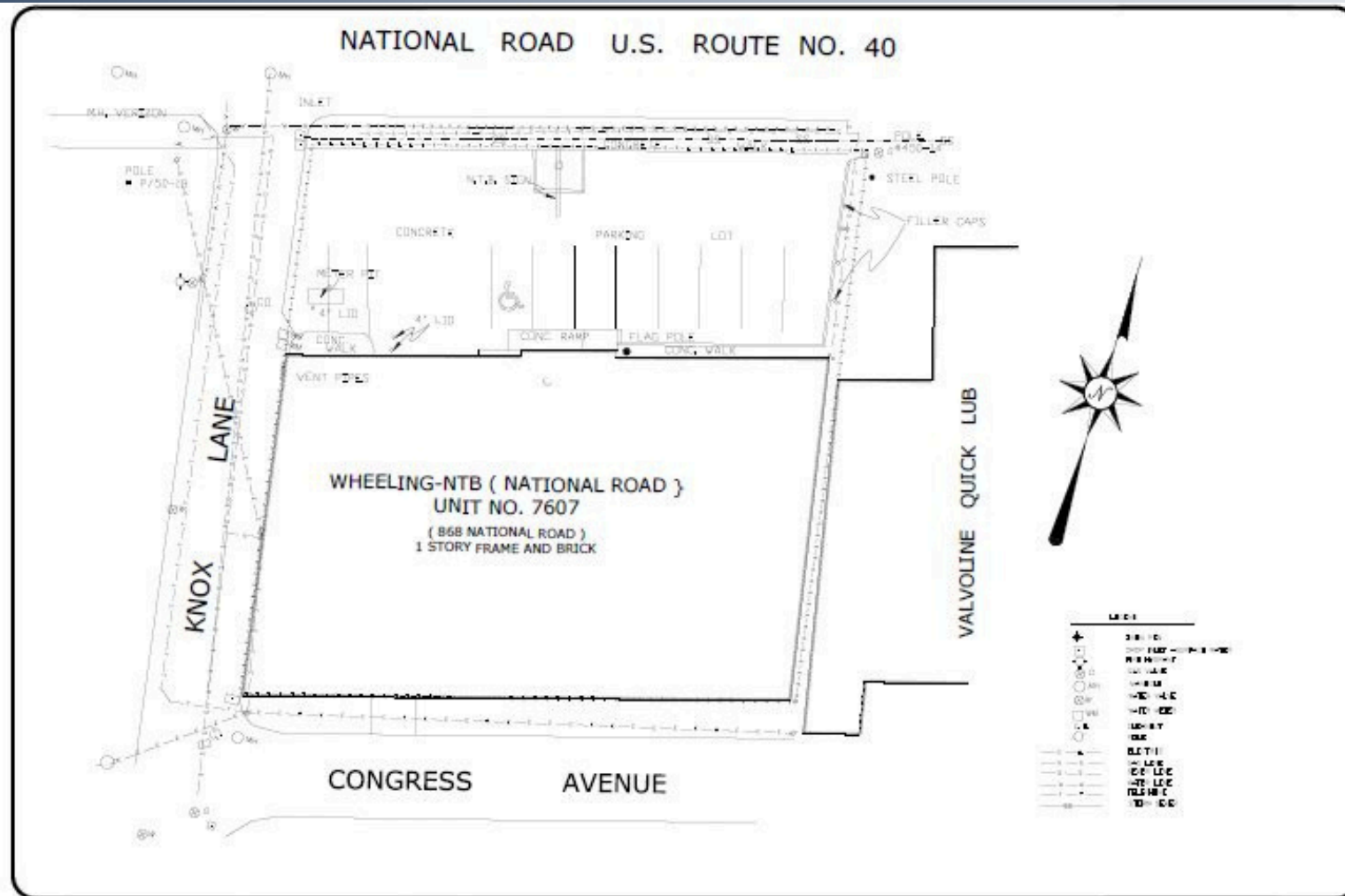




- Wheeling is the largest city in the Wheeling Metropolitan Statistical Area (population 153,172)
- Active commercial stretch includes the following new retailers: Sheetz, Marriott Springhill Suites, TownPlace Suites, & Tim Horton's. Additional retailers include CVS, WesBanco Bank, Progressive Bank, Huntington Bank, Hardees, Bob Evans, and Hampton Inn.
- Wheeling is located at the epicenter of the recent natural gas drilling and exploration (Marcellus and Utica shale) occurring throughout western PA, eastern OH, and WV, and benefitting from the corresponding increase in commercial activity.
- The Property is along a busy commercial stretch of National Road/US Route 40, just off Interstate-70.



# SITE PLAN



# TENANT OVERVIEW

NTB | Wheeling, West Virginia

- TBC Corporation is the nation's largest marketer of tires for the automotive replacement market.
- It operates under the brand names NTB, Tire Kingdom, Merchant's Tire & Auto, Big O Tires, Treadways, and Carroll Tire Company. TBC Corporation has over 1,200 stores (approximately 800 company operated and 400 franchised locations) and continues to build dozens of new stores every year.
- In February 2020, TBC entered into an agreement with Mavis Discount Tire of New York to consolidate its footprint of locations by selling 112 NTB stores in Philadelphia, Boston, Atlanta and Chicago areas to Mavis, with approximately 512 NTB locations remaining under NTB's ownership.
- The Combination of fast, expert service, huge tire selection, state of the art equipment, and an unending commitment to customer service has allowed NTB to earn a reputation for providing high quality auto care. NTB offers a wide selection of nationally branded tires.





# WHEELING, WV

Wheeling is the largest city in the Wheeling Metropolitan Statistical Area (MSA) with an estimated population of 150,000. It is also part of the Greater Pittsburgh/Tri-State region with estimated population of over 3 million. Wheeling sits along major thoroughfares including the Ohio River, historic U.S. Route 40/National Road, and Interstates 70/470. It shares a border with Ohio and is just a few miles from the Pennsylvania state line (downtown Wheeling is 50 miles southeast of Pittsburgh, PA and 120 miles east of Columbus, OH). October 2021 completion of Pittsburgh Southern Beltway will further connect the area to Pittsburgh, and reduce the drive time to the Pittsburgh International Airport to approximately 35 minutes. Wheeling is located at the epicenter of the recent natural gas drilling and exploration, with many of the highest producing Marcellus and Utica wells within a 30-mile radius of the city. Wheeling is home to WVU Medical Center/Wheeling Hospital and 4 universities/colleges (West Liberty University, Wheeling University, Bethany College, and West Virginia Northern Community College).





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## Team:

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