

For Sale



Tire Choice & Total Car Care

680 N. Spring Garden Ave.
DeLand, FL 32720



Hunington

Hunington Properties, Inc.
501 W President George Bush Hwy.,
Suite #150, Richardson, TX 75080
214-689-3600
hpiproperties.com



TIRE CHOICE & TOTAL CAR CARE

680 N. Spring Garden Ave., DeLand, FL 32720



Executive Summary

Tenant	Tire Choice
Guarantor	Corporate Monro Inc
Number of Locations	1,200+
NN	Roof & Structure Only
Sale Price	\$992,250.00
CAP Rate	6.00%
NOI	\$59,535.00
Building Size	5,824 Sq. Ft.
Lot	0.96 Acres
Year Built	1998
Lease Commencement Date	8/14/2013
Lease Expiration Date	2/28/2029
Lease Term Remaining	3.5+ years
Options	1, 5-Year Renewal Option 5% Rent Increase



Demographics

Population (2025)	1 mi. - 8,089 3 mi. - 42,824 5 mi. - 70,213
Average HHI	1 mi. - \$100,053 3 mi. - \$86,940 5 mi. - \$93,503
Traffic Counts	N Spring Garden Ave: 27,693 vpd



Matthew Kivnani
Vice President | Brokerage
matthew@hpiproperties.com
(469) 604.8681

Florida Broker of Record

Bang Realty-Naples, Inc
Brian Brockman
License # BK3327646
bor@bangrealty.com

Hunington Properties, Inc.

501 W President George Bush Hwy, Suite #150 • Richardson, Texas 75080 • 214-689-3600

hpiproperties.com

The information contained herein while based upon data supplied by sources deemed reliable, is subject to errors or omissions and is not in any way, warranted by Hunington Properties or by any agent, independent associate, subsidiary or employee of Hunington Properties. This information is subject to change.



