



BRAND NEW FIRESTONE COMPLETE AUTO CARE

ACTUAL STORE

1305 LARA CIR, ROCKLEDGE, FL 32955

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EXCLUSIVELY LISTED BY:

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FIRESTONE COMPLETE AUTO CARE

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 FORTIS NET LEASE™

INVESTMENT SUMMARY

List Price:	\$5,280,569
Current NOI:	\$264,028.44
Initial Cap Rate:	5.00%
Land Acreage:	+/- 0.90
Year Built	2026
Building Size:	6,607 SF
Price PSF:	\$799.24
Lease Type:	Absolute NNN
Lease Term:	15 Years
Average CAP Rate:	5.25%

INVESTMENT OFFERING

Fortis Net Lease is pleased to present this **brand new** 6,607 SF Firestone Complete Auto Care store located in Rockledge, Florida - **part of the Orlando market**. This 15 year Absolute NNN Lease will require **zero landlord responsibilities**. The lease offers **5% rental rate increases every 5 years** including at each of the 5 (5 Year) Options. The store has completed construction and and **preparing to open for business in September 2026**. **The estimated 2026 Tax Deduction through Bonus Depreciation is \$808,478 - \$1,291,017!**

This Firestone benefits from **excellent visibility** as it is located on the **hard signalized corner** of The Meadows Drive and Barnes Blvd (**seeing 16,995 cars per day**). It sits surrounded by residential homes, national retailers, and has quick and convenient freeway access. The city has a mix of new master-planned residential neighborhoods, townhomes, and multi-family apartment projects underway. The **5 mile population from the site is 85,867**. The **1 mile household income is \$122,320**. This is a **high growth area** of Florida with the 5 mile population growth rate at 7.08%. Additionally the **5 mile consumer spending is at \$1.2 Billion!** This investment will offer a new owner continued success due to the strength and proven profitability of the tenant. List price reflects a 5.00% cap rate based on NOI of \$264,028.44.



PRICE \$5,280,569



CAP RATE 5.00%



LEASE TYPE Absolute NNN



RENT INCREASES 5% Every 5 Years



TERM REMAINING 15 Years

INVESTMENT HIGHLIGHTS

- **Estimated 2026 Tax Deduction through Bonus Depreciation is \$808,478 - \$1,291,017!!**
- 15 Year Absolute NNN Lease | No Landlord Responsibilities
- **5% Rental Rate Increases Every 5 Years | Opening Soon!**
- Five (5 Year) Options Each | 5% Rent Increase at Each
- **On Signalized Hard Corner of Barnes Blvd | 16,995 ADTC**
- **5 Mile Population 85,867 | Expected Growth 7.08%**
- **1 Mile Average Household Income \$122,320**
- **5 Mile Consumer Spending \$1.2 Billion!**
- Surrounded by Residential Homes, National Retailers, and Quick Freeway Access
- **New Master-Planned Residential Neighborhoods, Townhomes, & Multi-Family Apartment Projects in Process in the City**

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FINANCIAL SUMMARY

INCOME		PER SF
Rent	\$264,028.44	\$39.96
Gross Income	\$264,028.44	\$39.96
EXPENSE		PER SF
Expenses	\$0	\$0.00
Gross Expenses	\$0	\$0.00
NET OPERATING INCOME	\$264,028.44	\$39.96

PROPERTY SUMMARY

Year Built:	2026
Lot Size:	+/- 0.90 Acres
Building Size:	6,607 SF
Traffic Count 1:	16,995 ADTC - Barnes Blvd
Traffic Count 2:	100,480 ADTC - I95
Traffic Count 3:	26,520 ADTC - S Fiske Blvd
Roof Type:	Flat
Zoning:	Commercial
Construction Style:	Upgraded
Parking Lot:	Asphalt
# of Parking Spaces	30
Warranties	Construction
HVAC	Roof Mounted

LEASE SUMMARY

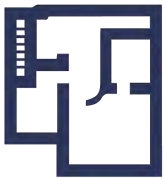
Tenant:	Firestone Complete Auto Care
Lease Type:	Absolute NNN
Primary Lease Term:	15 Years
Annual Rent:	\$264,028.44
Rent PSF:	\$39.96
Landlord Responsibilities:	None
Taxes, Insurance & CAM:	Tenant Responsibility
Roof, Structure & Parking:	Tenant Responsibility
Lease Start Date:	9/28/2026
Lease Expiration Date:	9/31/2041
Lease Term Remaining:	15 Years
Rent Bumps:	5% Every 5 Years
Renewal Options:	Five (5 Year)
Lessee:	Bridgestone Retail Operations, LLC
Tenant Website:	www.Firestone.com



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TENANT NAME	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	% OF GLA	ESC DATE	RENT PER SF/YR
Firestone	6,607	9/28/2026	9/31/2041	\$264,028.44	100.0	-	\$39.96
				\$277,229.88		10/1/2031	\$41.96
				\$291,091.44		10/1/2036	\$44.06
			Option 1	\$305,646.00		10/1/2041	\$46.26
			Option 2	\$320,928.24		10/1/2046	\$48.57
			Option 3	\$336,974.64		10/1/2051	\$51.00
			Option 4	\$353,823.36		10/1/2056	\$53.55
			Option 5	\$371,514.60		10/1/2061	\$56.23
Averages	6,607			\$277,449.92			\$41.99



TOTAL SF
6,607



TOTAL ANNUAL RENT
\$264,028.44



OCCUPANCY RATE
100.0%



AVERAGE RENT/SF
\$41.99



NUMBER OF TENANTS
1



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FIRESTONE TIRE AND RUBBER COMPANY is an American Tire company founded by Harvey Firestone in 1900 initially to supply solid rubber side wire tires for fire apparatus, and later, pneumatic tires for wagons, buggies, and other forms of wheeled transportation common in the era. Firestone soon saw the huge potential for marketing tires for automobiles and the company was a pioneer in the mass production of tires. Harvey Firestone had a personal friendship with Henry Ford and used this to become the original equipment supplier of Ford Motor Company automobiles and was also active in the replacement market.

BRIDGESTONE CORPORATION is a Japanese multinational auto and truck parts manufacturer founded in 1931. The company is the largest manufacturer of tires in the world, following by Michelin, Goodyear (United States), Continental (Germany), and Pirelli (Italy). Bridgestone acquired Firestone Tire and Rubber Company in 1988. As of May 2020, Bridgestone Group had 130 production facilities in 150 countries. The company produced revenues of \$29.53 billion and a net income of \$3.59 billion for 2021.

"A"

GRADE
PARENT COMPANY



2200 STORES
NATIONWIDE



55,000
EMPLOYEES



126 YEARS
IN BUSINESS



NASHVILLE
HEADQUARTERS



THE BRIDGESTONE AMERICAS FAMILY OF ENTERPRISES includes more than 40 production facilities and 55,000 employees throughout the Americas. The Bridgestone Americas international footprint includes manufacturing and sales subsidiaries located in Canada, Argentina, Brazil, Chile, Colombia, Costa Rica, Mexico, with additional offices throughout Latin America and the Caribbean. Offering a wide range of Bridgestone, Firestone, and associate brands tires, BATO maintains wholesale and original equipment sales operations across a broad line of products, including passenger, light truck, commercial truck and bus, agricultural, motorcycle, kart, and off-the-road tires.

THE TENANT UNDER THE LEASE IS BRIDGESTONE RETAIL OPERATIONS, LLC (BSRO) which operates as a wholly owned subsidiary of Bridgestone America's Inc. BSRO is headquartered in Bloomingdale, IL and operates the largest network of company owned automotive service providers in the world—nearly 2,200 tires and vehicle service centers across the United States—including Firestone Complete Auto Care, Tires Plus, and Wheelworks store locations.

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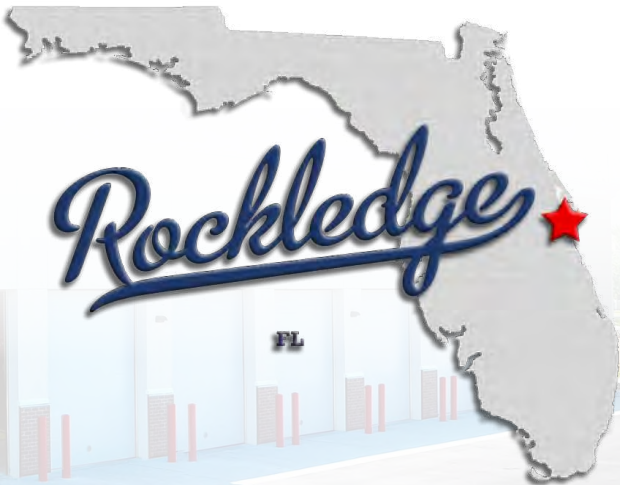
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Rockledge, Florida is a charming coastal community located along Florida’s Space Coast, offering a desirable blend of small-town character, natural beauty, and convenient access to major attractions. Situated along the Indian River Lagoon, Rockledge features scenic waterfront views, lush parks, and a relaxed Florida lifestyle. The city is just minutes from Cocoa, Cocoa Beach, and the Kennedy Space Center, making it an attractive destination for residents, businesses, and visitors alike. With its proximity to world-class beaches, outdoor recreation, space-industry employers, and a growing tourism market, Rockledge provides an ideal balance of tranquility and connectivity in Central Florida.

POPULATION	1 MILE	3 MILES	5 MILES
Total Population 2025	9,477	40,666	87,867
Total Population 2030	10,108	43,158	94,085
Population Growth Rate	6.65%	6.13%	7.08%
Median Age	47.1	45.7	46.9
# Of Persons Per HH	2.3	2.4	2.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,091	16,646	36,735
Average HH Income	\$122,320	\$118,113	\$115,994
Median House Value	\$358,278	\$376,281	\$414,263
Consumer Spending	\$139.7 M	\$576.p M	\$1.2 B





TOTAL SALES VOLUME

\$12.105B+

PROPERTIES SOLD

4,500+

BROKER & BUYER REACH

400K+

STATES SOLD IN

47

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