

RETAIL PROPERTY FOR SALE

FIRESTONE COMPLETE AUTO CARE

GrahamCompany.com



100 Weatherly Rd SE, Huntsville, AL 35803

EXECUTIVE SUMMARY

PRICE SUMMARY

PRICE \$1,100,000

INVESTMENT SUMMARY

NOI: \$69,480
RENT / SF: \$11.30
BUILDING SIZE: 6,150 SF
LAND ACREAGE: 0.73 Acres
YEAR BUILT: 1973
ZONING: LI

LEASE SUMMARY

Lease Type: Double Net
Taxes / CAM / Insurance: Tenant Responsible
Roof / Structure / AC: Landlord Responsible
(HVAC Replaced in 2021; Roof Replaced 2023)
Lease Maturity Date: 08/31/2030
Guarantor: Corporate

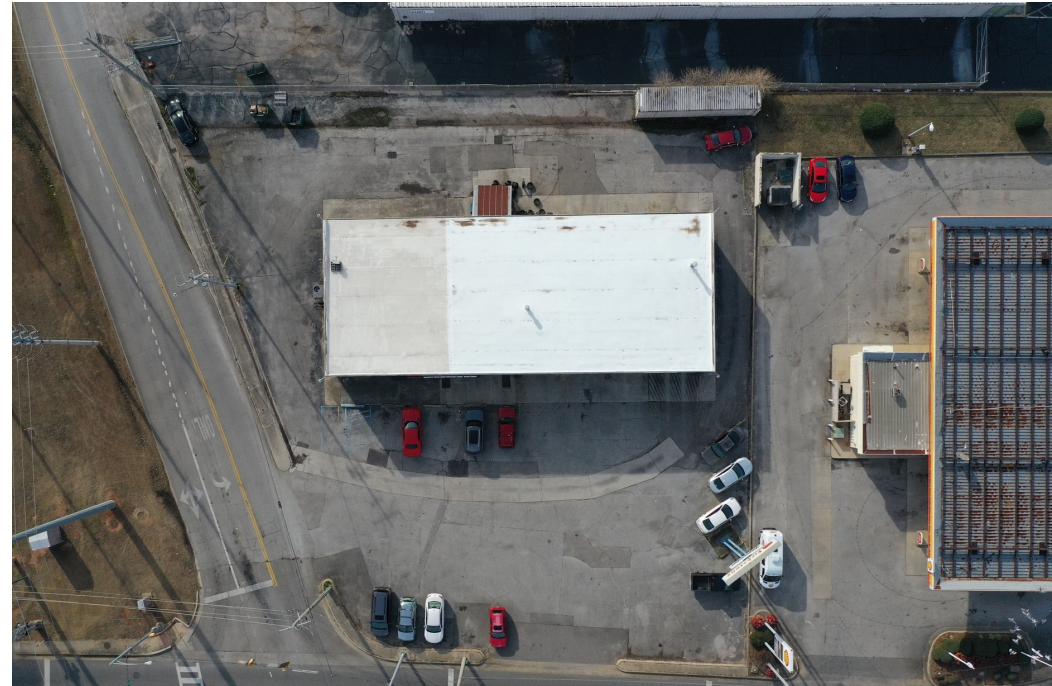
INVESTMENT HIGHLIGHTS

- Double Net Lease | Minimal Landlord Responsibilities
- Lease matures 8/31/30
- \$5,790/month (\$69,480 annually)
- One 5-year Renewal Option at \$6,300/month (\$75,600 annually)
- Historical | 25+ Years of Success
- Roof Completely Replaced in 2023
- HVAC Replaced in 2021
- Five Mile Population: 83,423
- Five Mile Average Household Income: \$94,223
- Visibility From U.S. Route 231 With Traffic Counts In Excess Of 65,000 VPD+
- Nearby Retailers: The Home Depot, Lowe's, Sam's Club, Publix, Staples, Advance Auto Parts, And Many More.
- Corporate Guarantee – [Bridgestone Corporation](#)



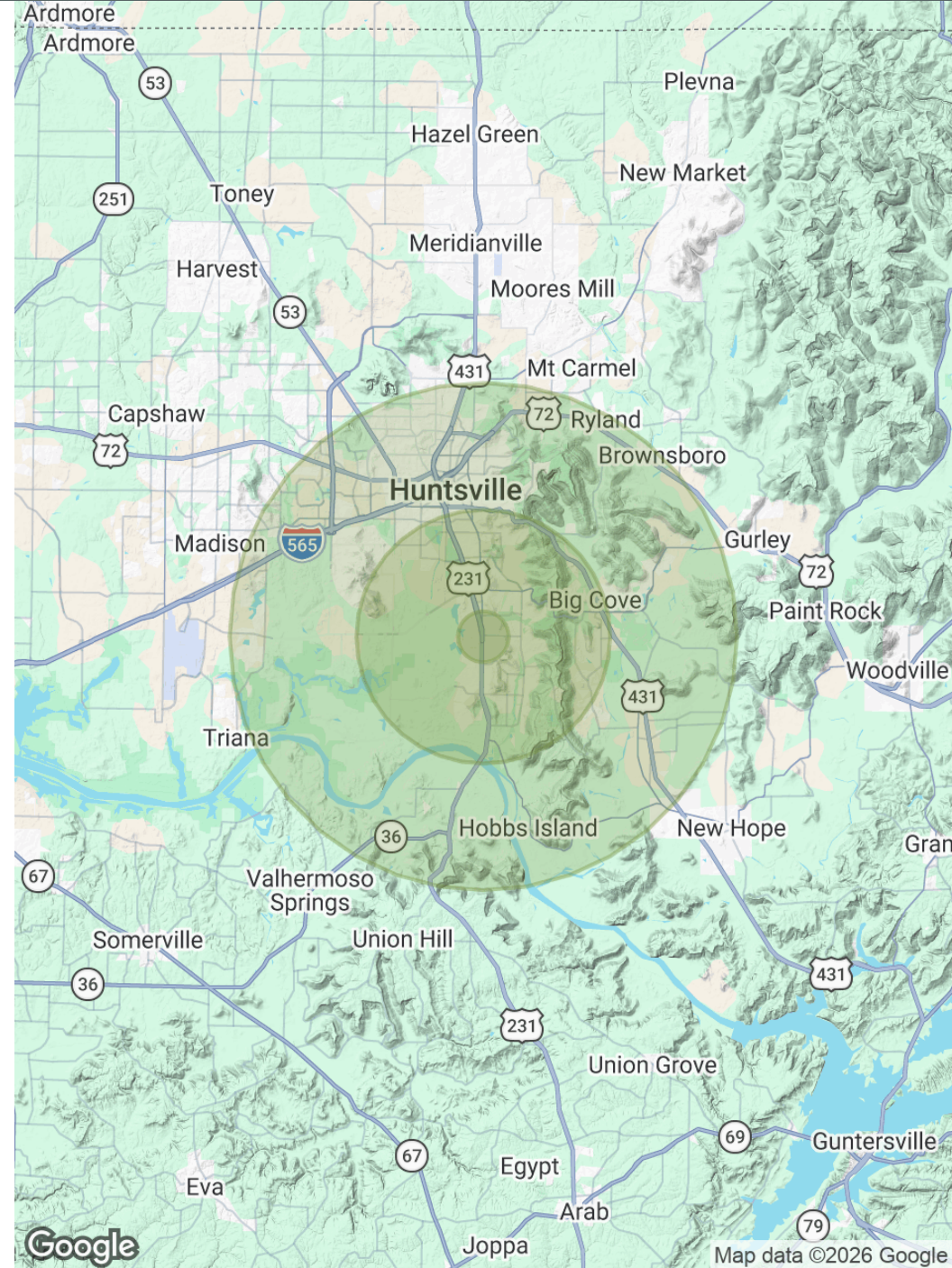
PROPERTY DESCRIPTION

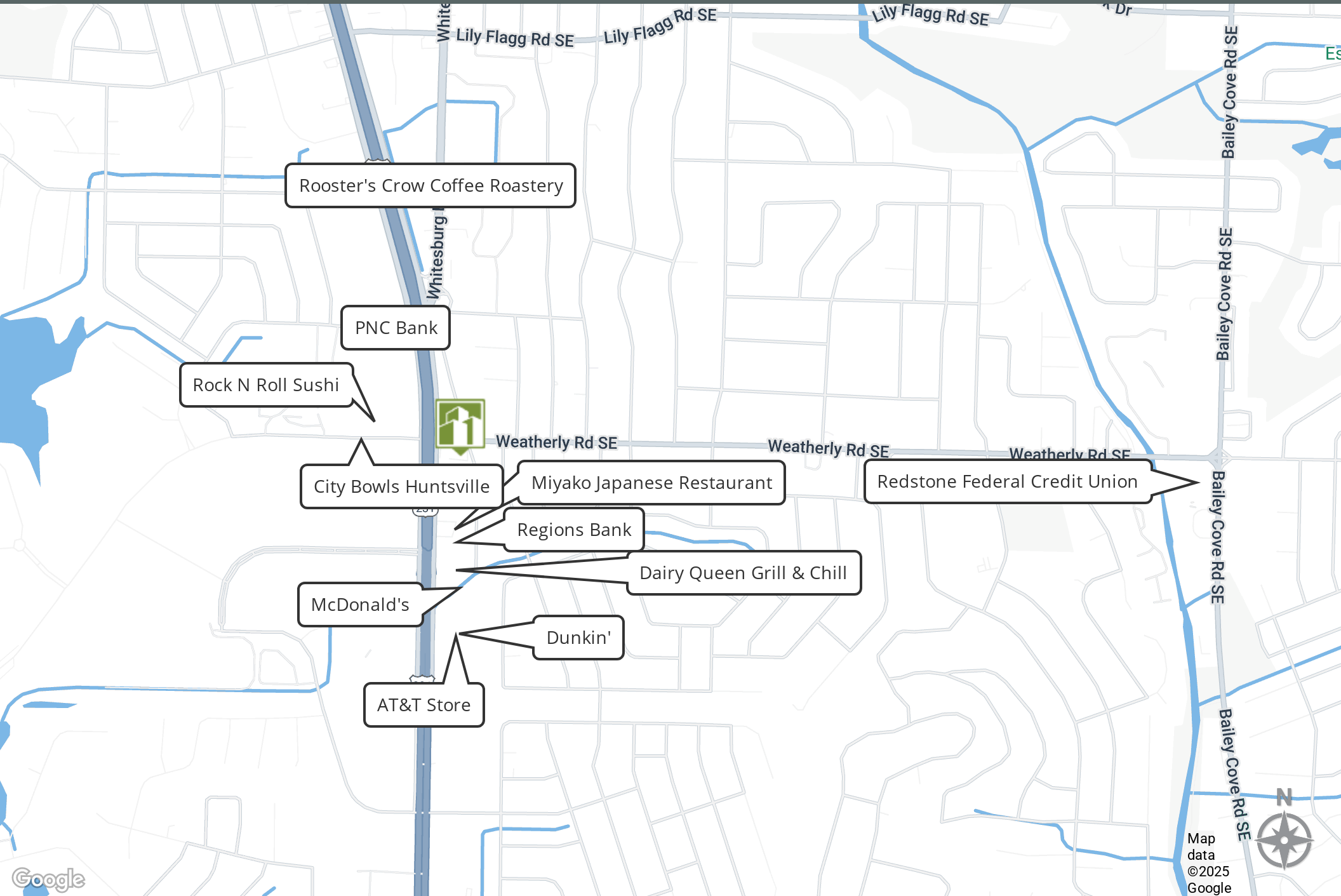
Invest in prime retail real estate with this exceptional opportunity—a freestanding retail building hosting a renowned tire retailer, Firestone. Situated strategically, this property ensures high visibility and accessibility, fostering a lucrative investment environment. Boasting a long-term lease with the tire retailer, stability and reliable returns are inherent. The property's attractive design and ample parking enhance customer experience, reinforcing the tenant's prominence. A discerning investor will capitalize on the inherent strength of a reputable tenant and a location primed for sustained growth. This unparalleled commercial real estate investment is where stability meets success in the retail sector.



POPULATION			
	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	6,058	72,941	195,013
AVERAGE AGE	39.5	42.8	39.6
AVERAGE AGE (MALE)	39.0	41.3	38.2
AVERAGE AGE (FEMALE)	44.1	44.5	41.1
HOUSEHOLDS & INCOME			
	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	2,924	35,297	92,442
# OF PERSONS PER HH	2.1	2.1	2.1
AVERAGE HH INCOME	\$74,881	\$86,080	\$76,329
AVERAGE HOUSE VALUE	\$186,674	\$202,839	\$177,941

2020 American Community Survey (ACS)





Firestone

Established in 1900, Firestone Tire and Rubber Company is an industry pioneer synonymous with tire excellence. As a global leader in tire manufacturing, we epitomize innovation, quality, and durability. With a rich heritage spanning over a century, Firestone remains steadfast in delivering cutting-edge tire solutions for diverse automotive applications. Our commitment to advanced technology, environmental sustainability, and superior customer service sets us apart. A trusted choice for drivers worldwide, Firestone continues to shape the automotive landscape with precision engineering and a relentless pursuit of excellence. Elevate your driving experience with Firestone—where tradition meets tire technology at its zenith.

STRONG TENANCY



GRADE-A INVESTMENT TENANT



120 YEARS IN BUSINESS



HEADQUARTERED IN NASHVILLE



2,200 LOCATIONS NATIONWIDE



55,000 EMPLOYEES



George Twitty, Jr.

Vice President

georget@grahamcompany.com

205-999-3324

George joined Graham & Company in 2018. His primary responsibilities include Property Management, Sourcing Investment Opportunities, Brokerage and Leasing. Prior to Graham & Company, George spent 8 years as a Credit Analyst and Commercial Banking Officer, with extensive experience in Real Estate transactions and lending. George and his wife, Kristen, live in Huntsville with their two daughters and son, as well as their two dogs, Biscuit and Gravy.

Education

Sewanee: The University of the South, BS in Biology (Cum Laude), 2007

Designations, Affiliations & Awards

Alabama Real Estate Salespersons License – 2018

Community Involvement

- Hudson Alpha Fund Development Group
- Huntsville Hospital Development Council
- Church of Nativity, Episcopal – Member/Financial Committee Board



Bart Smith, CCIM, SIOR

Managing Broker

barts@grahamcompany.com

256-527-4526

Bart Smith, Managing Broker for the Huntsville Office, joined Graham & Company in 2001. Bart has been involved in many of the areas largest transactions and is responsible for the tracking and publishing of the Huntsville Graham report. This survey covers Huntsville office, industrial and retail markets.

Education

University of Alabama
B.S. in Commerce & Business

Designations, Affiliations & Awards

- Earned the Certified Commercial Investment Member / CCIM (2004)
- Society of Industrial and Office Realtors / SIOR (2006)
- Alabama CCIM Chapter – Board Member

Community Involvement

- Salvation Army – Advisory Board
- First Methodist Church – Leadership Team, Youth Small Group Leader
- Alabama CCIM Chapter – Board Member