



## Tire Kingdom – NNN – St Petersburg, Florida

- Price: **\$2,950,000**
- Type: **Single Tenant - Free Standing**
- Square Feet: **6,316 SF**
- Land: **0.49 AC**
- NOI: **\$78,014.48**
- Year Built: **1962**
- Annual Expenses: **0 (Zero) NNN – Tenant responsible for all expenses!!**
- Lease Term: **Until 11/30/2029**
- Guarantor: **Lease is guaranteed by Mavis Discount Tire. They have been in business since 1949 and operate more than 830 locations in 24 states across the East Coast, South and Midwest.**
  
- Location: **Cornet Lot! Strong household income growth and population migration.**
  
- Extra: **Very Good RENT INCREASE OPPORTUNITY: Current Rent only \$12.35 PSF. Area's retail rent varies \$25-\$35 PSF. Great opportunity to increase rent when contract ends!!**

