



ORLANDO 15 MILES

5535 RED BUG LAKE RD
WINTER SPRINGS, FL

**OFFERED
FOR SALE**
\$2,543,000
5.30% CAP



RED BUG LAKE RD 41,900 VPD

CONFIDENTIAL OFFERING MEMORANDUM

 **Atlantic**
CAPITAL PARTNERS™



EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively retained to offer for sale the fee simple interest in a corporate-leased Goodyear Tire & Rubber Company property located at 5535 Red Bug Lake Road in Winter Springs, Florida. The offering presents investors with the opportunity to acquire a well-located automotive service asset backed by one of the industry's most recognizable brands under a long-term NNN lease with approximately 10.8 years of remaining primary term and six additional five-year renewal options.

Constructed as a purpose-built automotive service facility, the 6,426-square-foot property occupies a highly visible position along Red Bug Lake Road, benefiting from traffic counts exceeding 41,900 vehicles per day and strong surrounding residential demographics. The lease features attractive 10% rental increases every five years throughout the primary term and renewal options.

Situated within the Orlando MSA, one of the fastest-growing metropolitan areas in the United States, the property benefits from continued population growth, a diverse employment base, and strong long-term consumer demand.

RENT SCHEDULE	LEASE YEARS	ANNUAL RENT
Current Term	6/23/2022 - 5/30/2027	\$134,778
Current Term	6/1/2027 - 5/30/2032	\$148,256
Current Term	6/1/2032 - 5/30/2037	\$163,081
1st Extension Term	6/1/2037 - 5/30/2042	\$179,390
2nd Extension Term	6/1/2042 - 5/30/2047	\$197,328
3rd Extension Term	6/1/2047 - 5/30/2052	\$217,061
4th Extension Term	6/1/2052 - 5/30/2057	\$238,767
5th Extension Term	6/1/2057 - 5/30/2062	\$262,644
6th Extension Term	6/1/2062 - 5/30/2067	\$288,909

NOI	\$134,778
CAP	5.30%
PRICE	\$2,543,000



ASSET SNAPSHOT

Tenant Name	Goodyear Tire
Address	5535 Red Bug Lake Rd, Winter Springs, FL
Guarantor	Corporate
Building Size	6,426 SF
Land Size	0.80 Acres
Year Built/Renovated	1992
Lease Type	NNN
Landlord Responsibilities	None
Lease Expiration Date	5/30/2037
Remaining Term	10+ Years
Renewal Options	6 x 5-Years
Rental Increases	10% Every 5-Years
NOI	\$134,778



76,240 PEOPLE
IN 3 MILE RADIUS



\$106,675 AHHI
IN 3 MILE RADIUS



41,900 VPD
ON RED BUG LAKE RD

**GOODYEAR CORPORATE GUARANTEE (S&P B+)**

Leased to The Goodyear Tire & Rubber Company, a publicly traded global tire manufacturer and one of the most recognized brands in the automotive industry, providing investors with corporate-backed contractual income.

**10 + YEARS OF REMAINING LEASE TERM**

Approximately 10.8 years of remaining primary lease term with six additional 5-year renewal options, providing durable long-term cash flow and limited near-term rollover exposure.

**ATTRACTIVE CONTRACTUAL RENTAL GROWTH**

The lease features 10% rental increases every five years throughout the remaining primary term and all renewal options, providing investors with built-in NOI growth and a hedge against inflation.

**NNN LEASE STRUCTURE**

NNN lease structure with minimal landlord obligations, offering investors a passive ownership profile backed by a nationally recognized corporate tenant.

**INFILL ORLANDO MSA LOCATION**

Strategically positioned in Winter Springs within the Orlando MSA, approximately 15 miles from Orlando and surrounded by established residential neighborhoods, national retailers, and dense suburban development.

**DENSE & AFFLUENT DEMOGRAPHICS**

More than 229,000 residents within five miles with average household incomes approaching \$105,000, supporting a strong and established customer base for automotive services.

**HIGH-VISIBILITY RETAIL CORRIDOR**

Located along Red Bug Lake Road with exposure to approximately 41,900 vehicles per day and immediate proximity to Publix, Walmart Neighborhood Market, CVS, Walgreens, Chick-fil-A, McDonald's and other national retailers.





RED WILLOW PLAZA
 THE FRESH MARKET
 PartyCity
 FIVE GUYS
 REGIONS
 SHERWIN-WILLIAMS

RED WILLOW PLAZA
 HOBBY LOBBY
 bealls
 HomeGoods
 ULTA

WILLA SPRINGS VILLAGE
 Publix
 Orangetheory
 FIRST WATCH
 STARBUCKS

OUTBACK STEAKHOUSE

TRUIST

CHASE

CIRCLE K

WELLS FARGO

CVS

TACO BELL

AutoZone

McDonald's

1 MILE
 10,045 PEOPLE
 \$121,764 AHHI

3 MILES
 76,240 PEOPLE
 \$106,675 AHHI

RED BUG LAKE RD 41,900 VPD

GOODYEAR
 5535 RED BUG LAKE RD
 WINTER SPRINGS, FL

BURGER KING

GOODYEAR IMMEDIATE TRADE AREA

GOODYEAR WINTER SPRINGS, FL

6

1 MILE

10,045

PEOPLE

\$121,764
AHHI

3 MILES

76,240

PEOPLE

\$106,675
AHHI

5 MILES

229,374

PEOPLE

\$104,959
AHHI

RED BUG
ELEMENTARY SCHOOL
811 STUDENTS

Walmart
Neighborhood Market

AGAVE AZUL
COCINA MEXICANA
FedEx
SportClips
HAIRCUTS

THE ELI
APARTMENTS
280 UNITS

GOODYEAR

5535 RED BUG LAKE RD
WINTER SPRINGS, FL



AutoZone

RED WILLOW PLAZA
THE FRESH MARKET
Party City
FIVE GUYS
REGIONS
SHERWIN-WILLIAMS

CVS

RED BUG LAKE RD 41,900 VPD

CareSpot

Walgreens

Public Storage

1020 AT
WINTER SPRINGS
APARTMENTS
208 UNITS

TRUIST

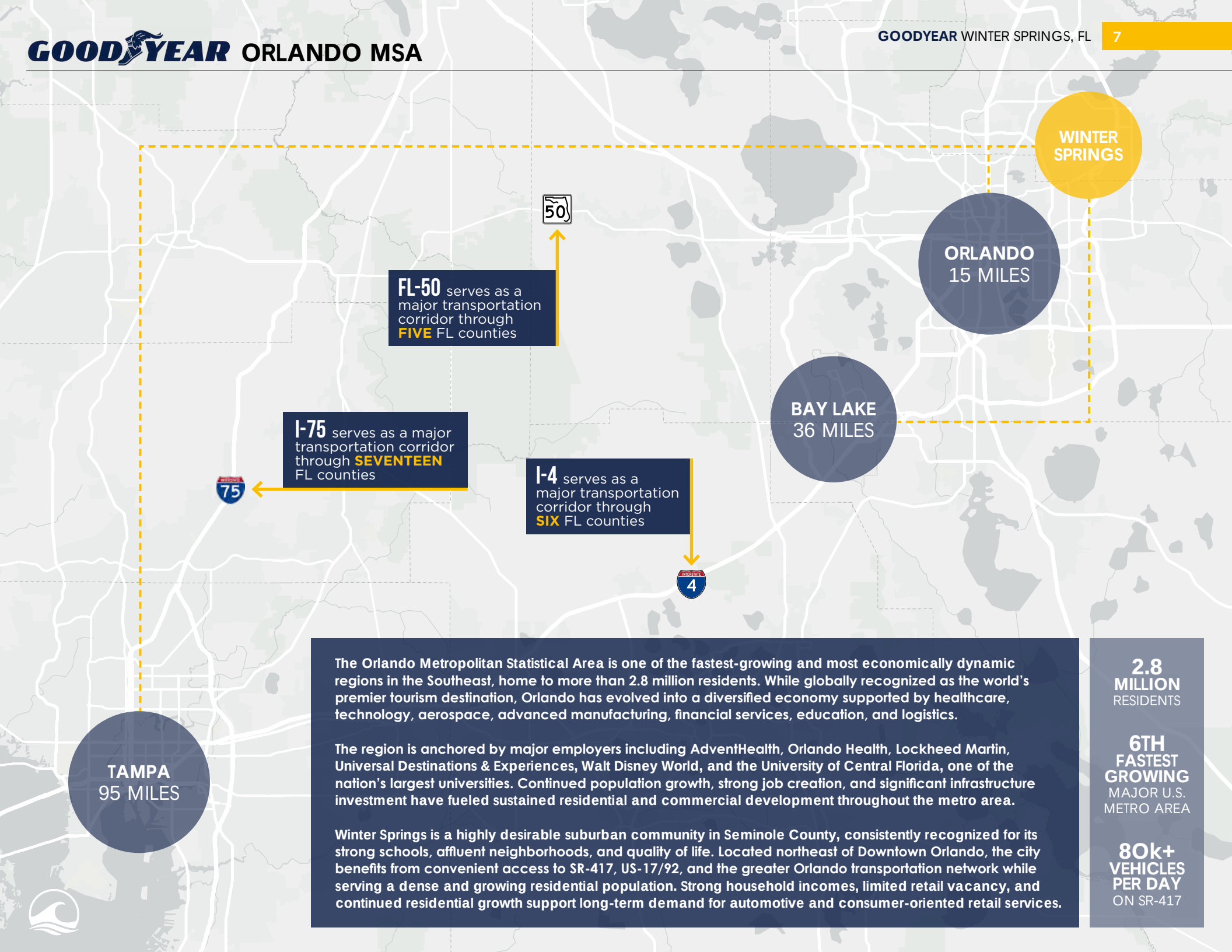
OUTBACK
STEAKHOUSE

WILLA SPRINGS
VILLAGE
publix
Orangetheory
FIRST WATCH
Starbucks

TUSKAWILLA AT
WINTER SPRINGS
APARTMENTS
368 UNITS

RED WILLOW PLAZA
HOBBY LOBBY
bealls
HomeGoods
ULTA





FL-50 serves as a major transportation corridor through **FIVE** FL counties

I-75 serves as a major transportation corridor through **SEVENTEEN** FL counties

I-4 serves as a major transportation corridor through **SIX** FL counties

ORLANDO
15 MILES

BAY LAKE
36 MILES

WINTER SPRINGS

TAMPA
95 MILES

The Orlando Metropolitan Statistical Area is one of the fastest-growing and most economically dynamic regions in the Southeast, home to more than 2.8 million residents. While globally recognized as the world's premier tourism destination, Orlando has evolved into a diversified economy supported by healthcare, technology, aerospace, advanced manufacturing, financial services, education, and logistics.

The region is anchored by major employers including AdventHealth, Orlando Health, Lockheed Martin, Universal Destinations & Experiences, Walt Disney World, and the University of Central Florida, one of the nation's largest universities. Continued population growth, strong job creation, and significant infrastructure investment have fueled sustained residential and commercial development throughout the metro area.

Winter Springs is a highly desirable suburban community in Seminole County, consistently recognized for its strong schools, affluent neighborhoods, and quality of life. Located northeast of Downtown Orlando, the city benefits from convenient access to SR-417, US-17/92, and the greater Orlando transportation network while serving a dense and growing residential population. Strong household incomes, limited retail vacancy, and continued residential growth support long-term demand for automotive and consumer-oriented retail services.

2.8
MILLION
RESIDENTS

6TH
FASTEST
GROWING
MAJOR U.S.
METRO AREA

80k+
VEHICLES
PER DAY
ON SR-417



GOODYEAR TIRE QUICK FACTS

Founded: 1898

Headquarters: Akron, OH

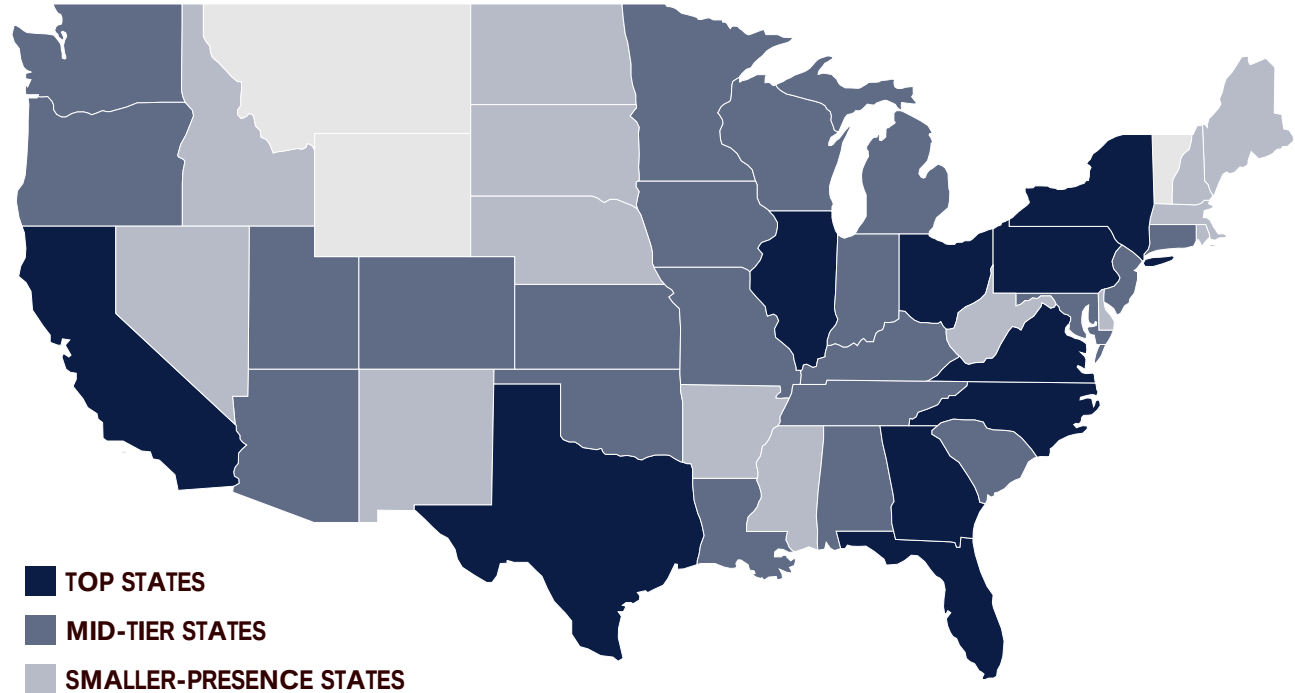
Ownership: Public

Guaranty: Corporate

Website: <https://www.goodyear.com/>

Founded in 1898, The Goodyear Tire & Rubber Company is one of the world's largest tire manufacturers, serving consumers and commercial customers across more than 20 countries. The company designs, manufactures, markets, and distributes tires for passenger vehicles, commercial trucks, aviation, industrial equipment, and specialty applications while also operating one of North America's largest automotive service networks.

Goodyear's retail platform includes hundreds of company-operated service centers offering tire replacement, maintenance, and automotive repair services. Supported by more than a century of brand recognition, extensive distribution capabilities, and continued investment in mobility and vehicle technology, Goodyear remains one of the most recognizable and trusted names in the global automotive industry. Its integrated manufacturing, retail, and service platform provides a durable operating model that continues to support long-term customer demand and nationwide market presence.



\$3.88B

Q1 2026 REVENUE



750+

TOTAL LOCATIONS



S&P: B+

CREDIT RATING



63,000+

TOTAL EMPLOYEES



\$2.0B

MARKET CAP

READ MORE





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ORLANDO 15 MILES



Exclusively Offered By



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5.30% CAP**

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