



NEW FIRESTONE COMPLETE AUTO CARE

ACTUAL STORE

5866 SW 95TH ST, OCALA, FL 34476

30445 Northwestern Highway, Suite 275

Farmington Hills, MI 48334

248.254.3410

fortisnetlease.com

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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:	\$5,451,007
Current NOI:	\$278,001.36
Initial Cap Rate:	5.10%
Land Acreage:	+/- 1.46
Year Built	2026
Building Size:	6,607 SF
Price PSF:	\$825.04
Lease Type:	Absolute NNN
Lease Term:	15 Years
Average CAP Rate:	5.36%

INVESTMENT OFFERING

Fortis Net Lease is pleased to present this 6,607 SF **Firestone Complete Auto Care** store located in Ocala, Florida - in a big development area of the city. 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 **successfully opened** for business in **August 2026!**

This Firestone benefits from **excellent visibility** as it is located on SW 95th Street (**16,400 ADTC**) & SW 57th Avenue, near the signalized corner of SW 60th Avenue (**22,000 ADTC**). It sits adjacent to a Heartland Dental development, surrounded by residential homes, & across from a **Publix shopping center that ranks in the top 165% of all Publix in the Country!** This area of Ocala has many new residential developments in process & newly completed. The **5 mile population from the site is 72,163**. The **1 mile household income is \$89,554**. This is a huge growth area of Florida with the **1 mile population growth rate at 13.90%**! This investment will offer a new owner continued success due to the strength and proven profitability of the tenant. List price reflects a 5.10% cap rate based on NOI of \$278,001.36.



PRICE \$5,451,007



CAP RATE 5.10%



LEASE TYPE Absolute NNN



RENT INCREASES 5% Every 5 Years



TERM REMAINING 15 Years

INVESTMENT HIGHLIGHTS

- 15 Year Absolute NNN Lease | No Landlord Responsibilities
- **5% Rental Rate Increases Every 5 Years | NOW OPEN!**
- Five (5 Year) Options Each | 5% Rent Increase at Each
- **Across from a Popular Publix Shopping Center | Ranked in the top 15% of all Publix in the USA based on Foot Traffic**
- **Adjacent to Heartland Dental Development**
- Large Development Area of Ocala
- Near Signalized Corner of SW 60th Avenue | 22,000 ADTC
- **Hard Corner Location | 16,400 ADTC**
- **5 Mile Population 72,163 | Expected Growth 13.50%**
- **1 Mile Average Household Income \$89,554**
- **1 Mile Population Growth Rate 13.90%**

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 **FORTIS NET LEASE™**

FINANCIAL SUMMARY

INCOME		PER SF
Rent	\$278,001.36	\$42.08
Gross Income	\$278,001.36	\$42.08
EXPENSE		PER SF
Expenses	\$0	\$0.00
Gross Expenses	\$0	\$0.00
NET OPERATING INCOME	\$278,001.36	\$42.08

PROPERTY SUMMARY

Year Built:	2026
Lot Size:	+/- 1.46 Acres
Building Size:	6,607 SF
Traffic Count 1:	16,400 on SW 95th St.
Traffic Count 2:	22,000 on SW 60th Ave.
Roof Type:	Flat
Zoning:	Commercial
Construction Style:	Upgraded
Parking Lot:	Asphalt
# of Parking Spaces	32
Warranties	Construction
HVAC	Roof Mounted

LEASE SUMMARY

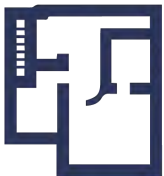
Tenant:	Firestone Complete Auto Care
Lease Type:	Absolute NNN
Primary Lease Term:	15 Years
Annual Rent:	\$278,001.36
Rent PSF:	\$42.08
Landlord Responsibilities:	None
Taxes, Insurance & CAM:	Tenant Responsibility
Roof, Structure & Parking:	Tenant Responsibility
Lease Start Date:	8/1/2026
Lease Expiration Date:	7/31/2041
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	8/1/2026	7/31/2041	\$278,001.36	100.0	-	\$42.08
				\$291,901.32		8/1/2031	\$44.18
				\$306,496.44		8/1/2036	\$46.39
			Option 1	\$321,821.28		8/1/2041	\$48.71
			Option 2	\$337,912.32		8/1/2046	\$51.14
			Option 3	\$354,807.96		8/1/2051	\$53.70
			Option 4	\$372,548.40		8/1/2056	\$56.39
			Option 5	\$391,175.76		8/1/2061	\$59.21
Averages	6,607			\$292,133.04			\$44.22



TOTAL SF
6,607



TOTAL ANNUAL RENT
\$278,023.00



OCCUPANCY RATE
100.0%



AVERAGE RENT/SF
\$44.22



NUMBER OF TENANTS
1

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 FORTIS NET LEASE™



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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SW 95TH AVE - 16,400 VPD

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PROXIMITY TO LOCAL ATTRACTIONS

82 Miles
Orlando Intl.
Airport

90 Miles
Tamps,
Florida

43 Miles
Gainesville,
Florida

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Located in the heart of Central Florida, Ocala is known for its rolling green pastures, majestic oak trees draped in Spanish moss, and a deep-rooted equestrian culture that has earned it the nickname “Horse Capital of the World.” Surrounded by scenic countryside and natural springs, Ocala offers a quieter, more relaxed pace of life compared to Florida’s coastal cities, while still providing easy access to major destinations like Orlando and Gainesville.

The area is rich in outdoor recreation, with nearby highlights like Ocala National Forest—one of the largest sand pine forests in the world—offering opportunities for hiking, camping, and exploring crystal-clear springs such as Silver Springs State Park. Ocala’s historic downtown features charming brick streets, local shops, and a growing dining scene, blending small-town character with modern amenities.

With a mix of rural beauty, equestrian prestige, and convenient location, Ocala appeals to those seeking both tranquility and accessibility in the Sunshine State.

POPULATION	1 MILE	3 MILES	5 MILES
Total Population 2025	5,577	35,418	72,163
Total Population 2030	6,352	40,009	81,900
Population Growth Rate	13.90%	12.96%	13.50%
Median Age	56.4	59.8	60.6
# Of Persons Per HH	2.3	2.1	2.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,478	16,364	33,144
Average HH Income	\$89,554	\$80,118	\$82,593
Median House Value	\$303,940	\$288,828	\$297,496
Consumer Spending	\$72.8 M	\$449.2 M	\$926.4 M





TOTAL SALES VOLUME

\$10B+

PROPERTIES SOLD

4,500+

BROKER & BUYER REACH

400K+

STATES SOLD IN

46

Click to Meet Team Fortis

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