

FULLY-LEASED TIRE & AUTO CENTER INVESTMENT OPPORTUNITY | NEW 15-YEAR NNN LEASE IN PLACE!

# 245 THAIN ROAD

LEWISTON, IDAHO 83501



OFFERING PRICE

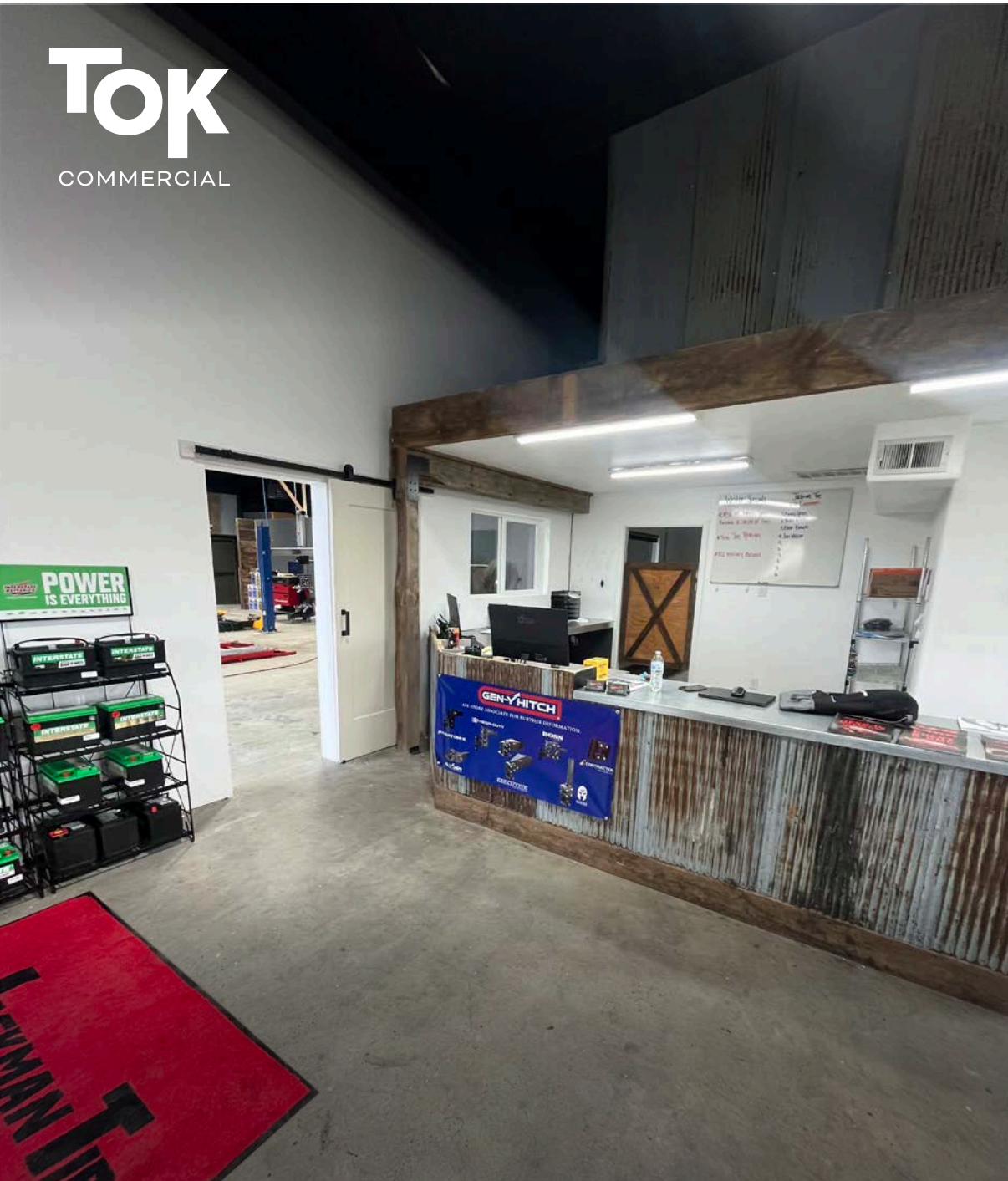
# \$1,145,000

**TOK** COMMERCIAL  
REAL ESTATE



MIKE KELLER / 208.850.8444 / mtk@tokcommercial.com

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## OFFERING DETAILS

Property Address	<b>245 Thain Road Lewiston, ID 83316</b>
Building Size	<b>3,072 SF</b>
Lot Size	<b>0.399 Acres</b>
Parcel No.	<b>RPL00040080150</b>
Zoning	<b>C3 - Community Commercial</b>
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Sale Price	<b>\$1,145,000   \$372.72/SF</b>
Net Operating Income (Year 1)	<b>\$63,000</b>
Cap Rate	<b>5.5%</b>
Tenant	<b>Jackman Tire, Inc.</b>
Lease Term	<b>15 Years (12/1/24 to 11/30/39)</b>
Annual Rent	<b>\$63,000 (Years 1-3)</b>
Rent Escalations	<b>6% Year 4, 2% Thereafter</b>

# PROPERTY HIGHLIGHTS



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- Excellent single tenant, NNN leased investment opportunity.
- 100% leased to long-term, stable tenant with a new, 15-year lease as of 12/1/24.
- 6% rent escalation at Year 4, then 2% escalations thereafter.
- Currently owner occupied, with recent property improvements including new asphalt, paint, and interior upgrades.
- Tenant is Jackman Tire (formerly American Tire) a proven area tire and automotive service company with plans to expand.
- Prominent location on Lewiston's primary retailer, services, and commuting arterial — Thain Road — visible to over 18,231 vehicles per day.
- Surrounded by popular area restaurants and services including Arby's, Chevron, Rosauers, Potlatch Federal Credit Union, Mike's Mechanical and more.



**245 THAIN ROAD**  
**0.399 ACRES**  
RPL00040080150

18,231 VPD





**AREA DEMOGRAPHIC SUMMARY**

<b>POPULATION</b>	<b>HOUSEHOLDS</b>
1 MI   7,633	1 MI   3,465
3 MI   33,061	3 MI   13,973
5 MI   54,871	5 MI   23,482
<b>MED. INCOME</b>	<b>EMPLOYEES</b>
1 MI   \$57,451	1 MI   2,459
3 MI   \$74,023	3 MI   11,833
5 MI   \$70,231	5 MI   21,355



## TENANT PROFILE



[CLICK TO VISIT THE WEBSITE!](#)

Jackman Tire, former owners of American Tire, has been a successful, growing tire and automotive service business since 2012.

In December of 2023, the owners and operators of American Tire sold their 4 established locations with over 60 employees, branching off to open Jackman Tire in July of 2024. With over 30 years of experience in the tire and automotive industry and a proven model for growth and superior service, this family-owned and operated business plans to expand their operations across Idaho with 6 additional locations to service their established customer base in the coming years.

Jackman Tire take pride in great customer service, low pricing, and taking care of their employees with a mission to bring their decades of experience in the tire and auto repair business to North Central Idaho.

## RENT ROLL

Tenant	Square Feet	Lease Start	Lease Expiration	Monthly Base Rent	Annualized Base Rent	Annual Rent PSF
Jackman Tire, Inc.	3,072	12/1/2024	11/30/2025	\$5,250.00	\$ 63,000.00	\$ 20.51
		12/1/2025	11/30/2026	\$5,250.00	\$ 63,000.00	\$ 20.51
		12/1/2026	11/30/2027	\$5,250.00	\$ 63,000.00	\$ 20.51
		12/1/2027	11/30/2028	\$5,565.00	\$ 66,780.00	\$ 21.74
		12/1/2028	11/30/2029	\$5,676.30	\$ 68,115.60	\$ 22.17
		12/1/2029	11/30/2030	\$5,789.83	\$ 69,477.91	\$ 22.62
		12/1/2030	11/30/2031	\$5,905.62	\$ 70,867.47	\$ 23.07
		12/1/2031	11/30/2032	\$6,023.73	\$ 72,284.82	\$ 23.53
		12/1/2032	11/30/2033	\$6,144.21	\$ 73,730.52	\$ 24.00
		12/1/2033	11/30/2034	\$6,267.09	\$ 75,205.13	\$ 24.48
		12/1/2034	11/30/2035	\$6,392.44	\$ 76,709.23	\$ 24.97
		12/1/2035	11/30/2036	\$6,520.28	\$ 78,243.41	\$ 25.47
		12/1/2036	11/30/2037	\$6,650.69	\$ 79,808.28	\$ 25.98
12/1/2037	11/30/2038	\$6,783.70	\$ 81,404.45	\$ 26.50		
12/1/2038	11/30/2039	\$6,919.38	\$ 83,032.54	\$ 27.03		

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