

# TIRES PLUS ABSOLUTE NET LEASE INVESTMENT

100 Juniper Street, Canton, GA 30114



## INVESTMENT HIGHLIGHTS

- Corporate Credit with Bridgestone Retail Operations LLC, with over 2200 locations nationwide
- Tenant has operated at this location since 2000, and exercised two lease renewals
- Absolute NNN lease structure
- Offers near term appreciation with 10% increases, next increase April 2027 (7.15% cap)
- Signalized corner outparcel to heavily trafficked ALDI shopping center and Riverstone Parkway Retail corridor

## INVESTMENT SUMMARY

LIST PRICE:	\$3,110,000
CURRENT NOI:	\$202,086
INITIAL CAP RATE:	6.50%
LEASE EXPIRATION:	March 2027
RENEWAL OPTIONS:	Three 5-Year
RENT BUMPS:	10% increases
BUILDING SIZE:	6,091 SF
OCCUPANCY:	Single-tenant Auto Service
OPERATOR:	Corporate

### SEAN PATRICK, ccim

Senior Vice President

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### WYATT WHITAKER

Associate

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Ackerman Retail

A DIVISION OF ACKERMAN & CO

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## PROPERTY HIGHLIGHTS

- Total Bldg SF: 6,091 SF
- Year Built: 2000
- Land Area: .96 Acres
- Zoning: GC



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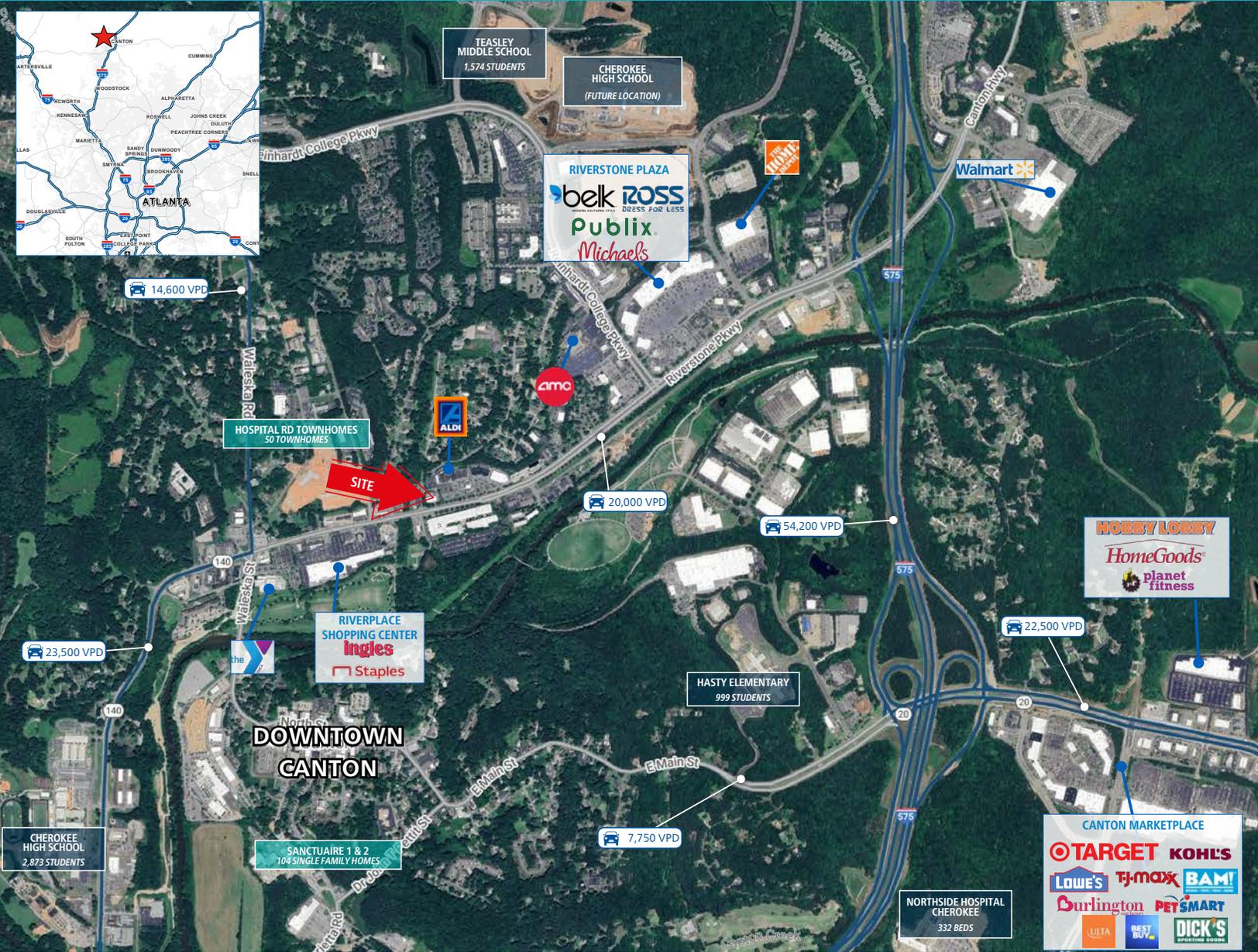
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## AREA DEMOGRAPHICS (2024):

	1-MILE	3-MILE	5-MILE
POPULATION	8,936	29,571	70,439
HOUSEHOLDS	3,404	11,160	25,732
AVG HH INCOME	\$75,133	\$109,167	\$126,898

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