



15209 GARNET TRAIL
Bradenton, FL 34211

Prime Florida Retail
Investment Opportunity

Explosive Population Growth



MATTHEWS™

EXCLUSIVELY LISTED BY



Michael Tamir

Associate

(646) 921-9713

michael.tamir@matthews.com

License No. 10401388321 (NY)



Kevin Puder

Vice President

(949) 777-5987

kevin.puder@matthews.com

License No. 01949749 (CA)



Chad Kurz

EVP & Managing Director

(949) 662-2252

chad.kurz@matthews.com

License No. 01911198 (CA)

Kyle Matthews

Broker of Record

Broker License. No. BK3554632 (FL)

Firm License. No. CQ1066435 (FL)

MATTHEWS™





Table of Contents

- 04** Property Overview
- 09** Financial Overview
- 10** Tenant Overview
- 12** Market Overview

PROPERTY OVERVIEW

Mavis Tire & Brakes
15209 Garnet Trail, Bradenton, FL 34211



INVESTMENT HIGHLIGHTS

Property Highlights

- **Long-Term Absolute NNN Lease** – 16+ Years Remaining – Initial term extends through December 2042, offering stable, predictable long-term cash flow.
- **Structured Rent Increases** – Attractive 5% rental escalations every five years throughout the base term and option periods, providing built-in income growth and inflation protection.
- **Strong National Operator** – Mavis Tires & Brakes operates 3,500+ locations across 21 states and generates approximately \$1.79 billion in annual revenue, positioning the company as one of the largest independent tire and service providers in the U.S.
- **New 2022 Construction** – Modern ±8,820-square-foot auto service facility situated on a ±1.38-acre parcel, designed to meet current operational standards and minimize near-term capital expenditures.
- **High-Traffic Corridor Location** – Strategically positioned along State Route 70 (±15,100 VPD) with immediate access to Interstate 75 (±133,000 VPD), providing exceptional visibility and accessibility.
- **Explosive Population Growth** – The surrounding five-mile radius is projected to experience 20–30% population growth over the next five years, driving sustained consumer demand.
- **Affluent Demographics** – Average household income exceeds \$185,084 within a three-mile radius, supporting strong retail fundamentals.
- **Premier Lakewood Ranch Location** – Located within Lakewood Ranch, one of Florida's fastest-growing and most desirable master-planned communities.



 **Gilbert W McNeal Elementary**
±672 Students

THE LEARNING EXPERIENCE
Academy of Early Education
Walgreens

FirstWatch Quiznos
The Daytime Café
DUNKIN'


Publix

ExtraSpace Storage


W

THE GODDARD SCHOOL
Wawa  **Smiles at Lakewood Ranch**

PANDA EXPRESS CHINESE KITCHEN **SEVEN BREWS DRIVE THRU COFFEE**

 **Oasis at Lakewood Ranch**
±254 Units

 **Peace River Electric Cooperative, Inc.**

BIG JIM SELF STORAGE

 **SLIM CHICKENS**

 **BAYSIDE Pet Resort**


Subject Property

70

± 15,100 VPD


TACO BELL

15209 Garnet Trail
Bradenton, FL 34211

±8,820 SF
GLA

2022
Year Built

±15,100
Vehicles Per Day

ABSOLUTE NNN
Lease Type

±1.38 AC
Lot Size



FINANCIAL OVERVIEW

Mavis Tire & Brakes
15209 Garnet Trail, Bradenton, FL 34211



FINANCIAL SUMMARY

\$4,920,000
List Price

5.51%
Cap Rate

\$271,215
NOI

±1.38 AC
Lot Size

Property Details

Tenant Name	Mavis Tires & Brakes
Lease Type	Absolute NNN
Original Lease Term	20
Lease Commencement Date	12/1/2021
Lease Expiration Date	12/1/2042
Term Remaining on Lease	16
Options	Two, 5 Year Renewal Options
Increases	5% Every Five Years

Annualized Operating Data

Monthly Rent	Annual Rent	Cap Rate
\$21,525	\$271,215	5.51%

Scheduled Rent Growth

2027–2031: \$271,215 (5.51% Cap)
2032–2036: \$215,676 (5.79% Cap)
2037–2042: \$231,852 (6.08% Cap)



TENANT SUMMARY

Year Founded
1972

Headquarters
Millwood, NY

Ownership Status
Privately Held

Employees
25,000+

Locations
3,500+



Tenant Overview

Mavis Tire & Brakes is one of the largest independent tire and automotive service retailers in the United States, operating a broad national platform supported by strong necessity-based consumer demand. Backed by BayPine LP and TSG Consumer Partners, the company has grown into a leading consolidator within the fragmented automotive service sector.

Founded in 1972 and headquartered in Millwood, New York, Mavis operates more than 3,500 locations across approximately 39 states under banners including Mavis Discount Tire, NTB Tire & Service Centers, Tire Kingdom, and Town Fair Tire. The company employs over 25,000 people and is not publicly rated by S&P or Moody's. Its scale, geographic reach, and recurring service-driven revenue support long-term operational stability.

Why Invest in Mavis Tire & Brakes?

- **Necessity-Based Service Model:** Provides essential automotive maintenance and repair services that generate recurring demand regardless of economic cycles.
- **National Scale & Diversification:** Operates 3,500+ locations across the country, reducing reliance on any single market and supporting stable revenue streams.
- **Industry-Leading Platform:** One of the largest independent tire and service retailers in the U.S., benefiting from purchasing power and operational efficiencies.
- **Proven Acquisition Strategy:** Strong track record of consolidating regional operators and integrating brands to drive continued expansion.
- **Private Equity Sponsorship:** Backed by BayPine LP and TSG Consumer Partners, providing institutional oversight and capital support for growth initiatives.
- **Multi-Brand Portfolio Strength:** Operates under several recognized regional banners, enhancing brand equity and localized customer loyalty.

MARKET OVERVIEW

Mavis Tire & Brakes
15209 Garnet Trail, Bradenton, FL 34211



BRADENTON, FL

59,368
Total Population

24,356
of Households

45
Median Age



Local Market Overview

Bradenton is positioned along Florida's central Gulf Coast, offering a blend of coastal accessibility and master-planned suburban growth. Bradenton sits between the Manatee River and the barrier islands of Anna Maria Sound, providing a waterfront setting supported by established urban infrastructure and direct access to Gulf beaches, marinas, and recreational amenities. Just east of Bradenton, Lakewood Ranch is a nationally recognized master-planned community spanning Manatee and Sarasota counties, known for its organized development patterns, residential villages, town centers, and integrated commercial corridors.

The area benefits from direct access to U.S. Highway 41 and Interstate 75, allowing efficient connectivity to Tampa, St. Petersburg, Sarasota, and the broader West Florida region. Downtown Bradenton has experienced steady reinvestment, anchored by the Riverwalk, cultural venues, and mixed-use development that supports pedestrian activity and year-round engagement.

Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	10,686	55,755	98,995
Current Year Estimate	7,608	43,332	80,218
2020 Census	4,341	28,675	56,186
Growth Current Year-Five-Year	40.46%	28.67%	23.41%
Growth 2020-Current Year	75.25%	51.11%	42.77%
Households	1-Mile	3-Mile	5-Mile
Five-Year Projection	4,526	24,300	42,168
Current Year Estimate	3,177	18,835	34,152
2020 Census	1,617	11,549	23,249
Growth Current Year-Five-Year	42.47%	29.01%	23.47%
Growth 2020-Current Year	96.44%	63.10%	46.90%
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$174,597	\$185,084	\$181,490

BRADENTON, FL MSA

Bradenton is a well-established Gulf Coast market supported by a steadily growing population base, ongoing residential development, and strong regional fundamentals within the greater Sarasota–Manatee area. The city continues to benefit from new master-planned communities, infrastructure improvements, and sustained in-migration, all of which contribute to expanding neighborhood density and an increasing consumer base. While development activity remains active, thoughtful planning, coastal geography, and environmental considerations help moderate new supply and support long-term market balance. Collectively, these dynamics position Bradenton as one of Southwest Florida’s steadily growing and strategically located submarkets, backed by durable demographic trends and continued economic momentum.

The city benefits from strong tourism activity driven by its prime Gulf Coast location, white-sand beaches, outdoor recreation, and growing arts and cultural scene. Attractions such as Anna Maria Island, Bradenton Beach, the Riverwalk, IMG Academy, and the Village of the Arts draw consistent visitation from both domestic and international travelers, while numerous waterfront events, youth sports tournaments, and seasonal festivals further enhance year-round activity. These demand drivers are complemented by a steadily growing and increasingly affluent resident base. Coastal geography, established neighborhoods, and regulatory considerations help moderate new development, creating meaningful barriers to entry that limit excess commercial supply and support long-term market stability.



ANNA MARIA ISLAND
4 Million Visitors Per Year



IMG ACADEMY
200,000+ Visitors Per Year



RIVERWALK
750,000+ Visitors Per Year



MATTHEWS™

EXCLUSIVELY LISTED BY

Michael Tamir

Associate

(646) 921-9713

michael.tamir@matthews.com

License No. 10401388321 (NY)

Kevin Puder

Vice President

(949) 777-5987

kevin.puder@matthews.com

License No. 01949749 (CA)

Chad Kurz

EVP & Managing Director

(949) 662-2252

chad.kurz@matthews.com

License No. 01911198 (CA)

Kyle Matthews | Broker of Record | Broker License No. BK3554632 (FL) | Firm License No. CQ1066435 (FL)

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 15209 Garnet Trail, Bradenton, FL, 34211 ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews™. is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews™., the property, or the seller by such entity.

Owner and Matthews™. expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.