



NNN RETAIL SINGLE TENANT INVESTMENT
ATLANTIC TIRE & SERVICE
5412 SOUTH MIAMI BOULEVARD
DURHAM, NC 27703



**LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES
RALEIGH • DURHAM • WILMINGTON

Investment Overview

6,534 SF ATLANTIC TIRE IN DURHAM, NORTH CAROLINA

RALEIGH-DURHAM MSA

ADDRESS	5412 South Miami Boulevard Durham, NC 27703
BUILDING SIZE	6,534 SF
ACREAGE	1.75 acres
YEAR BUILT	2004
NOI	\$164,346
RENTAL RATE	\$25.15/SF
ANNUAL ESCALATION	3%
SALES PRICE	\$2,650,742
CAP RATE	6.2%
TENANT	Atlantic Tire & Service
LEASE TYPE	NNN
TENANT RESPONSIBILITIES	Taxes, Insurance, Parking Lot, HVAC (repair and replacement), Utilities, Other CAM
LANDLORD RESPONSIBILITIES	Roof, Foundation, Structure
LEASE TERM	10 Years (7 years remaining)
OPTIONS	Three (3) additional 5-year terms
LEASE COMMENCEMENT DATE	July 17, 2023
LEASE EXPIRATION DATE	July 31, 2033

\$2,650,742
PRICE

6.2%
CAP RATE

\$164,346
NOI



ACTUAL SITE

Property Overview

A 6,534 SF facility on a 1.75-acre parcel, producing \$164,346 in base rent effective July 17, 2026 (\$25.15/SF). Priced at \$2,650,742, reflecting a 6.20% CAP rate, the asset offers inflation-resistant income through 3% annual escalations and strong positioning near one of the nation's premier research and employment hubs. The site's generous land area and corridor visibility add long-term flexibility and value.

LOCATION DESCRIPTION

The property sits along S Miami Boulevard, a heavily traveled commercial corridor carrying approximately 18,500 vehicles per day, immediately adjacent to Research Triangle Park. The location draws significant daytime population and commuter traffic from one of the country's largest concentrations of research and technology employment. Durham's ongoing economic and population growth – fueled by RTP, life sciences expansion, and downtown redevelopment – continues to drive commercial demand along the corridor.

HIGHLIGHTS

- » PIN: 0747451208
- » Lot size: 1.75 acres
- » Zoning: CC (Commercial Center, City of Durham / Durham County)
- » Traffic count: ±18,500 VPD on S Miami Boulevard
- » Lease in place through July 31, 2033, providing approximately 7 years of remaining term, and 3% annual rent escalations
- » Three additional five-year renewal options
- » PE-backed tenant platform
- » Direct proximity to the Research Triangle Park employment base
- » Strong visibility and traffic exposure along S Miami Boulevard



ATLANTIC TIRE & SERVICE – TENANT OVERVIEW

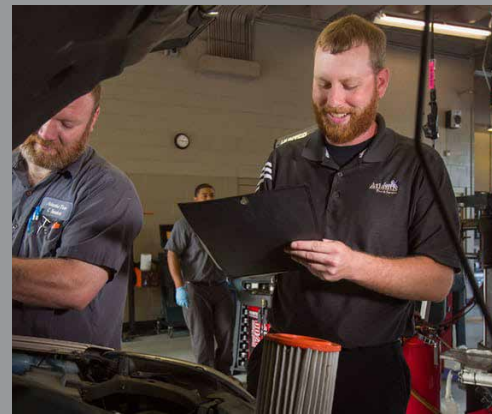
Atlantic Tire & Service is a leading automotive maintenance, repair, and tire service operator serving the Research Triangle region of North Carolina. Founded in Cary in 1998 by industry veteran Anthony Blackman, the company has built a long-standing reputation for customer service, operational excellence, and deep community ties, establishing itself as one of the most recognized independent automotive service brands in the Raleigh-Durham market.

Atlantic Tire operates as part of the Goodturn Tire & Auto platform, a rapidly expanding automotive services consolidator focused on partnering with established regional operators while preserving local brand identity and customer loyalty. Goodturn's platform currently spans approximately 70 locations operating under roughly 35 regional automotive service brands across multiple states, reflecting a deliberate multi-brand strategy that retains the local reputation and customer loyalty each operator has built. The platform has grown through a disciplined acquisition strategy and continues to expand across attractive Southeast and Midwest markets.

Goodturn is backed by Garnett Station Partners, a New York-based private equity firm with deep experience scaling multi-unit consumer and automotive service businesses. Garnett Station's sponsorship provides institutional ownership, operational infrastructure, acquisition expertise, and long-term growth capital to support Goodturn's continued expansion. This well-capitalized private equity ownership structure materially strengthens the credit profile underlying the Atlantic Tire portfolio.

The asset is strategically positioned in the Durham area—one of the strongest and fastest-growing submarkets in the Research Triangle—delivering investors durable, contractual cash flow backed by a well-capitalized operator and supported by favorable long-term market fundamentals.

WEBSITE	ATLANTICTIREONLINE.COM
COMPANY TYPE	Subsidiary
PARENT COMPANY	Goodturn Tire & Auto
PLATFORM SCALE	±70 Locations / ±35 Brands
SPONSOR	Garnett Station Partners (PE)
HEADQUARTERS	Cary, North Carolina
PORTFOLIO LOCATIONS	4 in the Research Triangle
FOUNDED	1998 in Cary, North Carolina



Area Overview



Demographics

	1 MILE	3 MILES	5 MILES
Population (2025)	6,415	32,186	145,959
Daytime Population	14,535	67,065	177,209
Median Age	33.1	34.6	35.8
Average Household Income	\$116,423	\$140,311	\$153,741
Median Home Value	\$394,904	\$484,158	\$511,047
Bachelor's Degree or Higher	73.2%	72.5%	72.1%

Located in the heart of North Carolina's Research Triangle, Durham is one of the Southeast's leading centers for innovation, education, and economic growth. Strategically positioned along the I-40 and I-85 corridors, the city benefits from exceptional connectivity, a highly educated workforce, and proximity to some of the nation's top research institutions.

Durham's economy is driven by life sciences, biotechnology, healthcare, technology, and advanced manufacturing. Home to Duke University, Duke Health, and a significant portion of Research Triangle Park (RTP), the city attracts global employers including IQVIA, Biogen, Cisco, and Fidelity Investments. Continued population growth, a strong talent pipeline, and a thriving entrepreneurial ecosystem have made Durham one of the fastest-growing and most competitive markets in the Southeast.

Combined with a vibrant downtown, nationally recognized food scene, and ongoing investment in commercial and mixed-use development, Durham offers an exceptional quality of life and a strong foundation for long-term economic success. Together with Raleigh and Chapel Hill, Durham forms a globally recognized innovation hub that continues to attract businesses, residents, and investment from around the world.

TOP 50
Places to Live in the U.S.
(Durham)
Money Magazine, 2024

#3 BEST PLACE
to Live in the U.S. 2023-2024
(Raleigh-Durham)
US News & World Report, 2024

#6 BEST RUN
Cities in America
(Durham)
WalletHub, 2024

Atlantic Tire

MOSS WITHERS, SIOR, MBA

CEO & Principal

O 919.576.2501

mwithers@lee-associates.com

KARAH JENNINGS MCCONNELL

Executive Vice President, Principal

O 919.576.2502

C 919.817.0705

kjennings@lee-associates.com

WILL SOSSAMAN

Broker

O 919.591.2262

C 919.632.6953

wsossaman@lee-associates.com



COMMERCIAL REAL ESTATE SERVICES
RALEIGH • DURHAM • WILMINGTON

100 Walnut Street | Cary, NC 27511 | 919.576.2500 | lee-associates.com/raleigh

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