

For sale

Single Tenant - Tire Choice Auto Service Center



6285 Rivers Avenue
North Charleston, South Carolina

NAI Capital
Commercial Real Estate Services, Worldwide.



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NNN Single Tenant Investment Low Price Point

Investment summary

Overview

NAI Capital is pleased to present the opportunity to acquire the single-tenant Tire Choice Service Center on fee simple land located at 6285 Rivers Avneue in North Charleston, South Carolina. The subject property is located in a dense retail corridor with neighboring tenants. Tire Choice recent renewed their first option after their original 10 year term and have 3 more 5 year options. There are annual rental increases of 3% and continue for the following options. This is an excellent opportunity to acquire a stable investment occupied by a reputable national tenant.

Highlights

- NNN Lease with no landlord responsibility
- Recent exercicing of option period after 10 year term
- Stong National Credit Tenant
- Surrounded by other Retailers
- Low Price Point



Location overview

Demographics (5 mile radius)

130,841

Population

54,729

Households

58,382

Daytime employees

\$83,615

Average household income

27,327

Owner occupied

6,465

Daytime businesses

About North Charleston, South Carolina

North Charleston is a city in Berkeley, Charleston, and Dorchester counties in the US state of South Carolina. As of the 2000 census, North Charleston had a population of 114,852, making it the third-most populous City in the state, and the 248th- most populus city in the United States. [Wikipedia](#)





Offering summary

\$875,000

Offering price

\$52,208

Current NOI

6%

Cap rate

\$53,774

NOI in January 2028

6.15%

Cap rate in January 2028

12/31/2030

Lease expiration

4.5 years

Lease term remaining

1984

Built

Triple Net

Lease type

±3,791

Building area (SF)

±23,522

Land area (SF)

3

Options remaining

5 years

Option period



Tenant profile



Tire Choice Auto Service Centers is a retail tire and automotive service brand owned by Monroe, Inc., offering a wide range of auto repair, maintenance, and tire services Wikipedia+1. Founded in 2004 by Chuck Curico and Diane Hennelly, the chain began in Florida and has since expanded to multiple states, including California, where it operates hundreds of locations

Tire Choice Auto Service Center

Tenant: Monroe, Inc., a New York Corporation dba "Tire Choice"

Lease Commencement:	April 17, 2015
Lease Termination:	December 31, 2030
Original Term:	Ten (10) Years
Term Left on Lease:	Four point Five (4.5) Years
Options:	Three (3), Five (5) Year Options
Rent Schedule:	January 1, 2028 - \$4,481.20 per month January 1, 2029 - \$4,615.64 per month January 1, 2030 - 4,754.11 per month
Option Rent:	Three (3%) Percent Annually
Lease Type:	NNN
Landlord Expense:	None
First Right Offer to Purchase:	No



TIRECHOICE
AUTO SERVICE CENTER

TIRECHOICE
AUTO SERVICE CENTER

SOUTH CAROLINA
FEDERAL

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FEDERAL



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