



BRAND NEW FIRESTONE COMPLETE AUTO CARE

831 CALLEN LN NW, CLEVELAND, TN 37312

ACTUAL STORE

30445 Northwestern Highway, Suite 275
Farmington Hills, MI 48334
248.254.3410
fortisnetlease.com

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EXCLUSIVELY LISTED BY:

BRYAN BENDER

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STATE BROKER OF RECORD:

BRIAN BROCKMAN

BANG REALTY
TN #343847
2939 VERNON PLACE
CINCINNATI , OH 45219
513.898.1551

INVESTMENT SUMMARY

List Price:	\$3,386,737
Current NOI:	\$160,870.00
Initial Cap Rate:	4.75%
Land Acreage:	+/- 1.02
Year Built	2026
Building Size:	6,222 SF
Price PSF:	\$544.32
Lease Type:	Absolute NNN Ground Lease
Lease Term:	15 Years
Average CAP Rate:	4.99%

INVESTMENT OFFERING

Fortis Net Lease is pleased to present this 6,222 SF Firestone Complete Auto Care store located in Cleveland, Tennessee. This **extremely rare** 15 year **Absolute NNN Ground Lease** will require zero landlord responsibilities. The lease offers **5% rental rate increases every 5 years** including at each of the 5 (5 Year) Options. The store is currently under construction with rent start & store opening on track for June 2026.

This Firestone benefits from a **convenient location** just off the **I-75 South Exit (48,871 ADTC)** and **excellent visibility** as it is located on the **hard corner of Paul Huff Parkway NW (28,781 ADTC) & Mouse Creek Rd NW (11,086 ADTC)**. It sits on a **dense retail corridor** across from a Home Depot and **Publix (Ranking #5 in all of TN for foot traffic)**, and on down the road from **Walmart (Also ranking #5 in all of TN for foot traffic!)** & Bradley Square Mall. The **5 mile population from the site is 66,740**. The **1 mile household income is \$108,105**. This area is seeing a **steady growth in population** with the 5 mile growth rate at 4.53%. This investment will offer a new owner continued success due to the strength and proven profitability of the tenant. List price reflects a 4.75% cap rate based on NOI of \$160,870.



PRICE \$3,386,737



CAP RATE 4.75%



LEASE TYPE Absolute NNN Ground Lease



RENT INCREASES 5% Every 5 Years



TERM REMAINING 15 Years

INVESTMENT HIGHLIGHTS

- **EXTREMELY RARE** 15 Year Absolute NNN **Ground Lease**
- No Landlord Responsibilities
- **5% Rental Rate Increases Every 5 Years**
- Five (5 Year) Options Each | 5% Rent Increase at Each
- Across from a **Publix Shopping Center (Ranked #5 in TN)** & Home Depot
- **Between I-75 & the #5 Ranked Walmart in all of TN for Foot Traffic!**
- **Just off I-75 S Exit (48,81 ADTC) | On Hard Signalized Corner**
- **Paul Huff Parkway NW - 28,781 ADTC**
- Mouse Creek Rd NW - 11,086 ADTC
- **5 Mile Population 66,740 | Expected Growth 4.53%**
- **1 Mile Average Household Income \$108,105**

FIRESTONE COMPLETE AUTO CARE

831 CALLEN LN NW, CLEVELAND, TN 37312

FINANCIAL SUMMARY

INCOME		PER SF
Rent	\$160,870.00	\$25.86
Gross Income	\$160,870.00	\$25.86
EXPENSE		PER SF
Expenses	\$0	\$0.00
Gross Expenses	\$0	\$0.00
NET OPERATING INCOME	\$160,870.00	\$25.86

PROPERTY SUMMARY

Year Built:	2026
Lot Size:	+/- 1.02 Acres
Building Size:	6,222 SF
Traffic Count 1:	48,871 on I-75 S
Traffic Count 2:	28,781 on Paul Huff Pkwy
Traffic Count 3:	11,086 on Mouse Creek Rd
Roof Type:	Flat
Zoning:	Commercial
Construction Style:	Upgraded
Parking Lot:	Asphalt
# of Parking Spaces	30
Warranties	Construction
HVAC	Roof Mounted

LEASE SUMMARY

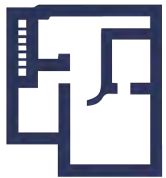
Tenant:	Firestone Complete Auto Care
Lease Type:	Absolute NNN Ground Lease
Primary Lease Term:	15 Years
Annual Rent:	\$160,870.00
Rent PSF:	\$25.86
Landlord Responsibilities:	None
Taxes, Insurance & CAM:	Tenant Responsibility
Roof, Structure & Parking:	Tenant Responsibility
Lease Start Date:	6/15/2026
Lease Expiration Date:	6/30/2041
Lease Term Remaining:	15 Years
Rent Bumps:	5% Every 5 Years
Renewal Options:	Five (5 Year)
Lessee:	Bridgestone Retail Operations, LLC
Tenant Website:	www.Firestone.com



FIRESTONE COMPLETE AUTO CARE

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TENANT NAME	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	% OF GLA	ESC DATE	RENT PER SF/YR	
Firestone	6,222	6/15/2026	6/30/2041	\$160,870.00	100.0	-	\$25.86	
				\$168,913.50		7/1/2031	\$27.15	
				\$177,359.18		7/1/2036	\$28.51	
				Option 1		\$186,227.13	7/1/2041	\$29.93
				Option 2		\$195,538.49	7/1/2046	\$31.43
				Option 3		\$205,315.41	7/1/2051	\$33.00
Option 4	\$215,581.19	7/1/2056	\$34.65					
Option 5	\$226,360.24	7/1/2061	\$36.38					
Averages				\$169,047.56				
							\$27.17	



TOTAL SF
6,222



TOTAL ANNUAL RENT
\$160,870.00



OCCUPANCY RATE
100.0%



AVERAGE RENT/SF
\$27.17



NUMBER OF TENANTS
1



FIRESTONE COMPLETE AUTO CARE

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FIRESTONE TIRE AND RUBBER COMPANY is an American Tire company founded by Harvey Firestone in 1900 initially to supply solid rubber side wire tires for fire apparatus, and later, pneumatic tires for wagons, buggies, and other forms of wheeled transportation common in the era. Firestone soon saw the huge potential for marketing tires for automobiles and the company was a pioneer in the mass production of tires. Harvey Firestone had a personal friendship with Henry Ford and used this to become the original equipment supplier of Ford Motor Company automobiles and was also active in the replacement market.

BRIDGESTONE CORPORATION is a Japanese multinational auto and truck parts manufacturer founded in 1931. The company is the largest manufacturer of tires in the world, following by Michelin, Goodyear (United States), Continental (Germany), and Pirelli (Italy). Bridgestone acquired Firestone Tire and Rubber Company in 1988. As of May 2020, Bridgestone Group had 130 production facilities in 150 countries. The company produced revenues of \$29.53 billion and a net income of \$3.59 billion for 2021.

"A"
GRADE
PARENT COMPANY



2200 STORES
NATIONWIDE



55,000
EMPLOYEES



126 YEARS
IN BUSINESS



NASHVILLE
HEADQUARTERS



THE BRIDGESTONE AMERICAS FAMILY OF ENTERPRISES includes more than 40 production facilities and 55,000 employees throughout the Americas. The Bridgestone Americas international footprint includes manufacturing and sales subsidiaries located in Canada, Argentina, Brazil, Chile, Colombia, Costa Rica, Mexico, with additional offices throughout Latin America and the Caribbean. Offering a wide range of Bridgestone, Firestone, and associate brands tires, BATO maintains wholesale and original equipment sales operations across a broad line of products, including passenger, light truck, commercial truck and bus, agricultural, motorcycle, kart, and off-the-road tires.

THE TENANT UNDER THE LEASE IS BRIDGESTONE RETAIL OPERATIONS, LLC (BSRO) which operates as a wholly owned subsidiary of Bridgestone America's Inc. BSRO is headquartered in Bloomingdale, IL and operates the largest network of company owned automotive service providers in the world—nearly 2,200 tires and vehicle service centers across the United States—including Firestone Complete Auto Care, Tires Plus, and Wheelworks store locations.

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 FORTIS NET LEASE™



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FORTIS NET LEASE™



FIRESTONE COMPLETE AUTO CARE

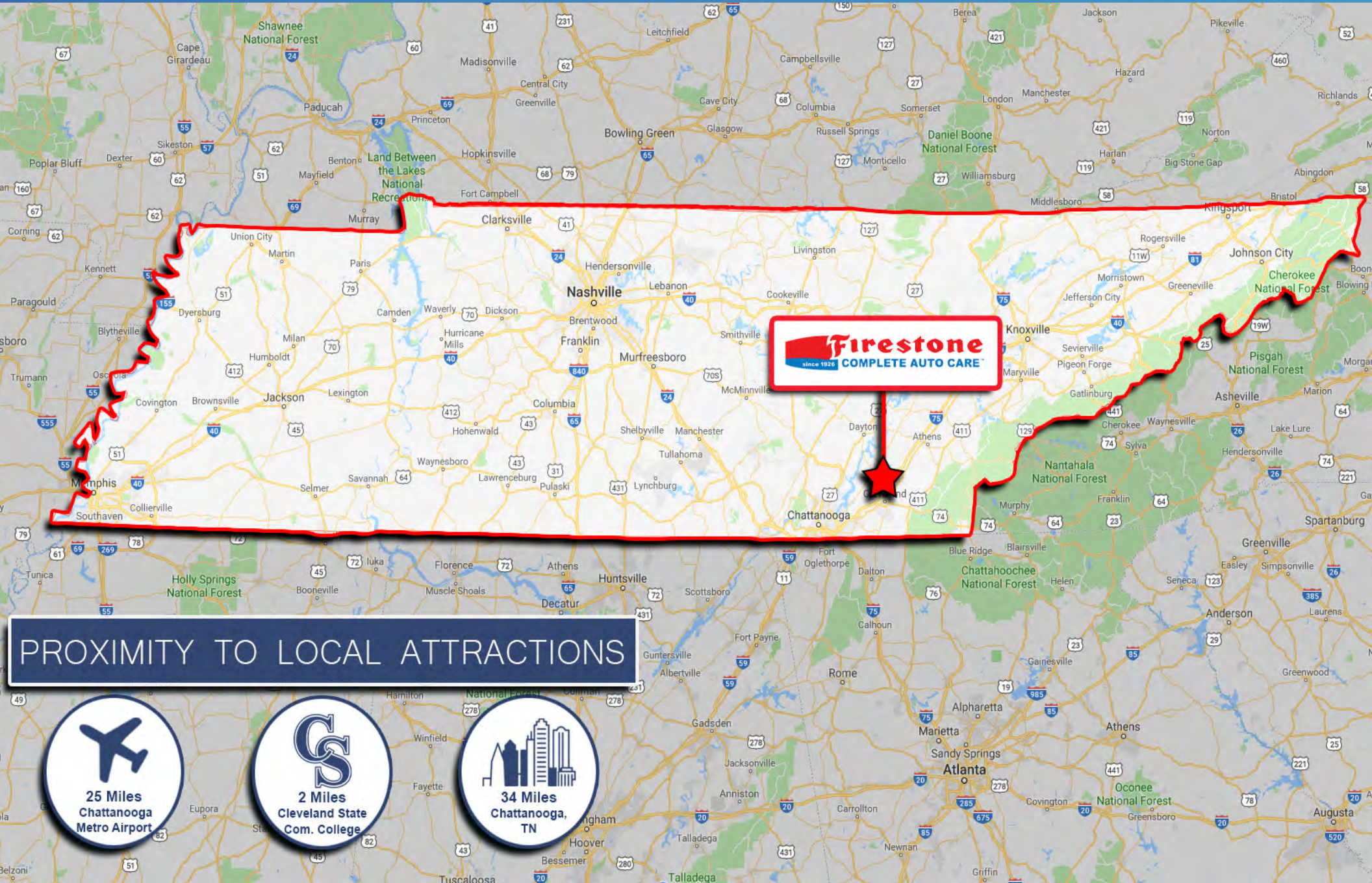
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FORTIS NET LEASE™



PROXIMITY TO LOCAL ATTRACTIONS

25 Miles
Chattanooga
Metro Airport

2 Miles
Cleveland State
Com. College

34 Miles
Chattanooga,
TN

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FORTIS NET LEASE™



Bradley Square Mall
Dunham's Sports, belk, AMC THEATRES

Walmart
#5 Ranked store in all of TN!

five BELOW RACK ROOM SHOES
TJ-maxx HIBBETT SPORTS
PET SMART HomeGoods

HOBBY LOBBY
FOOD LION bealls
DON EDWARDS Chevrolet • GMC TACO BELL

Staples
AutoZone
Harry's

CLEVELAND METALWORKS, INC.
VOLUNTEER RID A PEST

THE HOME DEPOT

BAYMONT BY WYNDHAM

LOWE'S

goodwill ALDI

Michaels petco where the pets GO

ihop
OUTBACK STEAKHOUSE

Paul Huff Pkwy NW

chili's Panera BREAD

DURACELL

RobinHood Dr NW

Ross Elementary

BW JAMES JEWELERS
verizon

Yates Primary

Cheddar's SCRATCH KITCHEN

NTB TIRE & SERVICE CENTERS

Mouse Creek Rd NW - 11,086 VPD

SUBJECT PROPERTY

Firestone
since 1926 COMPLETE AUTO CARE™

28,502 VPD

MOUSE CREEK DENTAL CARE

WASH FACTORY 3 MINUTE CAR WASH

TAKE 5 OIL CHANGE

LOUISIANA PERFECTION POPEYES

Callen Ln NW

FIRESTONE COMPLETE AUTO CARE

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FORTIS NET LEASE™



Publix
#5 Ranked store in all of TN!

T Mobile
Great Clips
Zen Nail Spa

TRUIST
Spectrum

BROOKES EDGE APARTMENTS

TOWNEPLACE SUITES
Quality Inn
CLARION Inn
Red Roof

TARGET
BAM! BOOKS-A-MILLION
ASHLEY
OLD NAVY
ROSS DRESS FOR LESS
KOHL'S
DOSBROS FRESH MEXICAN GRILL
Hampton
Culver's
Starbucks Coffee
tru by Hilton
Chick-fil-A
COURTYARD BY HARRIOTT
Cleveland Central

Holiday Inn Express
BY IHG

WOODSPRING SUITES
AN EXTENDED STAY HOTEL

LS CHURCH

McALISTER'S DELI
BUDDY'S bar-b-q
CAVA

erlanger

HARBOR FREIGHT
QUALITY TOOLS - LOWEST PRICES

RL med spa
REFINED BLOODS

STARBUCKS COFFEE
crumbl Cookies
BatteriesPlus+
orange leaf
Little Caesars
BUFFALO WILD WINGS

McALISTER'S DELI
BUDDY'S bar-b-q
CAVA

Advance Auto Parts

EYES OF CLEVELAND

MOUSE CREEK DENTAL CARE

Paul Huff Pkwy NW
28,502 VPD

TAKE 5

LOUISIANA FRIED CHICKEN
POPEYES

SUBJECT PROPERTY
Firestone
since 1926 **COMPLETE AUTO CARE**



WASH FACTORY
Express
3 MINUTE CAR WASH

Mouse Creek Rd NW - 11,086 VPD

Cheddar's
SCRATCH KITCHEN

RobinHood Dr NW

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Located in the foothills of the Appalachian Mountains in southeastern Tennessee, Cleveland is a rapidly growing business community known for its strategic location, strong workforce, and business-friendly environment. Positioned along Interstate 75 between Chattanooga and Knoxville, Cleveland provides excellent regional connectivity and access to major southeastern markets, making it an attractive location for manufacturing, distribution, retail, and service-based businesses.

The city benefits from a diverse and expanding economic base supported by advanced manufacturing, automotive suppliers, logistics, healthcare, and education. Cleveland's lower cost of living and competitive operating costs allow businesses to grow while maintaining affordability compared to larger metropolitan areas. A skilled labor force, access to technical training programs, and proximity to major transportation corridors continue to attract new investment and commercial development.

In addition to its economic advantages, Cleveland offers a high quality of life that supports long-term business success. The area combines scenic mountain views, outdoor recreation, and a strong sense of community with ongoing residential and commercial growth. Revitalization efforts in the downtown district, expanding housing developments, and continued population growth contribute to a stable and supportive environment for both established businesses and new entrepreneurs.

POPULATION	1 MILE	3 MILES	5 MILES
Total Population 2025	5,353	35,952	66,740
Total Population 2030	5,521	37,468	69,762
Population Growth Rate	3.14%	4.22%	4.53%
Median Age	39.0	38.5	38.0
# Of Persons Per HH	2.5	2.4	2.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,088	14,290	26,222
Average HH Income	\$108,105	\$86,599	\$80,793
Median House Value	\$283,230	\$292,650	\$285,148
Consumer Spending	\$69.9 M	\$427.7 M	\$759.2 M

Cleveland



TN



TOTAL SALES VOLUME

\$10B+

PROPERTIES SOLD

4,500+

BROKER & BUYER REACH

400K+

STATES SOLD IN

46

Click to Meet Team Fortis

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