

RNR TIRE EXPRESS



Staples DOLLAR TREE



Publix

five BELOW

CHASE



FIVE GUYS
BURGERS and FRIES
PAPA JOHN'S



CARRABBA'S
ITALIAN GRILL

Advance
Auto Parts

UNDER
RENOVATION



24,000 VPD

1276 US HIGHWAY 1,
VERO BEACH, FL 32960

NET LEASE INVESTMENT OPPORTUNITY

VERO
CAPITAL GROUP

EXECUTIVE SUMMARY



Vero Capital Group is pleased to present the opportunity to acquire a single tenant net leased RNR Tire Express located at 1276 US Highway 1 in Vero Beach, Florida. The existing building is being fully retrofitted and renovated for RNR, with an anticipated opening in June 2026.

RNR Tire Express operates more than 200 locations nationwide and continues to expand across strong suburban markets. The property is positioned along US Highway 1, directly across from a Publix anchored shopping center, within one of Vero Beach's primary retail and traffic corridors serving the city's more densely populated residential base.



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RETAIL AERIAL OVERVIEW



RYANWOOD SQUARE

Publix Bealls HARBOR FREIGHT
QUALITY TOOLS LOWEST PRICES

H&R BLOCK BURGER KING ups BANK OF AMERICA Western Union

VERO BEACH
REGIONAL AIRPORT

sam's club Walgreens
Great Clips BatteriesPlus

WALMART SUPERCENTER
Walmart MoneyGram
SUBWAY Western Union

MIRACLE MILE PLAZA
Pet Super market Jersey Mike's ABC THE FRESH MARKET
DOLLAR GENERAL WELLS FARGO

TREASURE COAST PLAZA
Publix TJ-maxx ups
GNC Great Clips ULTA AT&T

20TH ST

20TH ST

THE HOME DEPOT CHIPOTLE MCDONALD'S
-PASTA- AMERICANA CVS

INDIAN RIVER PLAZA
TRACTOR SUPPLY CO. USPS.COM
tropical CAFE MOE'S

SONIC

IHOP

Walmart

SUBJECT PROPERTY

CENTURY TOWN CENTER
Marshalls petco five BEL'W
City Olive Garden ABC Pizza Hut
Mattress

12TH STREET PLAZA
Publix CHASE
five BEL'W higgi
planet fitness Starbucks Jersey Mike's

Walmart

Advance Auto Parts TD
SeacoastBank

INDIAN RIVER MALL
Target Dillard's Lowe's Michaels
The Style of Your Life. Made by you
Burlington DOLLAR TREE
BEST BUY Starbucks SALLY BEAUTY CHASE
PNC TIRES PLUS TOTAL CAR CARE
ROSS Wendy's Panera AT&T
DRESS FOR LESS BREAD
WELLS FARGO SeacoastBank
MATTRESS FIRM PETSMART
Bealls Florida FIREHOUSE SUBS JCPenney

Staples

POPEYES PNC Wawa

O'Reilly AUTO PARTS
TACO BELL goodwill

U-HAUL

Dominos

DOLLAR GENERAL

SUBWAY

Public Storage

INVESTMENT HIGHLIGHTS

RENOVATED BUILDING | OPENING JUNE 2026

The existing structure is being fully renovated for RNR's use, delivering an updated facility built to the tenant's specifications.

LONG-TERM LEASE WITH BUILT-IN RENTAL GROWTH

The tenant will operate under a 10-year base lease with ten additional five-year renewal options, providing long-term occupancy potential and income stability. The lease begins at \$160,000 in annual rent with a 10% increase in year six.

PRIME US HIGHWAY 1 LOCATION

Positioned on Vero Beach's primary north-south commercial corridor, the property benefits from strong visibility, direct access, and consistent daily traffic.

RNR TIRE EXPRESS – 200+ STORES NATIONWIDE

RNR Tire Express is an established automotive service retailer with more than 200 locations nationwide. The company has a proven operating model and an expanding footprint across multiple states.

ACROSS FROM PUBLIX-ANCHORED SHOPPING CENTER

Located directly opposite a dominant Publix center, the site benefits from steady grocery-driven traffic and established retail demand.

PROPERTY DATA



CURRENT FRANCHISEE'S FORT PIERCE, FL LOCATION

PRICE
\$2,560,000

CAP RATE
6.25%

NOI
\$160,000

ASSET OVERVIEW

ADDRESS 1276 US Highway 1, Vero Beach, FL 32960

LEASE TYPE Absolute NNN

LEASE TERM 10 years

OPTIONS 10-5 Year

RENT PSF \$34.70

OWNERSHIP Ground Lease

GUARANTOR Franchisee - Personal Guarantee (MCM Tire Express, LLC)

RENTABLE AREA 4,600 SF

PARCEL SIZE 0.42 Acres

YEAR BUILT 1990 / 2026

LEASE YEARS	START DATE (EST)	END DATE	ANNUAL RENT	MONTHLY RENT	INCREASES
1 - 5	6/1/2026	5/31/2031	\$ 160,000.00	\$ 13,333.33	-
6 - 10	6/1/2031	5/31/2036	\$ 176,000.00	\$ 14,666.67	10.00%

10-5 year options w/ 10% Increases every 5 years

5 / 1276 US Highway 1, Vero Beach, FL

TENANT OVERVIEW

TENANT PROFILE

RNR Tire Express is a national retailer specializing in tires, custom wheels, and related automotive services, with a focus on flexible payment options for its customers. Founded in 2000 and headquartered in Tampa, Florida, the company has grown to more than 200 locations across the United States, operating in multiple states through a combination of corporate and franchise stores.



RNR's business model centers on providing brand name tires and wheels paired with payment solutions that make larger automotive purchases more accessible to a broad customer base. In addition to tire and wheel sales, most locations offer installation, balancing, rotations, flat repairs, and other light automotive services, positioning the brand within the necessity based automotive segment.

The company has experienced steady expansion over the past two decades, establishing a recognizable national platform with a consistent store prototype and operating model. Through disciplined growth and market selection, RNR continues to expand in suburban and secondary markets where strong visibility, accessible retail corridors, and dense residential populations support long term performance.



6 / 1276 US Highway 1, Vero Beach, FL



LOCATION OVERVIEW

Vero Beach, Florida

Vero Beach is a coastal community in Indian River County known for its strong demographics, established residential base, and consistent population growth. The area continues to attract full time residents, second home owners, and families seeking a high quality coastal lifestyle along Florida's Treasure Coast, supporting steady demand for retail and service oriented businesses.

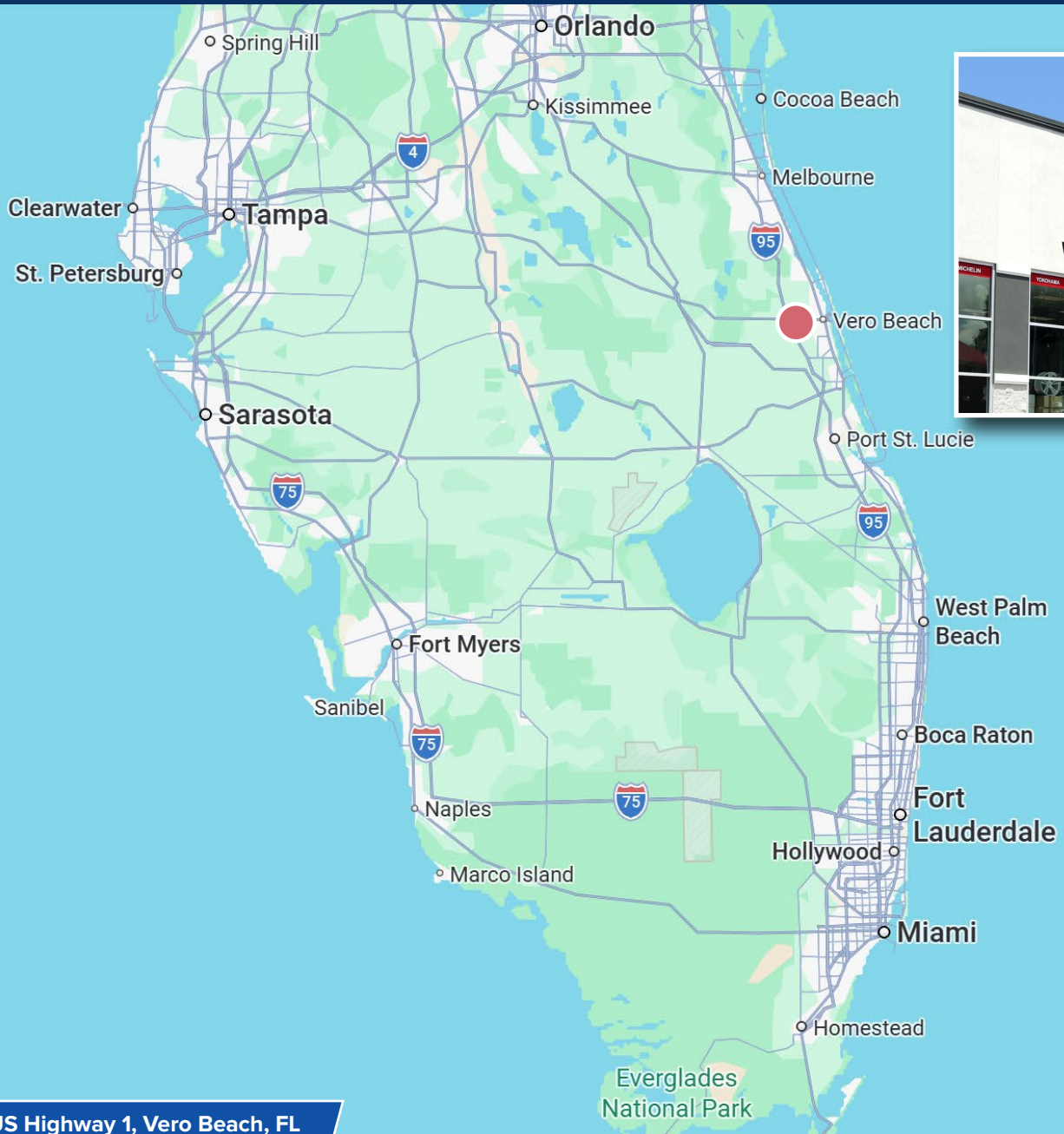
Retail activity in Vero Beach is concentrated along key corridors such as US Highway 1 and State Road 60, where a dense mix of grocery anchored centers, national brands, restaurants, and daily needs retailers serve the surrounding neighborhoods. These corridors function as the primary commercial spine of the city and capture the majority of local traffic.

Strategically located between Orlando and South Florida, Vero Beach offers convenient access via Interstate 95 and US Highway 1, as well as proximity to regional airports and major employment centers along the coast. Its coastal setting, strong demographics, and established retail infrastructure continue to position Vero Beach as a stable and desirable market along Florida's east coast.

DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	16,237	70,184	116,880
Household Income	\$52,309	\$72,957	\$75,112
Housing Occupancy	5,187	21,274	37,090



REGIONAL MAP



8 / 1276 US Highway 1, Vero Beach, FL

BIMINI



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