

SINGLE TENANT ABSOLUTE NNN

Investment Opportunity



Investment Grade Tenant (S&P : A) | Across From Publix Anchored Center (91st Percentile) | \$100K Avg Household Incomes



24020 Beatrix Boulevard

PORT CHARLOTTE FLORIDA

ACTUAL SITE



EXCLUSIVELY MARKETED BY



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NATIONAL NET LEASE

Qualifying Broker: Patrick Nutt, SRS Real Estate Partners-SOFLO LLC | FL License No. BK3120739





Promenades Mall

- ALDI
- bealls
- YouFit
- Wendy's
- McDonald's
- Davita Kidney Care
- ups

- Lowe's
- Walmart Neighborhood Market
- SPROUTS FARMERS MARKET
- Staples
- Aaron's
- planet fitness
- BAM! BOOKS 4 MILLION
- petco

- Port Charlotte Middle School
- HCA Florida Fawcett Hospital
- Kingsway Elementary School

- Jacaranda Place
- Florida Department of Health

LOVELAND BLVD 7,100 VPD

PEACHLAND BLVD 12,500 VPD

VETERANS BLVD 26,500 VPD

Firestone
COMPLETE AUTO CARE



SITE OVERVIEW



PEACHLAND BOULEVARD

12,500 VPD

OFFERING SUMMARY



1,826

LOCATIONS
IN 48 STATES

\$7.1B

2025
REVENUE

S&P: A

CREDIT
RATING

OFFERING

Pricing	\$3,236,000
Net Operating Income	\$169,902
Cap Rate	5.25%

PROPERTY SPECIFICATIONS

Property Address	24020 Beatrix Blvd, Port Charlotte, Florida 33954
Rentable Area	5,798 SF
Land Area	1.05 AC
Year Built	2019
Tenant	Firestone Auto Care
Lease Signature	Corporate
Lease Type	Absolute NNN
Landlord Responsibilities	None
Lease Term	15 Years
Increases	5% Every 5 Years
Options	5 (5-Year)
Rent Commencement	February 1, 2019
Lease Expiration	January 31, 2034

[CLICK HERE FOR A FINANCING QUOTE](#)

JORDAN YAROSH

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Tenant Name	Square Feet	LEASE TERM		RENTAL RATES				
		Lease Start	Lease End	Begin	Increase	Monthly	Annually	Options
Firestone Auto Care	5,798	Feb 1, 2019	Jan 31, 2034	Current	-	\$14,159	\$169,903	5 (5-Year)
(Corporate Signature)				Feb 1, 2029	5%	\$14,866	\$178,398	

5% Increase Beg. of Each Option

8 Years Reamining | Options To Extend | Scheduled Rental Increases

- Firestone Auto Care corporate signed lease
- 8 years remaining with 5 (5-year) option periods to extend
- The lease features 5% rental increases every five years, gradually increasing NOI and providing a hedge against inflation

Absolute NNN | Fee Simple Ownership | Zero Landlord Responsibilities

- Tenant pays for CAM, taxes, insurance and maintains all aspects of the premises
- No landlord responsibilities
- Ideal, management-free investment for a passive investor

Across From Publix Anchored Center | Dense Retail Corridor

- The subject property is located directly across from a Publix-anchored shopping center
- The Publix ranks in the 91st percentile nationwide
- The site is located in a dense retail corridor with national/credit tenants such as Walmart Supercenter McDonald's, Chase Bank, Taco Bell, Planet Fitness, AutoZone, and more

Punta Gorda MSA | Growing Submarket

- Port Charlotte is part of the fast-growing Punta Gorda MSA with expanding population and retail development
- The area benefits from favorable migration trends, economic diversification, and continued residential and commercial growth

Near Signalized, Hard Corner Intersection | Interstate 75 Excellent Visibility & Access

- The asset is located near the signalized, hard-corner intersection of Peachland Blvd and Loveland Blvd, with a combined average of 19,100 vehicles per day
- The site benefits from being in close proximity to Interstate 75, a major thoroughfare that sees over 57,000 vehicles per day
- The asset has excellent visibility and multiple points of ingress/egress

Strong Demographics In 5-mile Trade Area

- More than 84,000 residents and 24,000 employees support the trade area
- \$93,163 average household income

PROPERTY PHOTOS

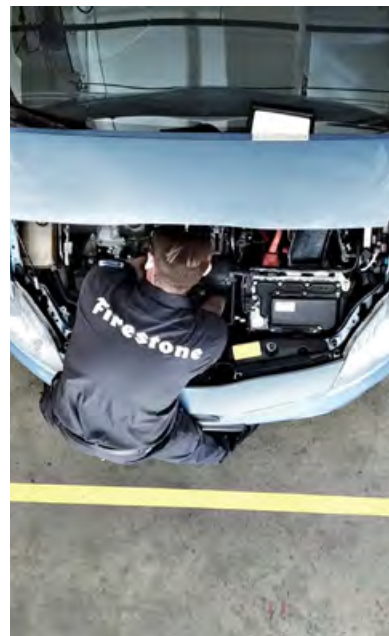


WATCH DRONE VIDEO



PROPERTY PHOTOS





FIRESTONE AUTO CARE

firestonecompleteautocare.com

Company Type: Subsidiary

Locations: 1,826+

Parent: Bridgestone

2025 Revenue: \$7.1 Billion

2025 Net Income: \$2.1 Billion

2025 Assets: \$38.2 Billion

2025 Equity: \$24.4 Billion

Credit Rating: S&P: A

At Firestone Complete Auto Care, they offer customer the complete experience. From the moment customer walk in, they're met with some of the best customer service that can provide up-to-date knowledge on their quality products, the right solutions for auto care needs, and initiatives that help improve community and environment. Because they believe that every customer should leave with complete confidence in knowing they helped their car run newer longer. Bridgestone Americas, Inc. is the U.S.-based subsidiary of Bridgestone Corporation, a global leader in tires and rubber, building on its expertise to provide solutions for safe and sustainable mobility. Headquartered in Nashville, Tenn., Bridgestone Americas employs more than 50,000 people across its worldwide operations. Bridgestone offers a diverse product portfolio of premium tires and advanced solutions backed by innovative technologies, improving the way people around the world move, live, work and play.

Source: firestonecompleteautocare.com/about, finance.yahoo.com

LOCATION



Port Charlotte, Florida
Charlotte County

ACCESS



Beatrix Boulevard: 1 Access Point
Peachland Boulevard: 1 Access Point

TRAFFIC COUNTS



Peachland Boulevard: 12,500 VPD
State Highway 93/Interstate 75: 57,500 VPD

IMPROVEMENTS



There is approximately 5,798 SF of existing building area

PARKING



There are approximately 38 parking spaces on the owned parcel.
The parking ratio is approximately 6.28 stalls per 1,000 SF of leasable area.

PARCEL



Parcel Number: 40-23-06-100-013
Acres: 1.05
Square Feet: 45,889

CONSTRUCTION



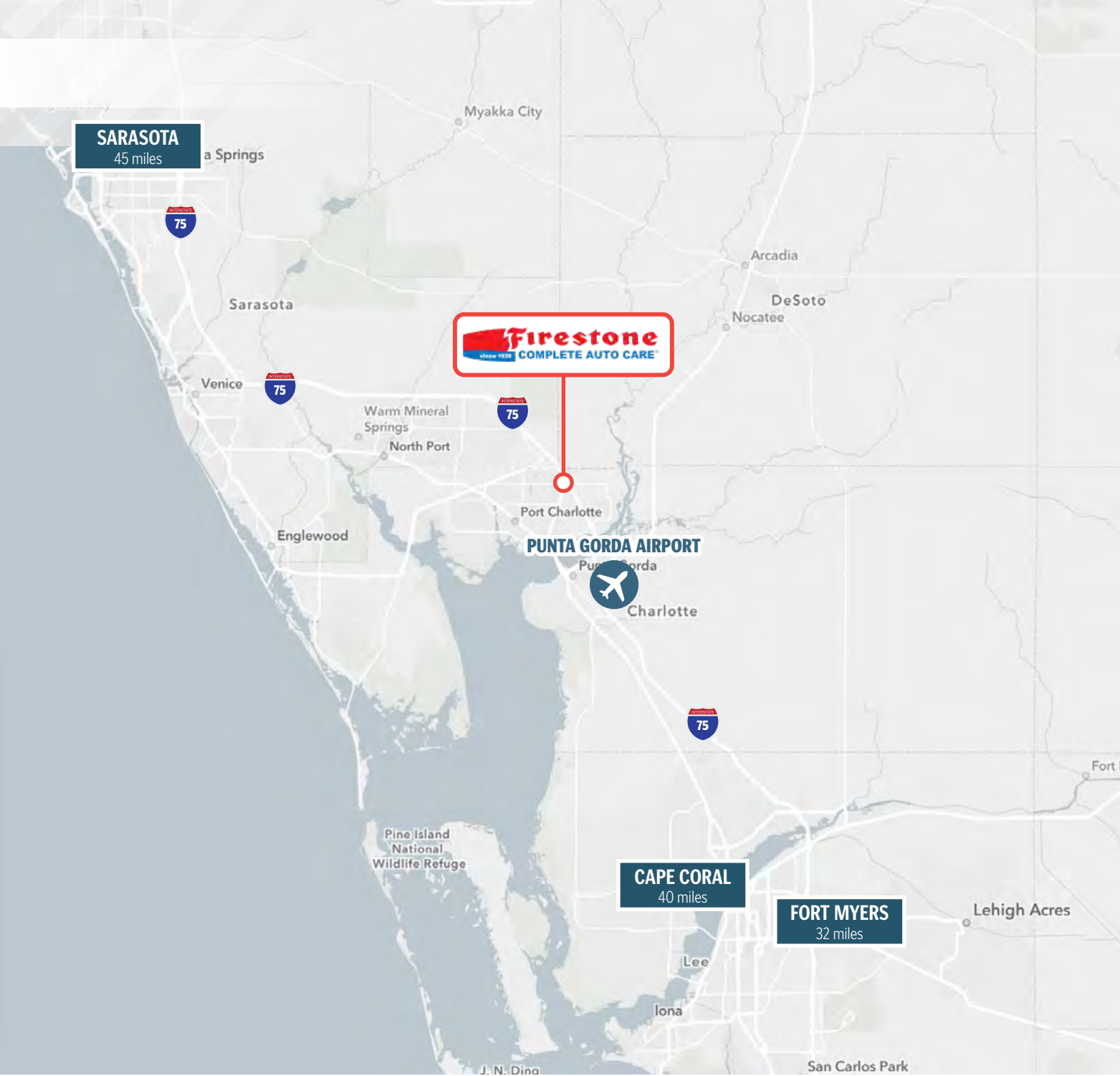
Year Built: 2019

ZONING



PD: Planned Development

LOCATION MAP



2025 Estimated Population

1 Mile	6,740
3 Miles	43,197
5 Miles	84,570

2025 Average Household Income

1 Mile	\$102,831
3 Miles	\$93,712
5 Miles	\$93,163

2025 Estimated Total Employees

1 Mile	3,249
3 Miles	6,062
5 Miles	24,519

SARASOTA

45 miles

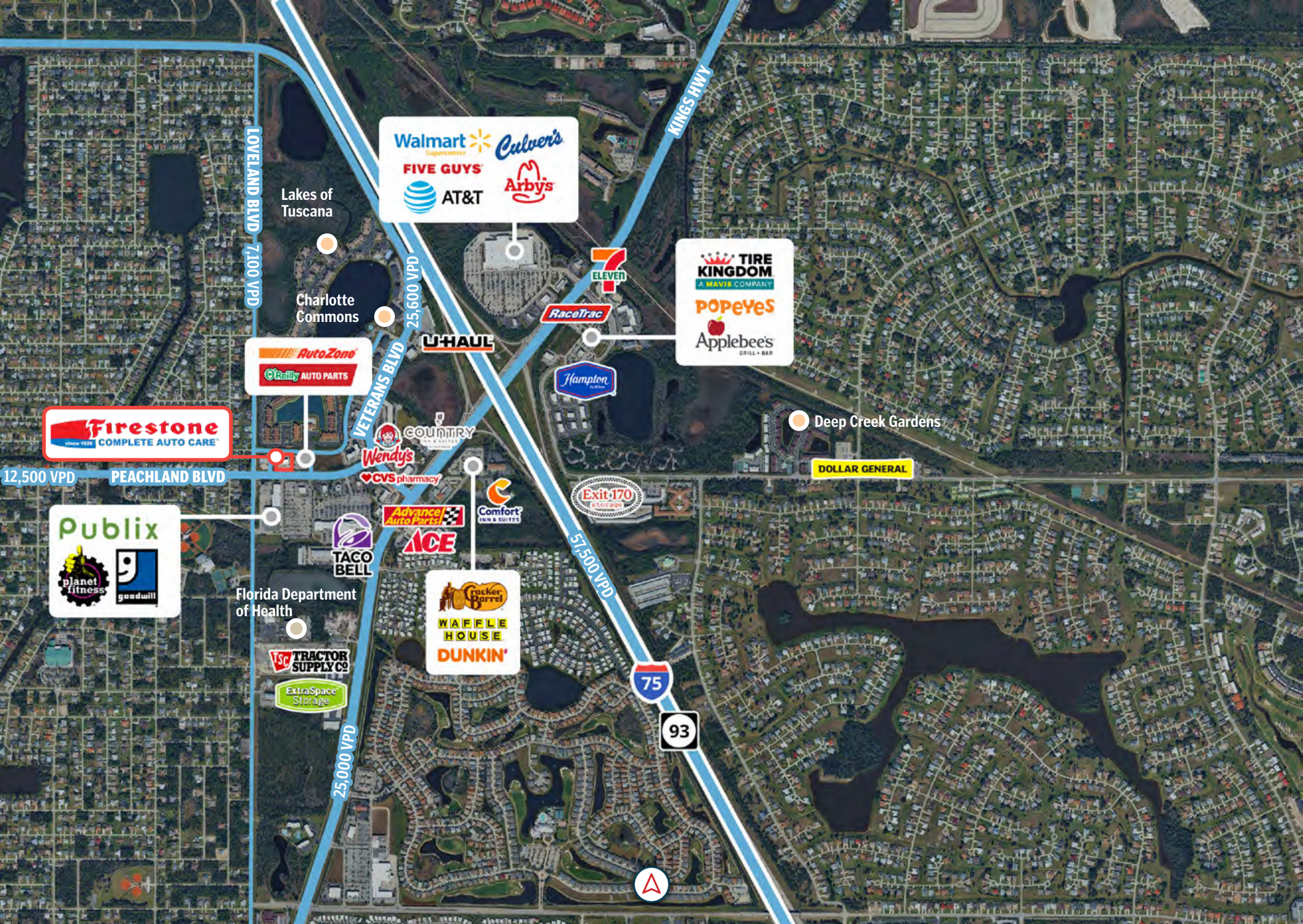
PUNTA GORDA AIRPORT

CAPE CORAL

40 miles

FORT MYERS

32 miles



BEATRIX BOULEVARD



Pylon Sign

PEACHLAND BOULEVARD



12,500 VPD

	1 Mile	3 Miles	5 Miles
Population			
2025 Estimated Population	6,740	43,197	84,570
2030 Projected Population	7,631	46,558	90,888
2025 Median Age	61.7	57.6	56.2
Households & Growth			
2025 Estimated Households	3,327	19,477	37,725
2030 Projected Households	3,843	21,258	40,946
Income			
2025 Estimated Average Household Income	\$102,831	\$93,712	\$93,163
2025 Estimated Median Household Income	\$82,279	\$71,994	\$69,859
Businesses & Employees			
2025 Estimated Total Businesses	325	728	2,722
2025 Estimated Total Employees	3,249	6,062	24,519



PORT CHARLOTTE, FLORIDA

Port Charlotte is an unincorporated community and census-designated place in Charlotte County, Florida. The Port Charlotte CDP had a population of 62,369 as of July 1, 2025. It is part of the Punta Gorda, Florida Metropolitan Statistical Area.

The area of northwestern Port Charlotte where State Road 776 intersects US 41 is also known as Murdock. Unlike most of Port Charlotte, this part is not residential, and includes the Port Charlotte Town Center and other commercial and light industrial uses. Port Charlotte, FL, boasts a diverse economy driven by key sectors such as healthcare, retail, and tourism. Major healthcare facilities like Fawcett Memorial Hospital and Bayfront Health Port Charlotte provide essential services and employment. The retail and service industries are vibrant, with numerous shopping centers and local businesses. Tourism thrives due to the area's coastal attractions, supporting the hospitality sector. Additionally, real estate and construction activities contribute significantly to economic growth, while the manufacturing and industrial sectors add to the area's economic diversity.

Port Charlotte is a destination of hundreds of miles of waterways, offering breathtaking Gulf sunsets, freshwater and saltwater adventures, world-class fishing, award-winning restaurants, and access to exciting sports events. Port Charlotte is home to 165 miles of man-made waterways, many of which access the harbor, and on-water adventures can take a variety of forms, from tiki cruises to fishing charters. Outdoor fun for the whole family can be found at Tippecanoe Environmental Park, a 380-acre preserve with seven miles of trails to explore, and Port Charlotte Beach Park. Popular attractions include Port Charlotte Beach Park, Charlotte County Historical Center, and the Charlotte Players Theatre.

The nearest major airport is Punta Gorda Airport.



THE EXCLUSIVE NATIONAL NET LEASE TEAM of SRS Real Estate Partners

300+
TEAM
MEMBERS

29
OFFICES

\$6.5B+
TRANSACTION
VALUE
company-wide
in 2025

930+
CAPITAL MARKETS
PROPERTIES
SOLD
in 2025

\$3.5B+
CAPITAL MARKETS
TRANSACTION
VALUE
in 2025



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