



## Single-Tenant Net Leased Tires Plus

400+ Unit subsidiary of Bridgestone/Firestone Inc. (S&P: A) | PA Location



**NEWMARK**

Offering Memorandum



741 BETHLEHEM PIKE, FLOURTOWN, PA 19031



# Single-Tenant Net Leased Tires Plus

## The Offering

Newmark, as an exclusive advisor, is pleased to present the opportunity to acquire a single-tenant, absolute net leased Tires Plus in Flourtown, PA.

**\$5,672,000**

ASKING PRICE

**5.95%**

CAP RATE

**NNN**

LEASE STRUCTURE

**3.2 Years**

LEASE TERM REMAINING

**Fee Simple**

OWNERSHIP INTEREST



### Net Lease Capital Markets

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# Investment Highlights



## **Subsidiary of Bridgestone/Firestone Inc. (S&P: A) | 400+ Units**

- Tires Plus has more than 5,000 employees working in 400+ stores in 23 states
- Owned by Morgan Tire & Auto, Inc., a wholly owned subsidiary of Bridgestone/Firestone Inc.
- Bridgestone/Firestone Inc. is S&P: A rated with a stable market outlook reflecting their stellar credit profile
- In 2021, Bridgestone/Firestone reported \$29.54 billion in revenue

## **Long-Term Commitment | 3.2 Years of Firm Term Remaining | 10% Scheduled Rental Increase in Oct-2025**

- Tires Plus has occupied this location since 2003
- 3.2 years remaining with 4 (5-Year) options to extend
- 10% rental increases at each option

## **Absolute NNN | Zero Landlord Responsibilities | Fee Simple Ownership**

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

## **Strong Retail Corridor | Located Along Bethlehem Pike (16,443 VPD) | Less than 0.5 Miles from GIANT Supermarket & ACME Market**

- Situated along Bethlehem Pike, the major retail and commuter thoroughfare averaging 16,443 vehicles per day
- Additional nearby national/credit tenants include GIANT, McDonald's, Walgreens, CVS, Dollar Tree, Wells Fargo, Citizens Bank, Verizon, Dunkin', Wawa, and ACME Markets
- Located less than 0.50 miles from GIANT supermarket and ACME Markets the two local supermarkets serving the Flourtown trade area

## **Excellent Visibility & Access | Dense & Affluent Demographics in 5-Mile Trade Area**

- Excellent visibility along Bethlehem Pike (16,433 VPD) with large building signage along Bethlehem Pike and W Valley Green Rd
- One large curb cut offers ample accessibility along Bethlehem Pike for customers
- 4,562 people with an average household income of \$144,075 within 1-mile of the subject property
- 245,346 people with an average household income of \$111,875 within 5-miles of the subject property





# Investment Overview

## Price/Cap Rate

Price	\$5,672,000
Cap Rate	5.95%
Annual Base Rent	\$337,488 (\$67.03 PSF)

## Executive Summary

Address	741 Bethlehem Pike Flourtown, PA 1903
Tenant / Lease Guarantor	Just Tires Total Car Care / Morgan Tire & Auto, Inc. (Wholly owned 400+ unit subsidiary of Bridgestone/Firestone Inc.)
Use	Retail
Rentable Building Area (SF)	5,035
Acreage	0.5393 Acres
Expense Structure	Absolute NNN
Rent Increases	10% at each option
Lease Commencement	October 15, 2003
Primary Term Expiration	September 30, 2025
Lease Term Remaining	3.2 years remaining
Sales Reporting	No
Ownership Interest	Fee Simple (Land & Building)





# Site Aerial West



**MAGARITY**  
TENNIS CLUB

**planet**  
fitness

**Bella**  
*Maria's*  
Pizzeria

**TIRE PLUS**  
TOTAL CAR CARE

**Arnica & Ivy**  
Day Spa

**SCOOGIS**  
ITALIAN KITCHEN & BAR

**TAMARINDOS**  
COSTA RICAN RESTAURANT

**Cycle Fitness**

**SHERWIN-WILLIAMS**

**Executive Collision**

16,443 VPD

BETHLEHEM PIKE

4,330 VPD VALLEY GREEN ROAD

**Flourtown**  
Service Center

**INGRAM**  
lawn & garden  
El Limon



# Site Aerial Southwest



Jefferson Health.  
FurryBuddies?  
FIRSTTRUST  
BANK

Former's  
MARKET  
Darcy's  
Crab Cake Co.

ANVIL  
HARDWARE  
DOLLAR TREE  
Hallmark

INGRAM  
lawn & garden  
El Limon  
McDonald's

WELLS  
FARGO

MARCUS  
THEATRES  
MOVIE  
TAVERN

DUNKIN'  
verizon  
KeyBank

Citizens  
MONTGOMERY  
ANIMAL  
HOSPITAL

MAGARITY  
TENNIS CLUB  
planet  
fitness

Tommy D's  
Bella  
Maria's  
Pizzeria

Arnica & Ivy  
Day Spa

Flourtown  
Service Center

SCOOGIS

TIRE PLUS  
TOTAL CAR CARE

Cycle Fitness

16,443 VPD

BETHLEHEM PIKE

SUNNYBROOK ROAD

VALLEY GREEN ROAD

4,330 VPD



# Site Aerial Southeast



# Site Aerial Southeast

GIANT

MARCUS THEATRES  
MOVIE TAVERN

INGRAM  
lawn & garden  
El Limon

ANVIL  
HARDWARE  
DOLLAR TREE  
Hallmark

McDonald's

Jefferson Health  
FurryBuddies  
FIRSTTRUST BANK

WELLS FARGO

MARKET  
Darcy's  
Capt'n Chuck's  
Crab Cake Co.

DUNKIN'

verizon

KeyBank

Citizens

MONTGOMERY  
ANIMAL HOSPITAL

Tommy D's  
Bella Maria's  
Pizzeria

Arnica & Ivy  
Day Spa

SUNNYBROOK ROAD

Flourtown  
Service Center

SCOOGIS  
ITALIAN KITCHEN & BAR

Executive Collision

BETHLEHEM PIKE

VALLEY GREEN ROAD

TIRE PLUS  
TOTAL CAR CARE

MAGARITY  
TENNIS CLUB

planet  
fitness

Cycle Fitness

4,330 VPD

16,443 VPD



# Site Aerial Northeast



Johnson & Johnson  
909,541 SF  
Flex Building

48,894 VPD

FORT WASHINGTON EXPRESSWAY

SALON SALON

TAMARINDOS  
AUTHENTIC MEXICAN CUISINE

Executive Collision

SCOOGIS  
ITALIAN KITCHEN & BAR

Flourtown  
Service Center

SUNNYBROOK ROAD

Arnica & Ivy  
Day Spa

Tommy D's  
Bella Maria's  
Pizzeria

SHERWIN-WILLIAMS

Cycle Fitness

VALLEY GREEN ROAD

BETHLEHEM PIKE

16,443 VPD

TIRE PLUS  
TOTAL CAR CARE

4,330 VPD



# The Investment





# Lease Abstract & Property Details

## Property Overview

Rentable Building Area (SF)	5,035
Acreage	0.5393
Year Built/Renovated	1910 /2003
Parcel	65-00-00742-003

## Lease Abstract

Address	741 Bethlehem Pike Flourtown, PA 19031
Tenant Trade Name	Tires Plus Total Car Care
Guarantor	Just Tires Total Car Care / Morgan Tire & Auto, Inc. (Wholly owned 400+ unit subsidiary of Bridgestone/Firestone Inc.)
Credit Rating	Public (Parent) - Bridgestone/ Firestone (S&P: A)
Rent Commencement	October 15, 2003
Lease Expiration	September 30, 2025
Lease Term Remaining	3.2 Years
Renewal Options	4 (5-Year)
Annual Rent (PSF)	\$337,488 (\$67.03 PSF)
Rent Increases	10% at each option
Lease Structure	Absolute NNN
Landlord Responsibilities	None
Utilities	Tenant Responsibility
Taxes	Tenant Responsibility
CAM	Tenant Responsibility
HVAC	Tenant Responsibility
Insurance	Tenant Responsibility
ROFR	None

## Rent Schedule

Rent Period	Annual Rent	PSF	Monthly Rent	PSF	% Increase
<b>10/1/2019 - 9/30/2025</b>	<b>\$337,488</b>	<b>\$67.03</b>	<b>\$28,124</b>	<b>\$5.59</b>	<b>-</b>
Option 1: 10/1/2025- 9/30/2030	\$371,237	\$73.73	\$30,936	\$6.14	10.00%
Option 2: 10/1/2030- 9/30/2035	\$408,361	\$81.10	\$34,030	\$6.76	10.00%
Option 3: 10/1/2035- 9/30/2040	\$449,197	\$89.21	\$37,433	\$7.43	10.00%
Option 4: 10/1/2040- 9/30/2045	\$494,117	\$98.14	\$41,176	\$8.18	10.00%





# Property Photos





# Market Overview - Flourtown, PA

## Flourtown, PA

Flourtown, PA, a suburb of Philadelphia (about 10 miles from downtown), is ranked #59 out of 702 Philadelphia suburbs on Niche's "Best Suburbs to Raise a Family in Pennsylvania". The city offers attractive housing options, strong public schools, and exceptional quality of life for families. Major employers in the surrounding area include: Johnson & Johnson, Prudential, SPS Technologies, Arcadia University, Toll Brother, Ashfield Healthcare, Newrez, Nutrisystems, Inc., Westrum Development Company, and Regus. The broader Philadelphia MSA is accessible via Hwy 309 and Interstate 276.

## Pennsylvania Economy

Pennsylvania is the 6th largest economy in the U.S. and is home to nearly 50 of the 1,000 largest public companies in the country. The state's GDP is estimated at \$815 Billion, with a population of over 13.01 million. The state has numerous top-caliber schools including Swarthmore, Haverford, and the University of Pennsylvania. Pennsylvania was ranked America's most diverse economy by Bloomberg News, with an economy that includes a robust real estate, agriculture, finance, health care, government, education, and mining/energy sectors. The State is home to Philadelphia and Pittsburgh, the 6th and 66th largest cities in the U.S., respectively. These two cities are the economic powerhouses of the West and East halves of the state and play an outsized role in the overall state's GDP.



## Fortune 500 Companies in Pennsylvania (Partial List 22 Total)

Company	Rank
1) AmerisourceBergen	No. 10
2) Comcast	No. 28
3) Rite Aid	No. 107
4) PNC Financial Services Group	No. 151
5) Lincoln National	No. 188
6) Aramark	No. 200
7) PPG Industries	No. 209
8) Howmet Aerospace	No. 226
9) United States Steel	No. 247
10) Crown Holdings	No. 272
11) Universal Health Services	No. 281
12) Alcoa	No. 302
13) Air Products & Chemicals	No. 355
14) Dick's Sporting Goods	No. 362
15) Erie Insurance Group	No. 376

Demographics	1 Mile	3 Mile	5 Mile
2022 Population	4,562	56,938	245,346
2022 Households	1,710	21,944	99,382
2022 Avg. Household Income	\$144,075	\$132,820	\$111,875

## Largest Universities in Pennsylvania

University	Number of Students
Pennsylvania State University	46,810
Temple University	39,740
University of Pittsburgh	28,673
University of Pennsylvania	25,860
Drexel University	24,634
West Chester University of Pennsylvania	17,527
Carnegie Mellon University	14,029
Indiana University of Pennsylvania	11,483
Villanova University	11,030
Duquesne University	9,274





# Tenant Synopsis

Tires Plus was launched in 1976 by Tom Gegax and Donald Gullet, two former Shell Oil colleagues. They scaled the business into what it is today through strategic acquisition and organic growth. In 2001, Tires Plus was acquired by Bridgestone Retail Operations (BSRO) the US retail arm of Japan-based tire giant Bridgestone. Present day, Tires plus has more than 5,000 teammates working in 400+ stores in 23 states. Tires Plus locations offer total car care, including repairs and maintenance jobs such as: engine work, transmissions, batteries, heating and cooling systems, alignment, oil changes, radiators, tune-ups, and inspections.

Bridgestone Retail Operations (BSRO) owns and operates 2,200 service centers across the US under the Firestone Complete Auto Care, Expert Tire, Tires Plus, and Wheel Works banners. As of 2021, Bridgestone/Firestone is the world's largest manufacturer of car tires. Bridgestone has 181 production facilities in 24 countries. World headquarters is in Tokyo, Japan with the North American headquarters located in Nashville, TN. In 2021, Bridgestone/Firestone reported \$29.54 billion in revenue. Bridgestone/Firestone is S&P: A rated with a stable market outlook reflecting their stellar credit profile.



**YEAR FOUNDED**  
1976



**COMPANY TYPE**  
(Subsidiary)



**HEADQUARTERS**  
Nashville, TN



**WEBSITE**  
tiresplus.com



**LOCATIONS**  
400+



**S&P CREDIT RATING**  
Not Rated



## TENANT SUMMARY

Trade Name	Tires Plus Total Car Care
Credit Rating	Not Rated (Subsidiary of Bridgestone Retail Operations)
Number of Locations	400+
Geographic Dispersion	Nationally



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# Single-Tenant Net Leased Tires Plus

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