

CORPORATE SALE LEASEBACK - MANAGEMENT FREE INVESTMENT - NEW TWENTY YEAR LEASE



Subject Photo

For additional information contact:

Barry Silver

Email: Barry@TheSilver-Group.com

Phone: (415) 518-8060

The Silver Group

1050 Northgate Drive #100

San Rafael, CA 94903

www.thesilver-group.com

Powered by:

Bang Realty (BOR)

Investment Summary -

Mavis Tires & Brakes #2196

12821 U.S. Highway 70 Bus., Clayton, North Carolina

Purchase Price: \$2,975,000

Cap Rate: 5.9%

Lease Terms:

- **Twenty (20) Year Primary Term**
- **Absolute Net Lease**
- **5% Rent Increase Every 5 Years**
- **Four x 5 Year Renewal Options**

Annual Rent Schedule:

\$175,000	Year 1 - 5
\$183,750	Years 6 - 10
\$192,937	Years 11 - 15
\$202,584	Years 16 - 20

Completion Date: February 2025

Rent Start Date: At Closing

The subject property is a newly constructed, **Mavis Discount Tires & Brakes** located at 12821 U.S. Highway 70 Business in Clayton, North Carolina. The site was acquired from Walmart who operates a 180,000 sf **Super Walmart** adjacent to the subject property. Mavis constructed a 6,765 sf retail / automotive building on 1.25 acres of land. Nearby traffic generators include **Petsense, Dollar Tree, Hardee's, Starbucks, Waffle House, Zaxby's, MyCare 365 Primary Care, Spectrum Communications, Cricket Wireless, Clayton Auto Spa, Verizon, H&R Block** and **Murphy Express**. Clayton is approximately 16 miles from Raleigh and has an estimated population of 37,000 residents. A few miles away are a multitude of retailers including **Target, Bass Pro Shop, BJ's Wholesale Club, Burlington, Kohl's, Dick Sporting Goods, PetSmart, Best Buy, Regal Cinema, Camping World** and many more. Much of Clayton's growth is attributed to access from major highways I-40 and U.S. 70 and its proximity to **Research Triangle** (Raleigh - Durham, Chapel Hill) a major education and innovation center. Some of the larger employers are Nucor Steel, Smithfield Foods, Southern Regional Medical Center and Johnson Community College.

At Close of Escrow, Mavis will execute a twenty year, absolute net corporate lease. Mavis is a national leader in tire and automotive services operating under the brands Mavis Discount Tires, Midas, Express Oil Change, Tire Engineers, Brakes Plus, Tire Kingdom, National Tire and Brakes, Town Fair Tires and Tuffy.



Land Area:	± 1.25 Acres	(± 55,000 SF)
Building Area:	± 6,765 SF	(8 bays)



	<u>3 mile</u>	<u>5 mile</u>
Population:	26,500	59,000
Average HH Income:	\$82,500	\$87,250

The information contained herein has been received from sources we believe to be reliable, but we have made no independent investigation of the accuracy or completeness and make no representation thereto. The above is subject to errors, omissions, or withdrawal from the market. The Silver Group advises all interested parties to conduct their own independent due diligence and not to solely depend on this memorandum.

Mavis Tires & Brakes #2196

12821 U.S. Highway 70 Bus., Clayton, North Carolina



SHOWROOM

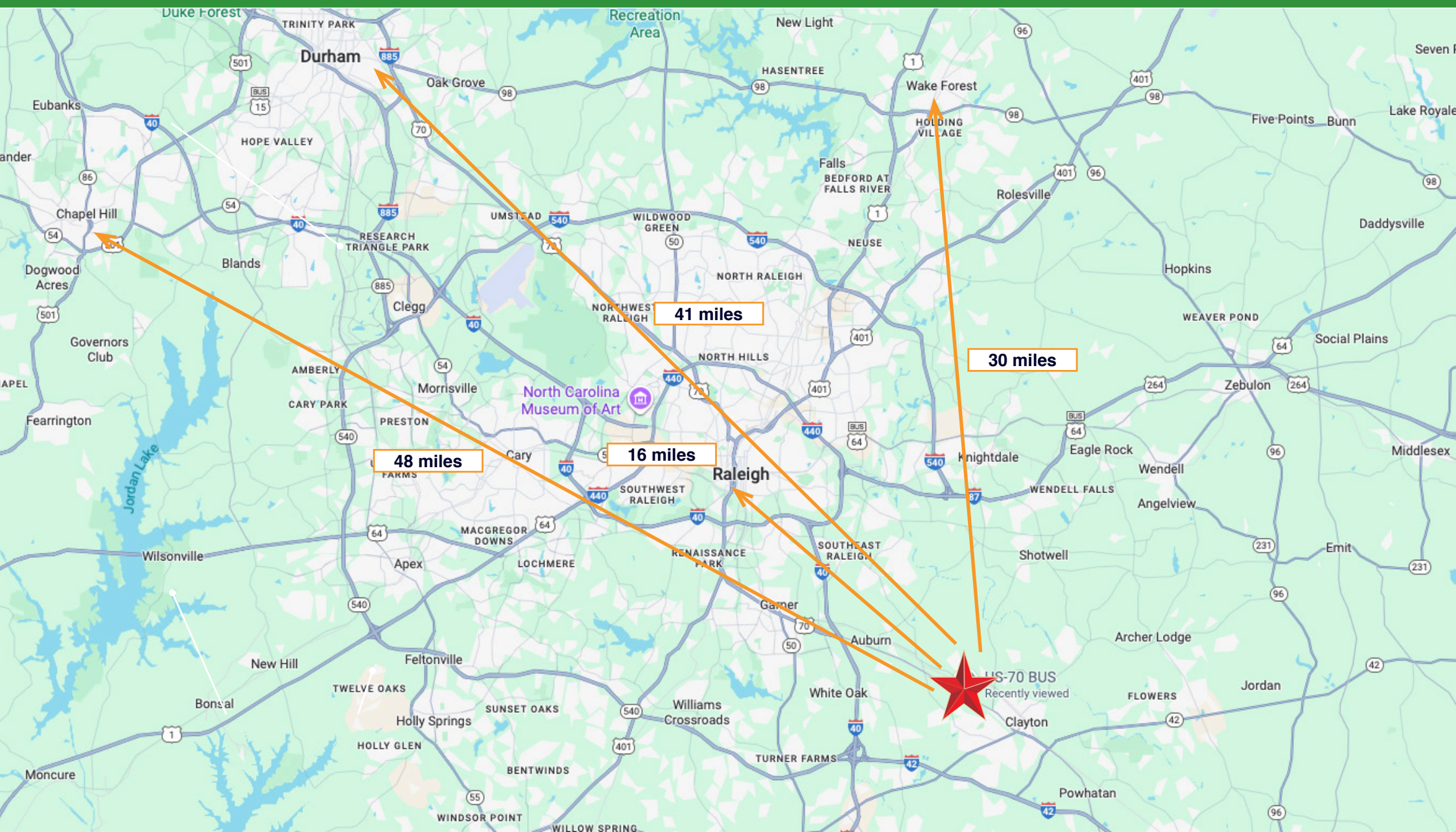
GENERAL PURPOSE LIFTS





MAVIS
Tires & Brakes
A DISCOUNT STORE





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Demographic Summary Report

Super WalMart Shadow Out Parcel							
12821-12965 Us Highway 70 Bus W, Clayton, NC 27520							
Building Type: Land		Total Available: 0 SF					
Class: -		% Leased: 0%					
RBA: -		Rent/SF/Yr: -					
Typical Floor: -							
Radius		1 Mile		3 Mile		5 Mile	
Population							
2029 Projection		2,011		32,056		70,389	
2024 Estimate		1,657		26,501		59,095	
2020 Census		1,506		23,398		51,751	
Growth 2024 - 2029		21.36%		20.96%		19.11%	
Growth 2020 - 2024		10.03%		13.26%		14.19%	
2024 Population by Hispanic Origin		233		3,989		8,197	
2024 Population		1,657		26,501		59,095	
White		1,004 60.59%		14,941 56.38%		32,519 55.03%	
Black		371 22.39%		6,385 24.09%		15,640 26.47%	
Am. Indian & Alaskan		4 0.24%		139 0.52%		279 0.47%	
Asian		11 0.66%		265 1.00%		655 1.11%	
Hawaiian & Pacific Island		1 0.06%		4 0.02%		30 0.05%	
Other		266 16.05%		4,768 17.99%		9,971 16.87%	
U.S. Armed Forces		8		97		169	
Households							
2029 Projection		911		12,547		26,764	
2024 Estimate		749		10,352		22,451	
2020 Census		676		9,097		19,558	
Growth 2024 - 2029		21.63%		21.20%		19.21%	
Growth 2020 - 2024		10.80%		13.80%		14.79%	
Owner Occupied		354 47.26%		6,647 64.21%		14,528 64.71%	
Renter Occupied		395 52.74%		3,705 35.79%		7,923 35.29%	
2024 Households by HH Income		747		10,352		22,452	
Income: <\$25,000		134 17.94%		1,541 14.89%		3,120 13.90%	
Income: \$25,000 - \$50,000		127 17.00%		1,536 14.84%		3,477 15.49%	
Income: \$50,000 - \$75,000		150 20.08%		2,547 24.60%		5,044 22.47%	
Income: \$75,000 - \$100,000		138 18.47%		1,704 16.46%		3,417 15.22%	
Income: \$100,000 - \$125,000		85 11.38%		1,102 10.65%		2,761 12.30%	
Income: \$125,000 - \$150,000		52 6.96%		810 7.82%		1,702 7.58%	
Income: \$150,000 - \$200,000		58 7.76%		853 8.24%		2,085 9.29%	
Income: \$200,000+		3 0.40%		259 2.50%		846 3.77%	
2024 Avg Household Income		\$74,357		\$82,512		\$87,257	
2024 Med Household Income		\$63,750		\$70,189		\$72,525	

Demographic Market Comparison Report

