

Firestone GROUND LEASE | RUSSELL SPEEDER'S CAR WASH

265 W MAIN STREET | AVON, CT



CONFIDENTIAL
OFFERING MEMORANDUM



OFFERED FOR SALE
\$1,915,000 | 5.85% CAP

Firestone GROUND LEASE

[RUSSELL SPEEDER'S CAR WASH]

EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of Russell Speeder's Car Wash | Avon, Connecticut. This 6,668 SF asset has been 100% occupied by Speeder's since 2005 with unmatched visibility along Rt 202 (W Main St) in a major regional retail market servicing the suburban communities northwest of Hartford.

Situated at 265 W Main St, the 6,668 square foot building is ground leased to Firestone/Bridgestone. The 20-year ground lease was signed in 2000 and the rent commenced on 4/6/2001. Firestone is currently paying \$111,948 and their lease expires March 2026. Firestone has three (3), five (5) year options thereafter. Firestone's rent increases in their second option (May 2026) to \$125,929, \$141,670 in their third option (May 2031), and \$159,379 in their fourth option (May 2036). Firestone is subleasing the space to Russell Speeder's Car Wash, who signed a 20-year sublease and the rent commenced on 5/1/2005. Their base term expired 4/30/2021 and are currently in their first of four (4) five (5) year options. Speeder's is currently paying \$117,126. Their rent increases in their second option (May 2026) to \$134,696, \$154,899 in their third option (May 2031) and \$178,134 in their fourth option (May 2036).


27,218
 PEOPLE IN
 3 MILE RADIUS


\$166,180
 AHHI
 3 MILE RADIUS


24,100
 VPD ON
 W MAIN STREET

GROUND LEASE SUMMARY

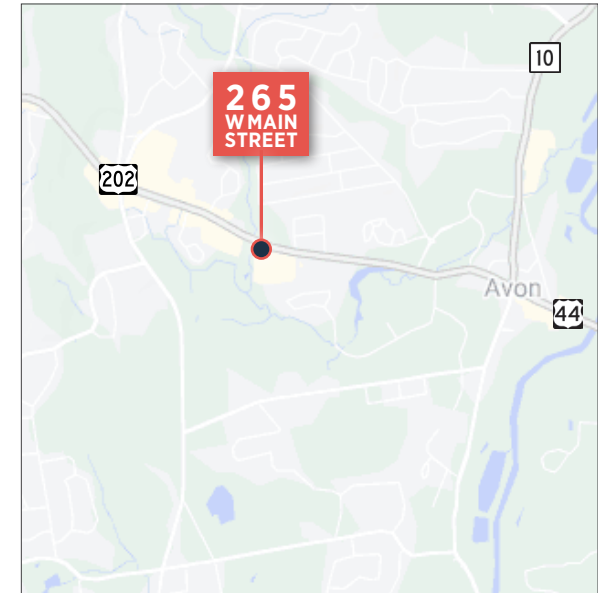
Tenant Name	Firestone (Corporate)
Address	265 W Main St, Avon, CT
Building Size (GLA)	6,668 SF
Land Size	1.32 Acres
Year Built/Renovated	N/A
Signator/Guarantor	Firestone (Corporate)
Rent Type	Absolute NNN Ground
Landlord Responsibilities	None
Rent Commencement Date	May 1, 2021
Remaining Term	2 Years, 5 Months
Current Annual Rent	\$111,948

LEASE YEARS	TERM	RENT
Current Term	5/1/2021 - 4/30/2026	\$111,948
2nd Extension Term	5/1/2026 - 4/30/2031	\$125,929
3rd Extension Term	5/1/2031 - 4/30/2036	\$141,670
4th Extension Term	5/1/2036 - 4/30/2041	\$159,379

RUSSELL SPEEDER'S SUBLEASE SNAPSHOT

Tenant Name	Russell Speeder's Car Wash
Rent Commencement Date	May 1, 2021
Remaining Term	2 Years, 5 Months
Current Annual Rent	\$117,126

LEASE YEARS	TERM	RENT
Current Term	5/1/2021 - 4/30/2026	\$117,126
2nd Extension Term	5/1/2026 - 4/30/2031	\$134,696
3rd Extension Term	5/1/2031 - 4/30/2036	\$154,899
4th Extension Term	5/1/2036 - 4/30/2041	\$178,134



ABSOLUTE NNN GROUND LEASE

Zero Landlord Responsibilities Allows for Passive Ownership and Income



3

INVESTMENT GRADE PRIMARY TENANT

Firestone/Bridgestone has a Market Cap of \$22.8Bn and a Credit Rating of A2 (Moody's)

ATTRACTIVE INVESTMENT METRICS

Low Rent PSF and Rental
Increases (12.5% every 5 years)



EXCELLENT SITE LOCATION

High Visibility Walmart Outparcel and Strong Retail Corridor

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SIMSBURY COMMONS



Apple Cinemas APEX
Walgreens Party City
BOB'S FURNITURE

SHOPS AT NOD BROOK



HomeGoods
Michaels
Marshalls
THE FRESH MARKET
ASANA
Great Clips

AVON MARKETPLACE



CVS verizon
ATHLETA
ULTA
Starbucks
LENSCRAFTERS



elements
massage



Advance Auto Parts
Bottle Stop
goodwill

W MAIN STREET (RT 202) - 24,100 VPD

265
W MAIN
STREET



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TOWN FAIR TIRE

BANK OF AMERICA

M&R LIQUORS

enterprise

TD Bank

Firestone

PLAZA 44 SHOPPING CENTER
CHASE MATTRESS FIRM
sartorius BobsSportsChalet

Walmart
FIVE GUYS Big L

W MAIN STREET (RT 202) - 24,100 VPD

265
W MAIN
STREET

Firestone GROUND LEASE

[RUSSELL SPEEDER'S CAR WASH]



CVS
ALDI
SUBARU

SIMSBURY COMMONS
Apple Cinemas
STOP & SHOP
Party City
Walgreens

SHOPS AT NOB BROOK
HomeGoods
Michaels
Marshalls
THE FRESH MARKET
Great Clips

**265
W MAIN
STREET**

ShopRite
Panera
KOHL'S
sleep number
CHIPOTLE

BEST BUY

Staples
petco

THE SHOPS AT FARMINGTON VALLEY
BARNES & NOBLE
110 Grill
TALBOTS
OLD NAVY
BEN & JERRY'S
SEPHORA
DICK'S SPORTING GOODS

Walmart
FIVE GUYS
Big Y

AVON MARKETPLACE
GAP
verizon
ULTA
MUNSON'S
Starbucks
ATHLETA
LENSCRAFTERS

DEMOGRAPHICS



AVON CONNECTICUT

Avon, Connecticut, is a picturesque suburban town located in Hartford County. Avon has a population of approximately 18,400 residents, reflecting its appeal as a peaceful residential community with a strong sense of community and excellent schools. The town's economic growth has been buoyed by a mix of industries, including retail, healthcare, and professional services. Its proximity to the larger city of Hartford has allowed residents to enjoy suburban living while also accessing job opportunities and cultural amenities in the nearby urban center.

Commercial real estate development in Avon has been focused on meeting the needs of its residents and supporting local businesses. Retail centers, office spaces, and dining establishments have been constructed to cater to the community's needs. The town's operating performance has been characterized by stability and a commitment to quality of life. Avon's economic landscape has seen measured growth, supported by a thriving local business community and the desirability of its residential neighborhoods.



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[RUSSELL SPEEDER'S CAR WASH]



Russell Speeder's Car Wash is a well-known car wash chain with multiple locations across the United States. It offers a variety of car cleaning services, from basic exterior washes to comprehensive detailing. Known for its quick and efficient process, Russell Speeder's combines advanced technology and eco-friendly practices. The company is committed to delivering a high-quality car cleaning experience. It often provides services like vacuuming, waxing, and interior cleaning. Russell Speeder's Car Wash has earned a strong reputation in the industry, with a focus on customer satisfaction and convenience. It remains a favored choice for those seeking a clean and well-maintained vehicle.



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Exclusively Offered By



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