



BRAND NEW FIRESTONE COMPLETE AUTO CARE

ACTUAL STORE

831 CALLEN LN NW, CLEVELAND, TN 37312

30445 Northwestern Highway, Suite 275
Farmington Hills, MI 48334
248.254.3410
fortisnetlease.com

BRYAN BENDER
MANAGING DIRECTOR
D: 248.419.3810
BBENDER@FORTISNETLEASE.COM

DISCLOSURE :

All materials and information received or derived from Fortis Net Lease (hereinafter collectively referred to as “FNL”), its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty by FNL its directors, officers, agents, advisors, or affiliates as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, suitability, financial performance of the property, projected financial performance of the property for any party’s intended use or any and all other matters.

Neither FNL its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party’s active conduct of its own due diligence to determine these and other matters of significance to such party. FNL will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

ALL PARTIES SHALL CONDUCT THEIR OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE:

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party.

All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. FNL makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. FNL does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by FNL in compliance with all applicable fair housing and equal opportunity laws.

EXCLUSIVELY LISTED BY:

BRYAN BENDER

MANAGING DIRECTOR
D: 248.419.3810
BBENDER@FORTISNETLEASE.COM

STATE BROKER OF RECORD:

BRIAN BROCKMAN

BANG REALTY
TN #343847
2939 VERNON PLACE
CINCINNATI , OH 45219
513.898.1551

FIRESTONE COMPLETE AUTO CARE

831 CALLEN LN NW, CLEVELAND, TN 37312

 FORTIS NET LEASE™

INVESTMENT SUMMARY

List Price:	\$3,386,737
Current NOI:	\$160,870.00
Initial Cap Rate:	4.75%
Land Acreage:	+/- 1.02
Year Built	2026
Building Size:	6,222 SF
Price PSF:	\$544.32
Lease Type:	Absolute NNN Ground Lease
Lease Term:	15 Years
Average CAP Rate:	4.99%

INVESTMENT OFFERING

Fortis Net Lease is pleased to present this 6,222 SF Firestone Complete Auto Care store located in Cleveland, Tennessee. This **extremely rare** 15 year **Absolute NNN Ground Lease** will require zero landlord responsibilities. The lease offers **5% rental rate increases every 5 years** including at each of the 5 (5 Year) Options. The store has completed construction and **successfully opened for business in June 2026!**

This Firestone benefits from a **convenient location** just off the **I-75 South Exit (48,871 ADTC)** and **excellent visibility** as it is located on the **hard corner of Paul Huff Parkway NW (28,781 ADTC) & Mouse Creek Rd NW (11,086 ADTC)**. It sits on a **dense retail corridor** across from a Home Depot and **Publix (Ranking #5 in all of TN for foot traffic)**, and on down the road from **Walmart (Also ranking #5 in all of TN for foot traffic!)** & Bradley Square Mall. The **5 mile population from the site is 66,740**. The **1 mile household income is \$108,105**. This area is seeing a **steady growth in population** with the 5 mile growth rate at 4.53%. This investment will offer a new owner continued success due to the strength and proven profitability of the tenant. List price reflects a 4.75% cap rate based on NOI of \$160,870.



PRICE \$3,386,737



CAP RATE 4.75%



LEASE TYPE Absolute NNN Ground Lease



RENT INCREASES 5% Every 5 Years



TERM REMAINING 15 Years

INVESTMENT HIGHLIGHTS

- **EXTREMELY RARE** 15 Year Absolute NNN **Ground Lease**
- No Landlord Responsibilities | **JUST OPENED IN JUNE 2026!**
- **5% Rental Rate Increases Every 5 Years**
- Five (5 Year) Options Each | 5% Rent Increase at Each
- Across from a **Publix Shopping Center (Ranked #5 in TN)** & Home Depot
- **Between I-75 & the #5 Ranked Walmart in all of TN for Foot Traffic!**
- **Just off I-75 S Exit (48,81 ADTC) | On Hard Signalized Corner**
- **Paul Huff Parkway NW - 28,781 ADTC**
- **Mouse Creek Rd NW - 11,086 ADTC**
- **5 Mile Population 66,740 | Expected Growth 4.53%**
- **1 Mile Average Household Income \$108,105**

FIRESTONE COMPLETE AUTO CARE

831 CALLEN LN NW, CLEVELAND, TN 37312

 FORTIS NET LEASE™

FINANCIAL SUMMARY

INCOME		PER SF
Rent	\$160,870.00	\$25.86
Gross Income	\$160,870.00	\$25.86
EXPENSE		PER SF
Expenses	\$0	\$0.00
Gross Expenses	\$0	\$0.00
NET OPERATING INCOME	\$160,870.00	\$25.86

PROPERTY SUMMARY

Year Built:	2026
Lot Size:	+/- 1.02 Acres
Building Size:	6,222 SF
Traffic Count 1:	48,871 on I-75 S
Traffic Count 2:	28,781 on Paul Huff Pkwy
Traffic Count 3:	11,086 on Mouse Creek Rd
Roof Type:	Flat
Zoning:	Commercial
Construction Style:	Upgraded
Parking Lot:	Asphalt
# of Parking Spaces	30
Warranties	Construction
HVAC	Roof Mounted

LEASE SUMMARY

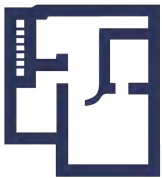
Tenant:	Firestone Complete Auto Care
Lease Type:	Absolute NNN Ground Lease
Primary Lease Term:	15 Years
Annual Rent:	\$160,870.00
Rent PSF:	\$25.86
Landlord Responsibilities:	None
Taxes, Insurance & CAM:	Tenant Responsibility
Roof, Structure & Parking:	Tenant Responsibility
Lease Start Date:	6/15/2026
Lease Expiration Date:	6/30/2041
Lease Term Remaining:	15 Years
Rent Bumps:	5% Every 5 Years
Renewal Options:	Five (5 Year)
Lessee:	Bridgestone Retail Operations, LLC
Tenant Website:	www.Firestone.com



FIRESTONE COMPLETE AUTO CARE

831 CALLEN LN NW, CLEVELAND, TN 37312

TENANT NAME	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	% OF GLA	ESC DATE	RENT PER SF/YR
Firestone	6,222	6/15/2026	6/30/2041	\$160,870.00	100.0	-	\$25.86
				\$168,913.50		7/1/2031	\$27.15
				\$177,359.18		7/1/2036	\$28.51
			Option 1	\$186,227.13		7/1/2041	\$29.93
			Option 2	\$195,538.49		7/1/2046	\$31.43
			Option 3	\$205,315.41		7/1/2051	\$33.00
			Option 4	\$215,581.19		7/1/2056	\$34.65
			Option 5	\$226,360.24		7/1/2061	\$36.38
Averages	6,222			\$169,047.56			\$27.17



TOTAL SF
6,222



TOTAL ANNUAL RENT
\$160,870.00



OCCUPANCY RATE
100.0%



AVERAGE RENT/SF
\$27.17



NUMBER OF TENANTS
1





FIRESTONE TIRE AND RUBBER COMPANY is an American Tire company founded by Harvey Firestone in 1900 initially to supply solid rubber side wire tires for fire apparatus, and later, pneumatic tires for wagons, buggies, and other forms of wheeled transportation common in the era. Firestone soon saw the huge potential for marketing tires for automobiles and the company was a pioneer in the mass production of tires. Harvey Firestone had a personal friendship with Henry Ford and used this to become the original equipment supplier of Ford Motor Company automobiles and was also active in the replacement market.

BRIDGESTONE CORPORATION is a Japanese multinational auto and truck parts manufacturer founded in 1931. The company is the largest manufacturer of tires in the world, following by Michelin, Goodyear (United States), Continental (Germany), and Pirelli (Italy). Bridgestone acquired Firestone Tire and Rubber Company in 1988. As of May 2020, Bridgestone Group had 130 production facilities in 150 countries. The company produced revenues of \$29.53 billion and a net income of \$3.59 billion for 2021.

"A"
GRADE
PARENT COMPANY


2200 STORES
NATIONWIDE


55,000
EMPLOYEES


126 YEARS
IN BUSINESS


NASHVILLE
HEADQUARTERS



THE BRIDGESTONE AMERICAS FAMILY OF ENTERPRISES includes more than 40 production facilities and 55,000 employees throughout the Americas. The Bridgestone Americas international footprint includes manufacturing and sales subsidiaries located in Canada, Argentina, Brazil, Chile, Colombia, Costa Rica, Mexico, with additional offices throughout Latin America and the Caribbean. Offering a wide range of Bridgestone, Firestone, and associate brands tires, BATO maintains wholesale and original equipment sales operations across a broad line of products, including passenger, light truck, commercial truck and bus, agricultural, motorcycle, kart, and off-the-road tires.

THE TENANT UNDER THE LEASE IS BRIDGESTONE RETAIL OPERATIONS, LLC (BSRO) which operates as a wholly owned subsidiary of Bridgestone America's Inc. BSRO is headquartered in Bloomingdale, IL and operates the largest network of company owned automotive service providers in the world—nearly 2,200 tires and vehicle service centers across the United States—including Firestone Complete Auto Care, Tires Plus, and Wheelworks store locations.

FIRESTONE COMPLETE AUTO CARE

831 CALLEN LN NW, CLEVELAND, TN 37312 

 FORTIS NET LEASE™



FIRESTONE COMPLETE AUTO CARE

831 CALLEN LN NW, CLEVELAND, TN 37312

 FORTIS NET LEASE™



FIRESTONE COMPLETE AUTO CARE

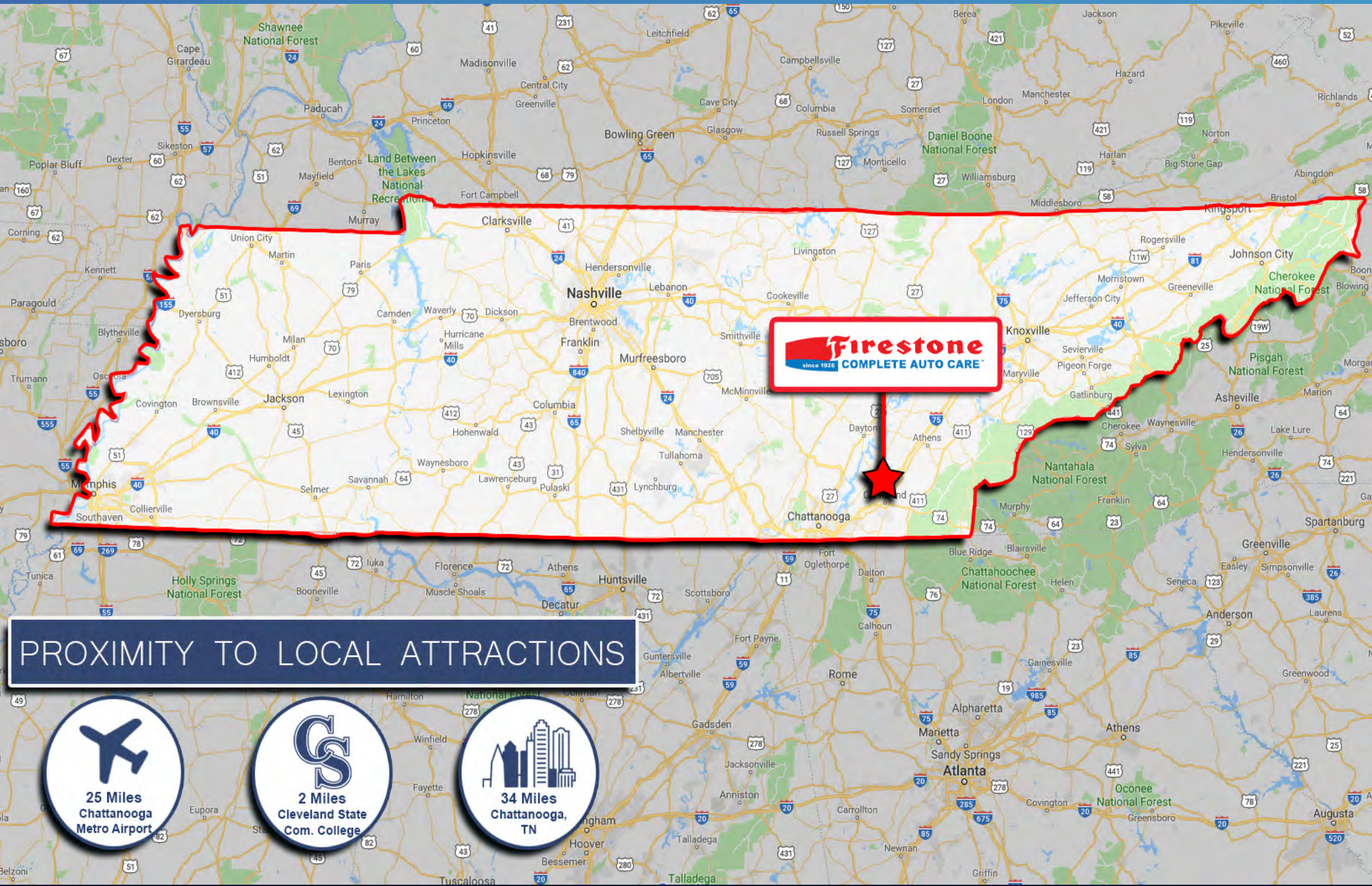
831 CALLEN LN NW, CLEVELAND, TN 37312

 FORTIS NET LEASE™



FIRESTONE COMPLETE AUTO CARE

831 CALLEN LN NW, CLEVELAND, TN 37312



PROXIMITY TO LOCAL ATTRACTIONS

25 Miles
Chattanooga
Metro Airport

2 Miles
Cleveland State
Com. College

34 Miles
Chattanooga,
TN

FIRESTONE COMPLETE AUTO CARE

831 CALLEN LN NW, CLEVELAND, TN 37312

 FORTIS NET LEASE™



FIRESTONE COMPLETE AUTO CARE

831 CALLEN LN NW, CLEVELAND, TN 37312

 FORTIS NET LEASE™



FIRESTONE COMPLETE AUTO CARE

831 CALLEN LN NW, CLEVELAND, TN 37312

FORTIS NET LEASE™



FIRESTONE COMPLETE AUTO CARE

831 CALLEN LN NW, CLEVELAND, TN 37312

FORTIS NET LEASE™



FIRESTONE COMPLETE AUTO CARE

831 CALLEN LN NW, CLEVELAND, TN 37312

 **FORTIS NET LEASE™**



Located in the foothills of the Appalachian Mountains in southeastern Tennessee, Cleveland is a rapidly growing business community known for its strategic location, strong workforce, and business-friendly environment. Positioned along Interstate 75 between Chattanooga and Knoxville, Cleveland provides excellent regional connectivity and access to major southeastern markets, making it an attractive location for manufacturing, distribution, retail, and service-based businesses.

The city benefits from a diverse and expanding economic base supported by advanced manufacturing, automotive suppliers, logistics, healthcare, and education. Cleveland's lower cost of living and competitive operating costs allow businesses to grow while maintaining affordability compared to larger metropolitan areas. A skilled labor force, access to technical training programs, and proximity to major transportation corridors continue to attract new investment and commercial development.

In addition to its economic advantages, Cleveland offers a high quality of life that supports long-term business success. The area combines scenic mountain views, outdoor recreation, and a strong sense of community with ongoing residential and commercial growth. Revitalization efforts in the downtown district, expanding housing developments, and continued population growth contribute to a stable and supportive environment for both established businesses and new entrepreneurs.

POPULATION	1 MILE	3 MILES	5 MILES
Total Population 2025	5,353	35,952	66,740
Total Population 2030	5,521	37,468	69,762
Population Growth Rate	3.14%	4.22%	4.53%
Median Age	39.0	38.5	38.0
# Of Persons Per HH	2.5	2.4	2.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,088	14,290	26,222
Average HH Income	\$108,105	\$86,599	\$80,793
Median House Value	\$283,230	\$292,650	\$285,148
Consumer Spending	\$69.9 M	\$427.7 M	\$759.2 M



TN



TOTAL SALES VOLUME

\$10B+

PROPERTIES SOLD

4,500+

BROKER & BUYER REACH

400K+

STATES SOLD IN

46

Click to Meet Team Fortis

30445 Northwestern Highway, Suite 275
Farmington Hills, MI 48334
248.254.3410
fortisnetlease.com

EXCLUSIVELY LISTED BY:

BRYAN BENDER

MANAGING DIRECTOR

D: 248.419.3810

BBENDER@FORTISNETLEASE.COM