



Firestone Complete Auto Care

\$1,680,000 | 5.00% CAP

288 Queen Street, Southington , Connecticut

- ✓ Newly Executed Lease Extension with 10+ Years Remaining on NNN Ground Lease with 10% Rental Increases Every 5 Years in both the Primary Term and Renewal Options
- ✓ Located in Affluent “Apple Valley” Market Within Hartford MSA | Median HH Income: \$121,584
- ✓ Surrounded by National Retailers Including Walmart, BJ's Wholesale Club, Price Chopper, and Home Depot
- ✓ High Visibility on Queen Street with ±21,400 VPD & Access to 38,000+ Residents in 3 Miles
- ✓ Less Than 10 Minutes From Lake Compounce & Mount Southington – Two of CT's Top Attractions

Firestone Complete Auto Care is a **national leader** in automotive maintenance and repair, operating over **1,700 locations** across the U.S. Backed by Bridgestone, the **world's largest tire** and rubber company, Firestone offers a full range of essential car care services—including tires, brakes, batteries, oil changes.



INVESTMENT OVERVIEW

FIRESTONE COMPLETE AUTO CARE SOUTHTON, CT



Subject Property

CONTACT FOR DETAILS

John Packwood

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Bob Moorhead

Managing Partner
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bob@securenetlease.com

CT Broker of Record: Dominick Musilli

License #: REB.0790221

\$1,680,000

5.00% CAP

NOI

\$84,000*

Building Area

±5,978 SF

Land Area

±2.11 AC

Year Built

1983

Lease Type

Ground Lease

Occupancy

100%

- ✓ **Newly Executed Lease Extension with 10+ Years Remaining** on NNN Ground Lease with 10% Rental Increases Every 5 Years in both the Primary Term and Renewal Options
- ✓ **Strong Visibility on Queen Street With Affluent Surrounding Demographics** – Queen Street sees ±17,500–21,400 VPD near the property, with I-84 carrying up to 50,200 VPD nearby. Within a 3-mile radius, the area includes over 38,000 residents and 16,000 households with a median income of \$121,584 and 52% earning over \$100,000 annually.
- ✓ **Located Near Major Attractions Driving Year-Round Demand** – Less than 10 minutes from Lake Compounce, the nation’s oldest amusement park (365 acres, 44 rides, 600K–800K visitors/year), and Mount Southington Ski Area (14 trails, night skiing, 75K–100K visits/season)—two of Connecticut’s top destinations.
- ✓ **Surrounded by National Retail Anchors & Daily Needs Tenants** – Walmart, BJ’s Wholesale Club, Price Chopper, and Home Depot
- Robust Mixed-Use & Retail Development in Immediate Area** – Nearby projects include a 255-unit mixed-use development, a 14-acre downtown redevelopment site, and 12 new businesses opened in Southington in early 2024 alone.
- ✓ **Located in Affluent Southington Market Within the Hartford MSA** – Known as “Apple Valley” for its historic orchards and the annual Apple Harvest Festival, Southington offers small-town charm, strong income demographics (median HH income: \$121,584), and high homeownership. Part of the Hartford MSA, a major employment hub with 600K+ workforce across healthcare, insurance, and education.
- ✓ **Firestone Complete Auto Care – Backed by Bridgestone, the World’s Largest Tire & Rubber Company** – With 1,700+ locations nationwide, Firestone is a nationally recognized brand offering essential automotive services including tires, brakes, oil changes, batteries, and diagnostics, all performed by ASE-certified technicians.

*See Lease Overview on Page 6

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

SECURE
NET LEASE

TENANT OVERVIEW

FIRESTONE COMPLETE AUTO CARE SOUTHTON, CT

Firestone Complete Auto Care

bridgestoneamericas.com

REVENUE
\$2.56 BILLION
IN THE US

CREDIT RATING
A STABLE (S&P)
/ A2 STABLE
(MOODY'S)

STOCK TICKER
BRDCY

LOCATIONS
5,000; 2,200 IN
THE US



firestonecompleteautocare.com

Lessee: Bridgestone Retail Operations

Guarantor: Bridgestone Retail Operations

Automotive service is the largest part of Bridgestone Retail Operations, LLC's business, accounting for approximately fifty percent of sales with tire and financial services making up the rest.

Bridgestone Firestone North American Tire manufactures Bridgestone, Firestone, and Dayton truck tires along with tires for **virtually every wheeled** vehicle made. Harvey S. **Firestone(1868-1938)** founded The Firestone Tire & Rubber Company in Akron, Ohio, in August 1900, and started marketing solid rubber tires for carriage wheels. Firestone joined the retail store arena offering basic car service and tire sales in the mid1920s when the original Firestone Service Centers were opened. In the late 1970s the company, in an **effort to re-focus** its business solely on automotive service and tire sales, began to phase out the sale of all non-auto related merchandise. Shortly thereafter, in 1981, the Firestone Master Care Car Service concept was introduced and established as a premier brand of **quality service** being delivered to customers in a **consistent and distinctive manner**.

Bridgestone Corporation, **founded in 1931** in Kurume, Japan, purchased Firestone in 1988, transforming the company in to the world's **largest manufacturer of tires** and other rubber products. Bridgestone and Firestone operations in the Americas were consolidated in 1990 as Bridgestone/Firestone, Inc. Bridgestone/Firestone, Inc. initiated a series of changes to its corporate structure in **December 2001**, reorganizing its operations in the Americas under a holding company, Bridgestone Americas Holding, Inc., and several operating subsidiaries. The largest of these **operating subsidiary companies** is Bridgestone Retail Operations, LLC. In 2001 Bridgestone/Firestone also announced its majority ownership stake in Morgan Tire & Auto, Inc. (MTA), then the **nation's second largest independent retailer** of tires. Responsibility for MTA was shifted to Bridgestone Retail Operations, LLC following the reorganization of Bridgestone/Firestone. Today, Bridgestone Retail Operations, LLC and its subsidiaries employ **approximately 22,000 teammates** in North America. Bridgestone Retail Operations, LLC consists of more than **2,200 company-owned consumer** and commercial stores in the United States as well as the company's own credit card operations. The store channels include Firestone Complete Auto Care, Morgan Tire / Tires Plus, Expert Tire, Commercial & Farm, and Mark Morris.

Subject Property



IN THE NEWS

FIRESTONE COMPLETE AUTO CARE SOUTHLINGTON, CT

Firestone to Continue as NTT INDYCAR® SERIES Exclusive Tire Supplier through Long-Term Extension

SEPTEMBER 12, 2024 (BRIDGESTONE)

Firestone will also continue as the entitlement partner and official tire supplier for INDY NXT by Firestone, as well as an official partner of the famed Indianapolis Motor Speedway.

Bridgestone Americas (Bridgestone) and Penske Entertainment today announced a **long-term extension** to Firestone's role as the **exclusive tire supplier** of all INDYCAR-sanctioned racing. The agreement will keep Firestone as the sole tire supplier for all NTT INDYCAR SERIES races, the INDY NXT by Firestone developmental series, and the **annual Indianapolis 500®**.

Firestone is currently in its 25th consecutive season as the exclusive tire supplier for the series. The extension reinforces Bridgestone's ongoing commitment to driving innovation through motorsports.

"At Bridgestone, motorsports are our passion – always have been and always will be. This is particularly true for our Firestone brand, which has been part of **world-class racing** since winning the **first Indy 500** in 1911," said Paolo Ferrari, Executive Chairman and CEO, Bridgestone Americas. "We believe motorsports are the ultimate challenge for **premium performance** and a proving ground for advancing in our goals towards sustainable innovation.

Through the Firestone brand, Bridgestone has worked closely with the **NTT INDYCAR SERIES** and partners across the paddock to help advance developments in more sustainable racing. Bridgestone incorporated certain materials made from **hard-to-recycle plastics** and palm oil waste residue in Indy **500 race tires** in **2023 and 2024**.

EXPLORE ARTICLE



Bridgestone Recognized as Top Global Supplier by General Motors

MAY 23, 2024 (BRIDGESTONE)

Bridgestone was named as one of General Motors' top global suppliers of 2023, marking the company's ninth consecutive and 22nd overall recognition for this award.

Bridgestone and Firestone brands recently **developed cutting-edge** tire technologies for General Motors, including key fitments for the Chevrolet Blazer EV and Chevrolet Blazer EV Police Pursuit vehicles. Bridgestone was **one of 86 suppliers** to receive the honor out of General Motors' network of more than **20,000**.

"We infuse our passion for excellence into every Bridgestone and Firestone product we design and supply to General Motors," said David Colletti, President, Consumer Original Equipment Tires, North America, Bridgestone Americas Tire Operations. "This award acknowledges the extraordinary level of collaboration with GM and our teammates around the world."

Bridgestone Corporation (Bridgestone) was recognized by General Motors (GM) as one of its **top global suppliers of 2023**. The company was awarded this distinction during the GM **32nd Annual Supplier** of the Year event. Performance, innovation, cultural alignment with GM's values, and having a commitment to achieving GM's ambitious goals are what earned Bridgestone this honor. Bridgestone was one of **86 companies** out of GM's network of **more than 20,000 suppliers** to achieve this award, marking Bridgestone's **ninth consecutive** and 22nd overall recognition from GM.

Bridgestone supplies General Motors with both Bridgestone and Firestone brand tires. This includes Bridgestone's recent launch of **cutting-edge tire technologies** for GM's 2024 Chevrolet Blazer EV and **2024 Chevrolet Blazer EV Police Pursuit** vehicles. The Chevrolet Blazer EV is equipped with the bespoke Bridgestone Alenza A/S 02, engineered to deliver all-season performance and comfort.

EXPLORE ARTICLE



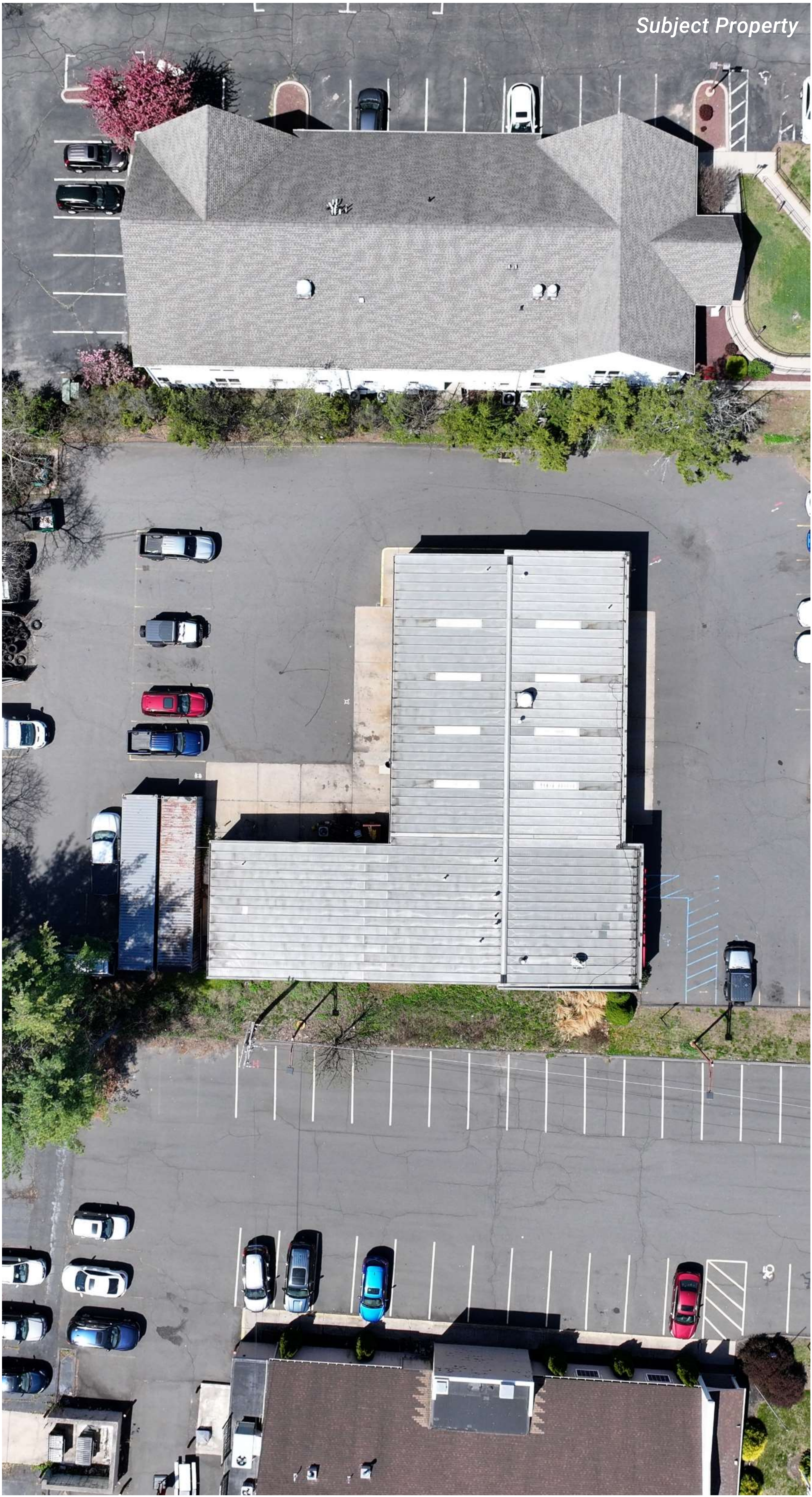
LEASE OVERVIEW

FIRESTONE COMPLETE AUTO CARE SOUTHTON, CT

Current Lease Term	10+ Years, Plus Three (3) 5-Year Options
Rent Commencement	11/1/1985
Lease Expiration	10/31/2035
Lease Type	Ground Lease
Rent Increases	10% Every Five (5) Years
Annual Rent	\$84,000*
Annual Rent YRS 6-10	\$92,400
Option 1	\$101,640
Option 2	\$111,804
Option 3	Prevailing Market Rate

*Current rent is \$36,600 annually through 10/31/25. Should closing occur before the rent increase on 11/1/25, Seller will credit Buyer any difference in rent (prorated at \$3,950/mo.) between the closing date and the rental increase date at closing.

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.





ABC Supply Co. inc.

STOP & SHOP
SUBWAY

E BARTLETT BARNES HIGHWAY
±54,100 VPD

DUNKIN'
Wendy's

Ford
VW

GAFFNEY
ELEMENTARY SCHOOL
(429 STUDENTS)

72

GREENE-
HILLS SCHOOL
(824 STUDENTS)

FAMILY DOLLAR
Advance Auto Parts
Domino's

LINDEN
STREET SCHOOL
(395 STUDENTS)
PLAINVILLE
HIGH SCHOOL
(688 STUDENTS)

ExtraSpace
Storage

372

DUNKIN'

ExtraSpace
Storage

ALDI

VALERO

CUBESMART
self storage

HOME2
SUITES BY HILTON

DOUBLETREE
BY HILTON

ESPN

DisplayCraft

enterprise

THALBERG
ELEMENTARY
SCHOOL
(428 STUDENTS)

O'Reilly
AUTO PARTS

KFC

TJ-MAXX
ANYTIME
FITNESS
DOLLAR TREE
SUPERCUTS
BOB'S
DISCOUNT
FURNITURE
OUTBACK
STEAKHOUSE
IHOP

JOANN
STAPLES
petco
five BELOW
BURGER KING
chili's
MOE'S
SOUTHWEST GRILL
ShopRite
BUFFALO WILD WINGS

BJ's

McDonald's
Denny's

MATTRESS FIRM
LESLIE'S
SUBWAY
TACO BELL

THE HOME DEPOT
ALDI
AutoZone
Chick-fil-A
CHIPOTLE
MEXICAN GRILL

SHUTTLE MEADOW RESERVOIR

planet fitness
Price Chopper
Wendy's
ups

Panera
BREAD

Firestone
COMPLETE AUTO CARE
SUBJECT PROPERTY
288 QUEEN ST.

Advance
Auto Parts

Walmart

SOUTHINGTON
HIGH SCHOOL
(1,920 STUDENTS)

FLANDERS
ELEMENTARY SCHOOL
(262 STUDENTS)

LOWE'S
Michael's
HomeGoods
TARGET

DUNKIN'

SUBWAY

KELLEY
ELEMENTARY SCHOOL
(287 STUDENTS)

STOP & SHOP

JOSEPH A DEPAOLO
MIDDLE SCHOOL
(674 STUDENTS)

WASSEL RESERVOIR

YANKEE EXPRESSWAY
±50,200 VPD

INTERSTATE
84

10

QUEEN STREET
±21,400 VPD







Walmart

Great Clips
IT'S GONNA BE GREAT

BARONS
APARTMENTS
(54 UNITS)

Advance
Auto Parts

MIDAS
Valvoline

GameStop

Aziago's

JOM

Paw Play
Day Care for Dogs

Allstate
You're in good hands.

Stellatana

SUBWAY

Firestone
COMPLETE AUTO CARE

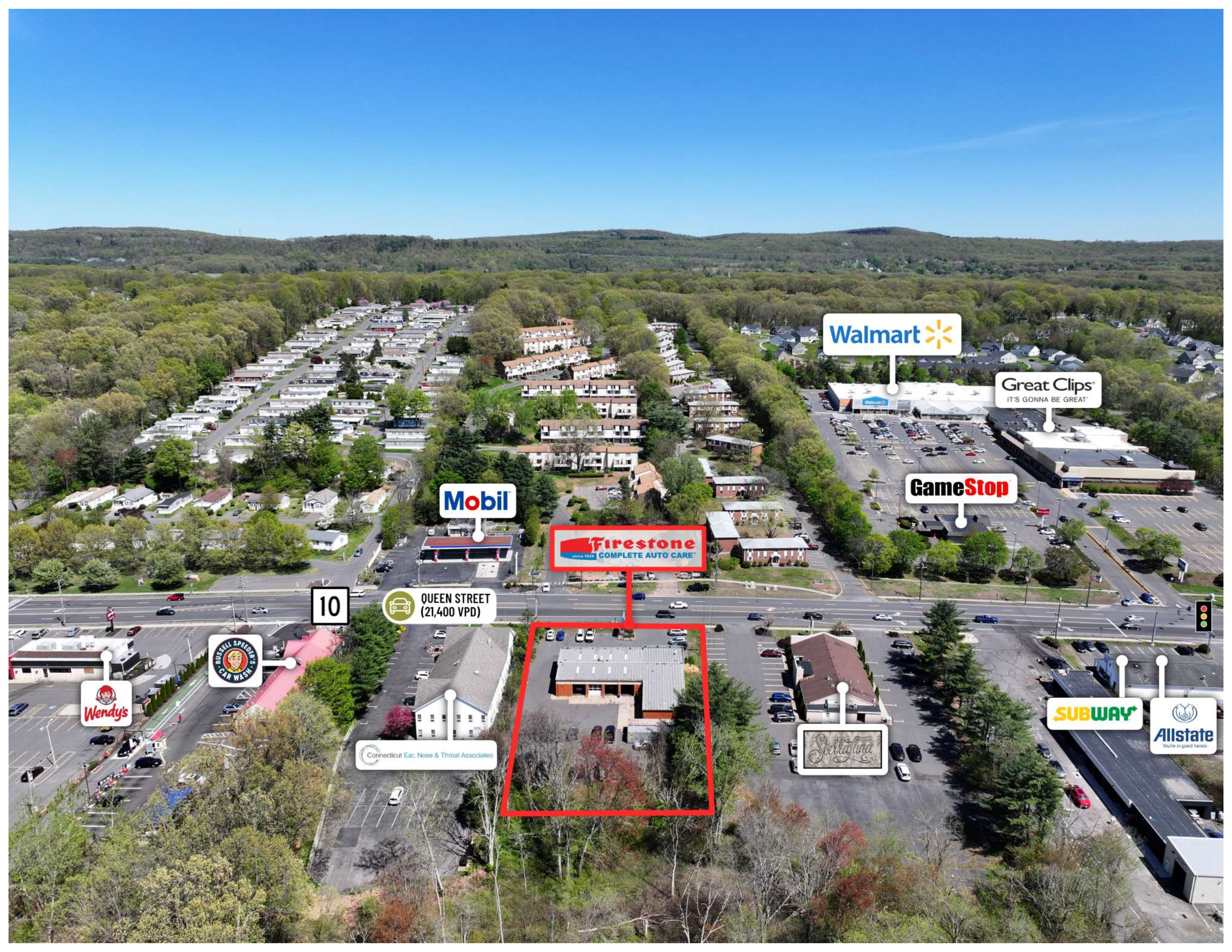
Mobil

10

QUEEN STREET
(21,400 VPD)

RUSSELL SPEEDER'S
CAR WASH

Connecticut Ear, Nose & Throat Associates



Walmart

Great Clips
IT'S GONNA BE GREAT

GameStop

Mobil

Firestone
COMPLETE AUTO CARE

10

QUEEN STREET
(21,400 VPD)

RUSSELL SPEED'S
CAR WASH

Wendy's

SUBWAY

Allstate
You're in good hands.

Connecticut Ear, Nose & Throat Associates

Stella Luna

SITE OVERVIEW

FIRESTONE COMPLETE AUTO CARE SOUTHTON, CT

	Year Built	1983
	Building Area	±5,978 SF
	Land Area	±2.11 AC

NEIGHBORING RETAILERS

- Walmart Supercenter
- The Home Depot
- Target
- Kohl’s
- Marshalls
- Home Goods
- JOANN
- Petco
- T.J. Maxx
- Lowe’s



Subject Property

LOCATION OVERVIEW

FIRESTONE COMPLETE AUTO CARE SOUTHINGTON, CT



ECONOMIC DRIVERS (NUMBER OF EMPLOYEES)

1.

Town of Southington (1,392)
2.

Hartford Health Care (1,185)
3.

Webster Bank (699)
4.

Southington YMCA (557)
5.

ICU Medical (formerly Smith’s Medical) (364)
6.

Connecticut On-Line Computer Company (346)
7.

Yarde Metals (318)
8.

Mr. Southington (240)
9.

The Home Depot (210)
10.

Aqua Turf (204)

LOCATION OVERVIEW

FIRESTONE COMPLETE AUTO CARE SOUTHTON, CT



Southington

Connecticut



43,800

Population



\$124,543

Median Household Income

Southington is Located
Almost Halfway Between
Boston and New York City

CENTRALLY
LOCATED

I-84 and I-691 Enhance
Access to Nearby
Employment Hubs

PRESENCE OF
MAJOR HIGHWAYS

Southington, Connecticut is a thriving town nestled in Hartford County, centrally located in the state and part of the Capitol Planning Region.

As of 2024, it has an estimated population of approximately 43,800 residents, showing steady, modest growth over the past decade.

With its strong demographics, stable economy, and excellent schools, Southington is a highly desirable location for both families and businesses, offering a compelling environment for investment and long-term growth.

Known for its blend of suburban charm and access to urban amenities, Southington is often described as a family-friendly community with a strong sense of local pride.

The town features a diverse housing stock, well-rated public schools, and a variety of recreational facilities, making it an appealing place for both families and retirees. Known as “Apple Valley” for its rich agricultural heritage and annual Apple Harvest Festival, Southington balances small-town charm with robust economic and educational opportunities. The city boasts a median household income of \$124,543, significantly above state and national averages, and nearly 42% of households earn more than \$100,000 annually, reflecting a strong and stable economic base. Economically, Southington benefits from a mix of manufacturing, healthcare, retail, and service-based industries. Historically rooted in manufacturing, the town has evolved with a broader commercial base that includes industrial parks and small businesses. The presence of major highways like I-84 and I-691 enhances access to nearby employment hubs in Hartford, New Haven, and Waterbury, supporting a commuter population. Local employers include aerospace suppliers, construction firms, medical services, and national retailers. The town’s median household income, which ranges between \$121,000 and \$124,000, reflects a relatively affluent community with a stable economic foundation.

IN THE NEWS

FIRESTONE COMPLETE AUTO CARE SOUTHINGTON, CT

CT sees stronger post-pandemic economic growth compared to other regional states

EBONG UDOMA, OCTOBER 3, 2024 (WHSU)

The state’s growth has been boosted by an increase in manufacturing, said Governor Ned Lamont at the Connecticut Business and Industry Association’s annual state manufacturers summit in Hartford on Wednesday.

“We’ve not only held our own but **increased manufacturing** as a piece of our GDP over the last five-plus years. More than **11, 12% and growing,**” he said

Connecticut is experiencing its **fastest economic growth in 20 years** and is now ranked 19th in the nation. Daniel O’Keefe, commissioner for Economic and Community Development, said that’s up from **49th a decade ago.**

Connecticut’s economy grew by 3.1% in the past two years. That’s better than any other New England state and above the U.S. average of 2.7%, according to state officials.

“Things like technology, software, and information industries are all growing nicely and becoming a **bigger piece** of the pie. But the biggest thing that happened is our manufacturing sector started growing again,” O’Keefe said.

He said the state has benefited from federal policy on local manufacturing to become the number one manufacturer of aircraft engines, **second in patents granted,** and **third highest recipient** of defense spending in the nation.

Connecticut is also the only **state in the region** that has gained population since the pandemic.

“People are not only moving to Connecticut to live here, but they are starting their businesses here. We had a **faster rate of startups** than any other state in the region,” O’Keefe said.

EXPLORE ARTICLE

Large Expansion Approved For Southington Factory

MICHAEL LEMANSKI, APRIL 9, 2025 (PATCH)

SOUTHINGTON, CT — A major industrial player in Southington's business community recently saw its large expansion plans approved by local land-use officials.

The Southington Planning and Zoning Commission **unanimously approved** at its last meeting April 1 a site plan modification for Uyemura USA in Southington to build a **17,100-square-foot expansion.**

The current factory site has a **33,400-square-foot facility** with a parking lot for **70 vehicles,** along with necessary truck access for deliveries and shipping.

Located at 240 Town Line Road, Uyemura — headquartered in Ontario, Calif., with a tech center in Southington — produces chemical plating materials that treat metal for various industrial uses worldwide.

It occupies **4.67 acres at the site,** and company officials told the PZC the expansion would, mostly, be additional manufacturing and warehouse space for storage and inventory.

Emily Kelting, of Loureiro Engineering in Plainville, represented the applicant at the meeting.

Kelting said the company handles chemicals for **specialty coating and plating** and stores raw materials and "mixed proprietary blends" packaged for **resale to industrial clients.**

She said the addition will be an **"expansion of the current operations."**

"It will house the same uses as the current building. There will be rooms for additional plating, mixing, and packaging operations," Kelting said.

Aside from technical questions associated with drainage, noise, and other aspects of the plan, PZC members **easily approved the modification 7-0.**

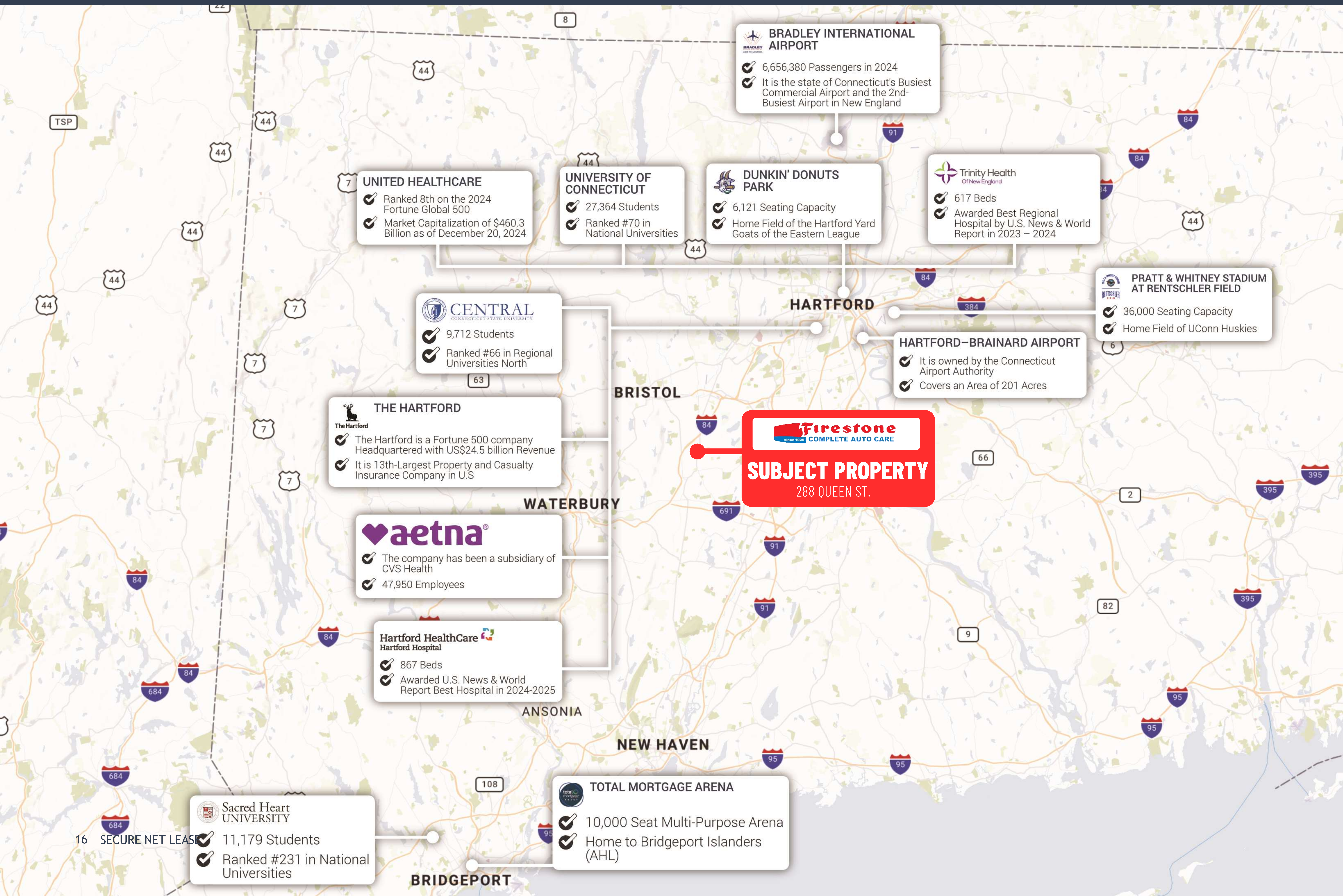
The property is **industrially zoned,** so the project is appropriately zoned for the applicant's proposal, which is why a site plan modification permit was sought.

A public hearing on **April 1** drew no comments from anyone opposed.

EXPLORE ARTICLE

METRO AREA

FIRESTONE COMPLETE AUTO CARE SOUTHTON, CT



CALL FOR ADDITIONAL INFORMATION

Dallas

Office

10000 N Central Expressway
Suite 200
Dallas, TX 75231
(214) 522-7200

Los Angeles

Office

123 Nevada Street
El Segundo, CA 90245
(424) 320-2321

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