

OFFERING MEMORANDUM



PRICE: \$5,059,484.00

CAP RATE: 5.75%

For Sale - Home Depot Shadow Anchored Firestone Complete Auto Care

336 Russell Street, Hadley, MA 01035



Prepared by: John Aderholt
jdaderholt@centuryequities.com
304.232.5411

Adam Weidner
aweidner@centuryequities.com
304.232.5411

Jessica Jarosz
jjarosz@century-realty.com
412.235.7233

Lease Abstract	
Tenant/Guarantor:	Firestone Complete Auto Care (Bridgestone Retail Operations)
Address:	336 Russell Street Hadley, MA 01035
Price:	\$5,059,484.00 (5.75% CAP rate)
Building Area:	8,650 SF
Land Area:	1.25 Acres
Year Built:	2012
Lease Expiration Date:	7/31/2027
Lease Term:	Fifteen (15) Year Lease Term
Lease Term Remaining:	Four (4) Years, Four (4) Months
NOI:	\$290,920.31
Rent Increases:	6.5% In First Three Renewal Options
Renewal Options:	Five (5), Five (5) Year Options
Landlord Responsibilities:	None

Rent Schedule			
Firestone Complete Auto Care	Years	Annual Rent	Monthly Rent
Primary Term	8/1/2022-7/31/2027	\$290,920.31	\$24,243.36
1st Renewal Option	8/1/2027-7/31/2032	\$309,830.13	\$25,819.18
2nd Renewal Option	8/1/2032-7/31/2037	\$329,969.09	\$27,497.42
3rd Renewal Option	8/1/2037-7/31/2042	\$351,417.08	\$29,284.76

All information within this Offering Memorandum is confidential and proprietary. Century, as owner, has compiled this information to the best of its knowledge, but does not guaranty its accuracy. ALL PROPERTY INFORMATION SHOULD BE CONFIRMED BY THE BUYER BEFORE ANY COMPLETED TRANSACTION. The Confidentiality and Buyer Registration Agreement must be signed and reviewed by the intended parties. By receiving this Offering Memorandum, you are agreeing to the Confidentiality and Buyer Registration Agreement. For any questions, please contact John Aderholt, Adam Weidner, or Jessica Jarosz at 304.232.5411.

Property Features

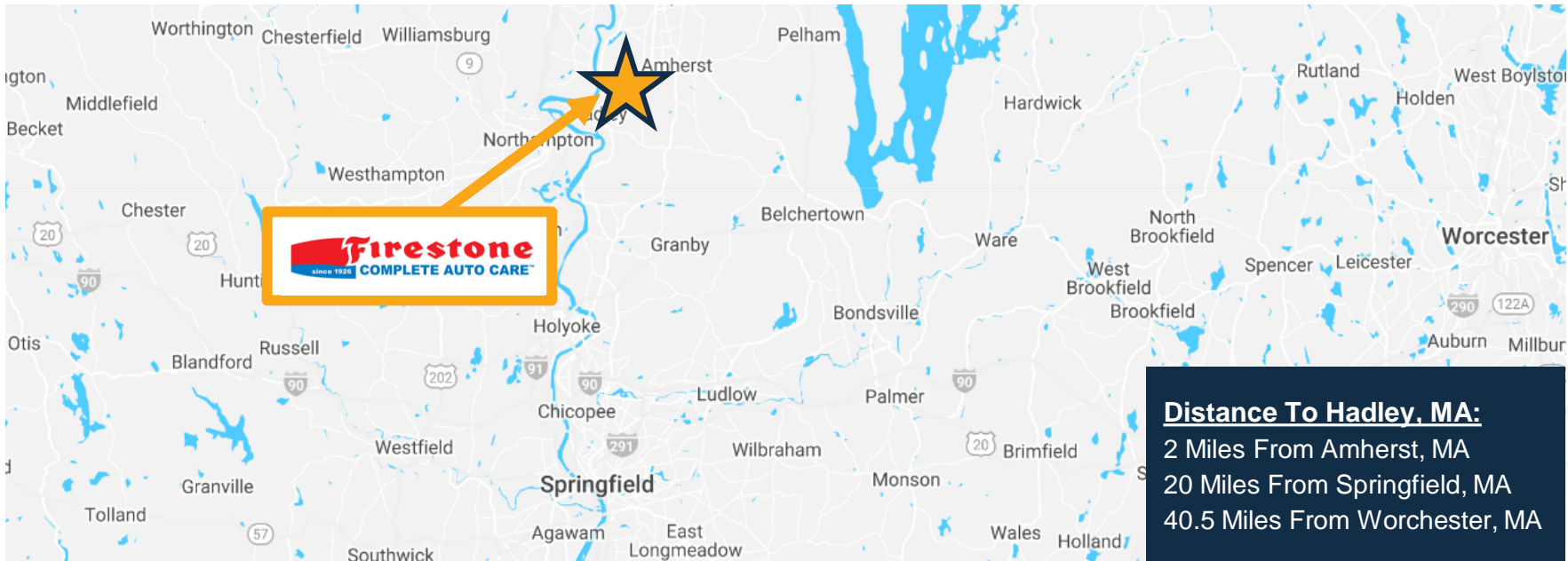
- 8,650 square foot freestanding building situated on 1.25 Acres
- 15-Year initial lease with 4 years, 4 months remaining (Five, 5-Year renewal options); Lease expires 7/31/2027
- No Landlord responsibilities
- 10-year operating history at this location
- Located along the area's primary commercial corridor; Nearby retailers include Home Depot, Walmart, Target, Whole Foods, JCPenney, Best Buy, Dick's, Bed Bath & Beyond, Barnes & Noble, Cinemark, Advance Auto Parts, Starbucks, Chipotle, Moe's Southwest Grill, Taco Bell, McDonald's, Wendy's, and Dunkin
- 2 miles from Amherst, MA and the University of Massachusetts Amherst; 20 miles north of Springfield, MA
- Located in Hampshire County (population 162,308) and part of the Springfield, MA Metropolitan Statistical Area (population 699,162)



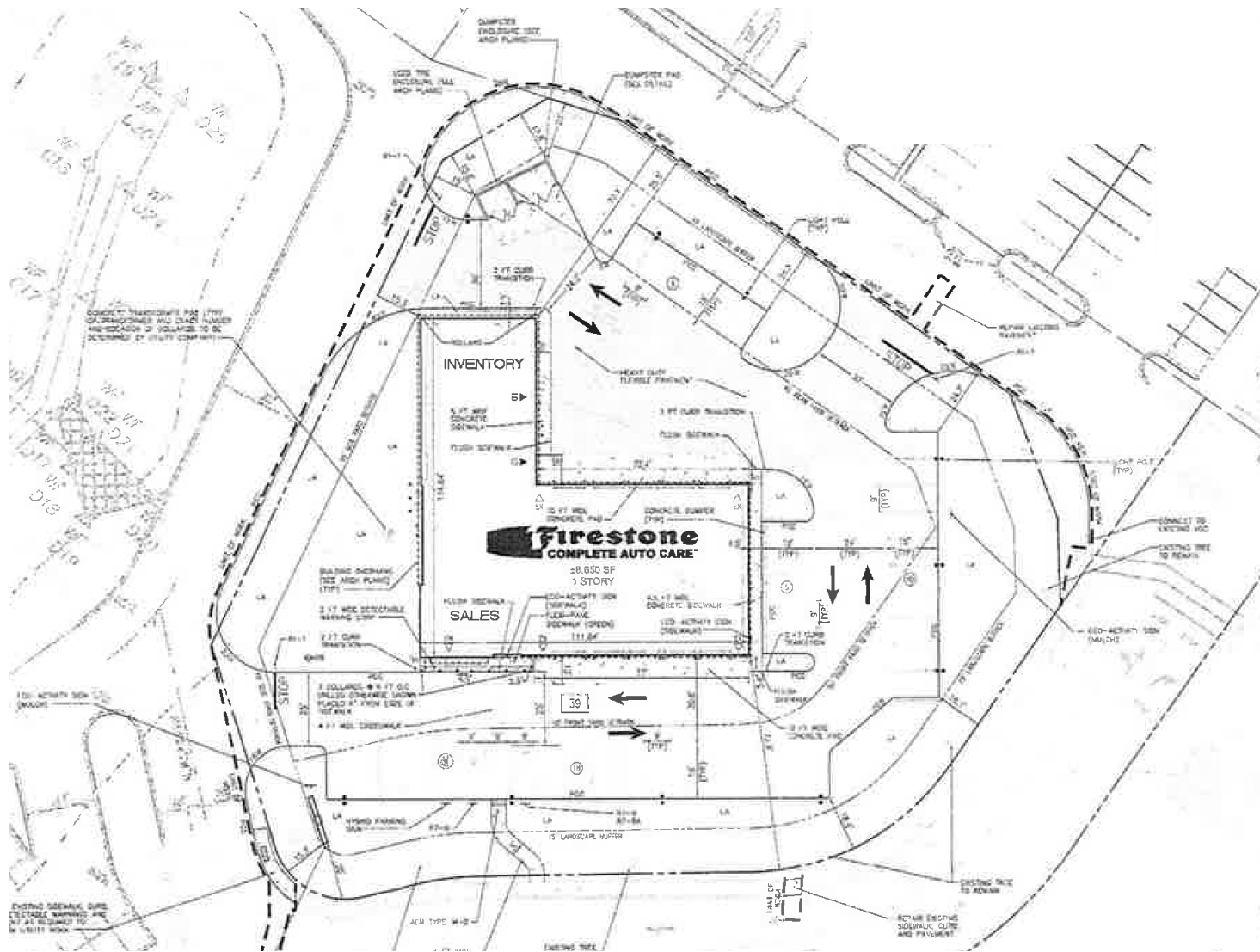
Property Photos



Maps



Site Plan



Tenant Overview

Firestone Complete Auto Care

Firestone Complete Auto Care is an American automotive maintenance shop serving over 20 million customers annually. Firestone employs 3,500 workers throughout their 1,700 Complete Auto Care locations in the United States.

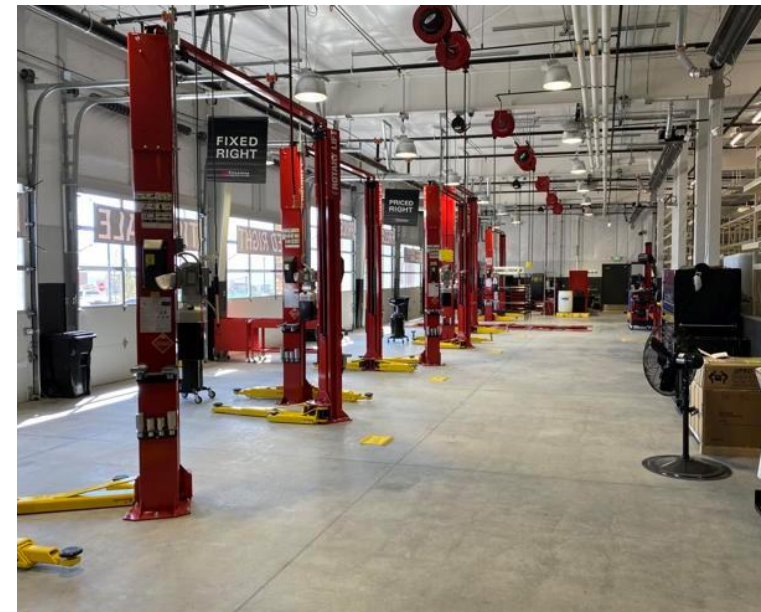
Bridgestone/Firestone Retail & Commercial Operations, LLC

The parent company for Firestone Complete Auto Care is Bridgestone Corporation (OTC: "BRDCY"), the world's largest tire maker with 2021 reported sales of over \$29.5 billion and a net income of approximately \$3.6 billion. Bridgestone/Firestone Retail & Commercial Operations, LLC, comprises the entire U.S. retail division of Bridgestone Corporation, has over 2,200 automotive tire and service stores, approximately 17,000 employees, and is headquartered in Nashville, Tennessee.



Corporate Information

Tenant:	Firestone Complete Auto Care
Parent Company:	Bridgestone Corporation
Type:	Private
Founded:	1900
US Headquarters:	Nashville, TN
No. of Employees:	3,500
No. of Locations:	1,700
Website:	www.firestonecompleteautocare.com



Location Overview – Hadley, MA

Hadley is located in Hampshire County with a population of 162,308 and part of the Springfield, MA Metropolitan Statistical Area, which has an estimated population of 699,162. Hampshire County is known for its arts & culture, scenic views, and amenities. Hadley is situated near major highways including Massachusetts Route 9/47, U.S. Route 202, and Interstate 91. The town is located approximately 2 miles from Amherst, MA, 2 miles from the University of Massachusetts Amherst, 20 miles north of Springfield, MA, and 40.5 Miles From Worcester, MA.

Hadley is recognized as one of oldest communities in Massachusetts. The town offers a primary commercial corridor with various retailers and entertainment options for its community. Major retailers include Home Depot, Walmart, Target, Whole Foods, JCPenney, Best Buy, Dick's, and Bed Bath & Beyond. Hadley is located in the heart of the Five College Consortium, which consists of Amherst College, Hampshire College, Mount Holyoke College, Smith College, and University of Massachusetts Amherst. The town is a highly desirable location for residents and businesses due to its close proximity to retailers, entertainment, and colleges.





Team

John Aderholt
jdaderholt@centuryequities.com
304.232.5411

Adam Weidner
aweidner@centuryequities.com
304.232.5411

Jessica Jarosz
jjarosz@century-realty.com
412.235.7233

960 Penn Avenue, Suite 1001 ▪ Pittsburgh, PA 15222
Century Centre ▪ 1233 Main Street, Suite 1500 ▪ Wheeling, WV 26003
304.232.5411 ▪ www.centuryequities.com