

Firestone

501 MEMORIAL AVE | WEST SPRINGFIELD, MA



**OFFERED
FOR SALE**
\$2,756,000
6.75% CAP

CONFIDENTIAL OFFERING MEMORANDUM

 **Atlantic**
CAPITAL PARTNERS™



Downtown Springfield

Parts Authority
Auto Parts Super Stores
"The Answer Is Yes!"

dreamdecor

savers BOB'S
SHOP, REUSE, REIMAGINE. DISCOUNT FURNITURE

PET SUPPLIES PLUS

TACO BELL **Pizza Hut**

BANK OF AMERICA

SKECHERS

TJ-maxx



planet fitness

WOODCRAFT

CHIPOTLE
MEXICAN GRILL

tropical CAFE
SMOOTHIE

my nouria



DOLLAR TREE



UNION ST 8,966 VPD

MEMORIAL AVE 10,496 VPD

PeoplesBank

Firestone

BIG LOTS!

Price Rite

HARBOR FREIGHT
QUALITY TOOLS LOWEST PRICES

EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to offer for sale the Firestone | West Springfield, MA, an absolute NNN investment located at the signalized intersection of Memorial Avenue and Union Street in West Springfield, Massachusetts. The property is leased to Bridgestone Retail Operations, LLC, the U.S. retail subsidiary of Bridgestone Corporation, providing investors with passive, management-free income backed by a corporate guaranty.

Firestone has operated continuously at this location since 1962, demonstrating more than six decades of successful operating history. According to Placer.ai, the store ranks among the top 4% of Firestone locations nationwide by foot traffic, reinforcing the site's long-term strategic importance within the tenant's portfolio.

Situated within one of Western Massachusetts' premier retail corridors, the property occupies a highly visible hard corner surrounded by national retailers including Big Y, TJ Maxx, Planet Fitness, Chipotle, McDonald's, Harbor Freight, Dollar Tree, and Big Lots. With more than 221,000 residents within five miles, exceptional retail synergy, and zero landlord responsibilities, the offering presents an attractive opportunity for private capital and 1031 exchange investors seeking durable cash flow backed by global corporate credit.

RENT SCHEDULE	TERM	RENT
Current Term	4/1/2024 - 3/31/2030	\$186,032

NOI	\$186,032
CAP	6.75%
PRICE	\$2,756,000

ASSET SNAPSHOT

Tenant Name	Firestone
Address	501 Memorial Ave, West Springfield, MA 01089
Building Size (GLA)	8,668 SF
Land Size	0.56 Acres
Year Built	1948
Signatory/Guarantor	Corporate
Rent Type	ABS. NNN
Landlord Responsibilities	None
Commencement Date	5/21/1962
Lease Expiration Date	3/31/2030
Remaining Term	4 Years
Remaining Options	None
NOI	\$186,032



221,194 PEOPLE
IN 5 MILE RADIUS



\$86,084 AHHI
IN 5 MILE RADIUS



20,000 VPD
MEMORIAL & UNION



TOP 4% FIRESTONE LOCATION NATIONWIDE

According to Placer.ai, this Firestone ranks among the top 4% of all Firestone Complete Auto Care locations nationwide by foot traffic, highlighting exceptional store-level performance and long-term strategic importance within Bridgestone's national retail portfolio.



60+ YEAR OPERATING HISTORY

Firestone has continuously operated at this location since 1962, demonstrating more than six decades of uninterrupted occupancy. Few retail assets can offer this level of proven operating history, reinforcing the site's long-term viability and importance to the tenant.



ABSOLUTE NNN LEASE - ZERO LANDLORD RESPONSIBILITIES

The property is leased under an absolute NNN structure, providing investors with truly passive ownership and no landlord responsibilities for maintenance, repairs, capital expenditures, or operating costs.



INVESTMENT-GRADE CORPORATE CREDIT

The lease is corporately guaranteed by Bridgestone Retail Operations, LLC, the U.S. retail subsidiary of Bridgestone Corporation (TYO: 5108), one of the world's largest tire manufacturers with approximately \$30 billion in annual revenue and an investment-grade credit profile.



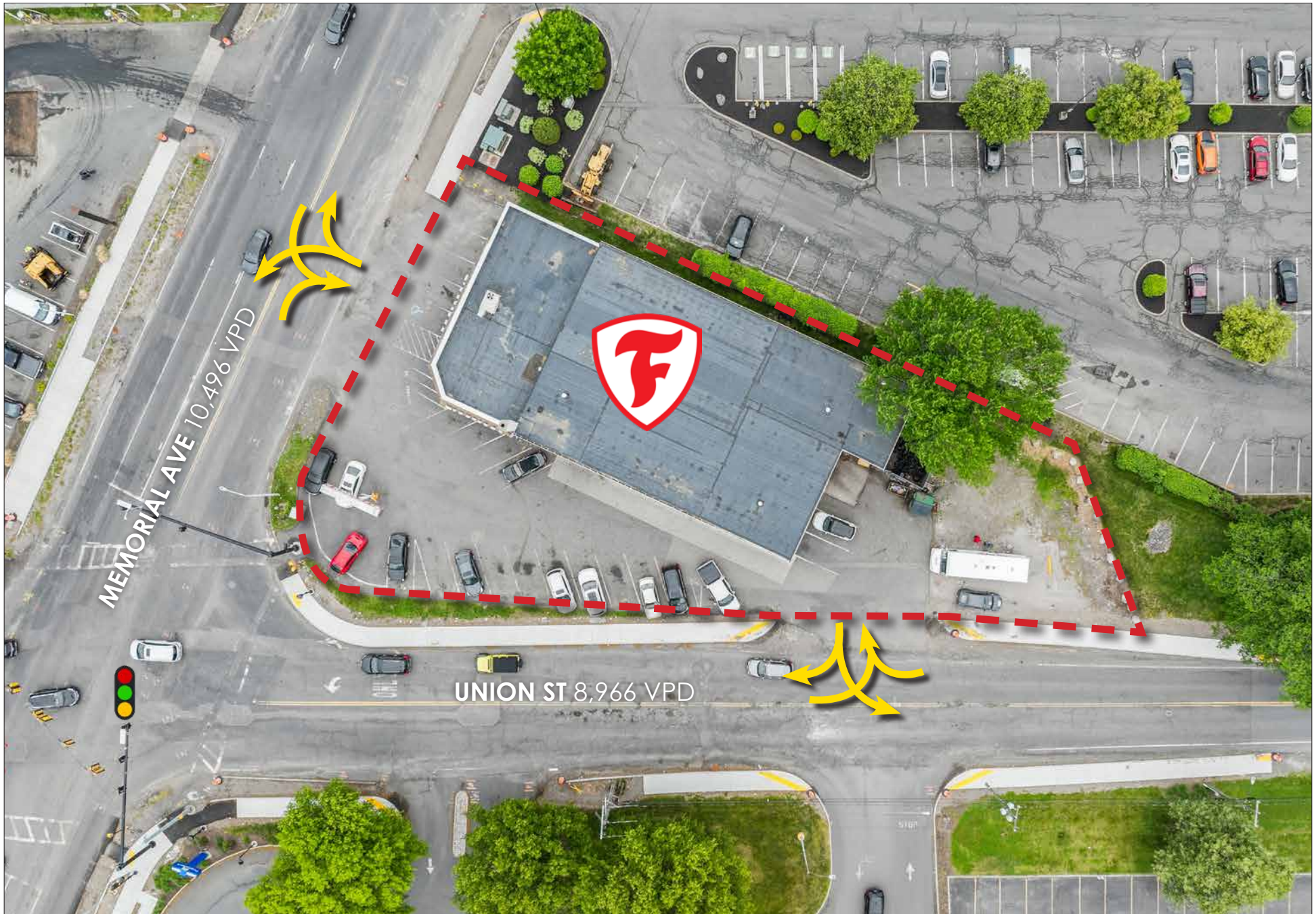
IRREPLACEABLE SIGNALIZED CORNER IN WESTERN MASS' PREMIER RETAIL CORRIDOR

The property occupies a highly visible signalized corner along Memorial Avenue, West Springfield's dominant retail corridor, surrounded by national retailers including Big Y, TJ Maxx, Planet Fitness, Chipotle, McDonald's, Harbor Freight, Dollar Tree, and numerous additional traffic drivers serving the greater Springfield market.



RECESSION-RESISTANT, NECESSITY-BASED BUSINESS

Firestone benefits from recurring demand for tire replacement, maintenance, and automotive repair services. As the average age of U.S. vehicles continues to rise, consumers increasingly rely on service providers like Firestone for essential vehicle maintenance that cannot be replicated through e-commerce.





LOCATION OVERVIEW

FIRESTONE WEST SPRINGFIELD, MA

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West Springfield, Massachusetts, is a dynamic suburban community located in Hampden County, just across the Connecticut River from Springfield and approximately 90 miles west of Boston. With a population of roughly 28,000 residents, West Springfield combines suburban convenience with close proximity to one of Western Massachusetts' largest urban centers. The town offers a well-balanced blend of residential neighborhoods, retail corridors, and commercial zones, making it an attractive destination for both families and businesses. The real estate market in West Springfield has remained steady, supported by its strategic location, access to major highways (including I-90 and Mass Pike), and ongoing regional development. The town benefits from strong demand for healthcare, industrial, and service-oriented properties, driven by its diverse economy and central location within the Springfield MSA. The area has also seen consistent investment in infrastructure and redevelopment, contributing to a positive long-term outlook for property values. With its strategic location, stable real estate market, and strong regional connectivity, West Springfield offers a compelling environment for real estate investment and economic growth.





TENANT SUMMARY

Firestone Complete Auto Care is one of the nation's leading automotive service brands and operates as part of Bridgestone Retail Operations, LLC, the U.S. retail subsidiary of Bridgestone Corporation (TYO: 5108). The company operates more than 2,200 company-owned automotive service centers across several retail brands.

Bridgestone Corporation generates approximately \$30 billion in annual revenue, employs roughly 130,000 people worldwide, and maintains an investment-grade credit profile. Firestone's focus on recurring maintenance, tire replacement, and automotive repair services benefits from stable, non-discretionary consumer demand and an aging U.S. vehicle fleet.

FIRESTONE QUICK FACTS

Founded:	1900 (Firestone) / 1931 (Bridgestone)
Ownership:	Public (TYO: 5108 / OTC: BRDCY)
Credit Rating:	A (Investment Grade)
# of Locations:	2,200+
Headquarters:	Nashville, TN (BSRO) / Tokyo, Japan (Parent)
Guaranty:	Corporate



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Firestone

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6.75% CAP

Exclusively Offered By



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