



1810 S LAKE DR
Lexington, SC (Columbia MSA)

OFFERED FOR SALE
\$2,940,000 | 6.65% CAP





EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of an Abs NNN Mavis Tire in Lexington, SC. The Premises is leased to Mavis for a 15 year initial term with four (4) - five (5) year options. The Asset is well positioned on the main commuter corridor in Lexington, SC with a strong corporate guarantee.



**15-YR
LEASE**



**POSITIONED IN
RETAIL NODE**



**HIGH GROWTH
COLUMBIA MSA**

LEASE YEARS	TERM	ANNUAL RENT
Current Term	11-15	\$195,514
1st Option Term	16-20	\$215,065
2nd Option Term	21-25	\$236,571
3rd Option Term	26-30	\$260,229
4th Option Term	31-35	\$286,251

Seller will gap rent for the first year difference between Year 10 & 11

NOI	\$195,514
CAP	6.65%
PRICE	\$2,940,000

ASSET SNAPSHOT

Tenant Name	Mavis Tire
Address	1810 S Lake Dr, Lexington, SC 29073
Building Size (GLA)	6,753 SF
Land Size	0.53 Acres
Year Built/Renovated	2017
Signator/Guarantor	Mavis Tire (Corporate)
Rent Type	Abs. NNN
Landlord Responsibilities	None
Rent Commencement Date	3/14/2017
Lease Expiration	3/31/2032
Remaining Term	6+ Years
Rental Increases	10% Increases Every 5 Years and in Options
Current Annual Rent	\$195,514



66,702 PEOPLE
IN 5 MILE RADIUS



\$98,034 AHHI
IN 1 MILE RADIUS



26,000 VPD
ON S LAKE DR





INVESTMENT HIGHLIGHTS

MAVIS TIRE LEXINGTON, SC

3



15 YEAR NET LEASE WITH RENT ESCALATIONS

6+ years remaining term with 10% rental increase in year 11, and 10% increases for each 5-year option | Corporate Guaranty by Mavis (2,100+ locations) | Four (4) renewal options with 10% increase for each option



BRAND NAME TENANT AND GUARANTOR

This location is corporately back by Mavis Tire | Mavis acquired NTB and Tire Kingdom in May 2023 | Mavis has over 2,100 service centers, and roughly did over \$2.4B of revenue



STRONG DEMOGRAPHICS

Average Household Income exceeds \$98k in a 5-mile radius | Over 65K people live within a 5 mile radius | Over 16K employees in a 5-mile radius



LOCATED NEAR MARKET DRIVERS

Less than a mile to White Knoll High School - 2,165 students | 1.2 miles (5-minute drive) to Saxe Gotha Elementary- 698 Students | 2.6 Miles from Carolina Springs Middle School - 901 students | Approximately 10 miles from Columbia, SC



LOCATED IN MAJOR RETAIL CORRIDOR

Fronting South Lake Dr (AADT 26,000) | Over 720k SF of retail space within a 2 mile radius, boasting a 0.2% vacancy rate | Outparcel to one of the top performing Walmart in the Country (2.4M visitors in trailing 12 months) | Multiple national retail tenants are located near by include Lowes, Walmart, Aldi, Food Lion, and Publix

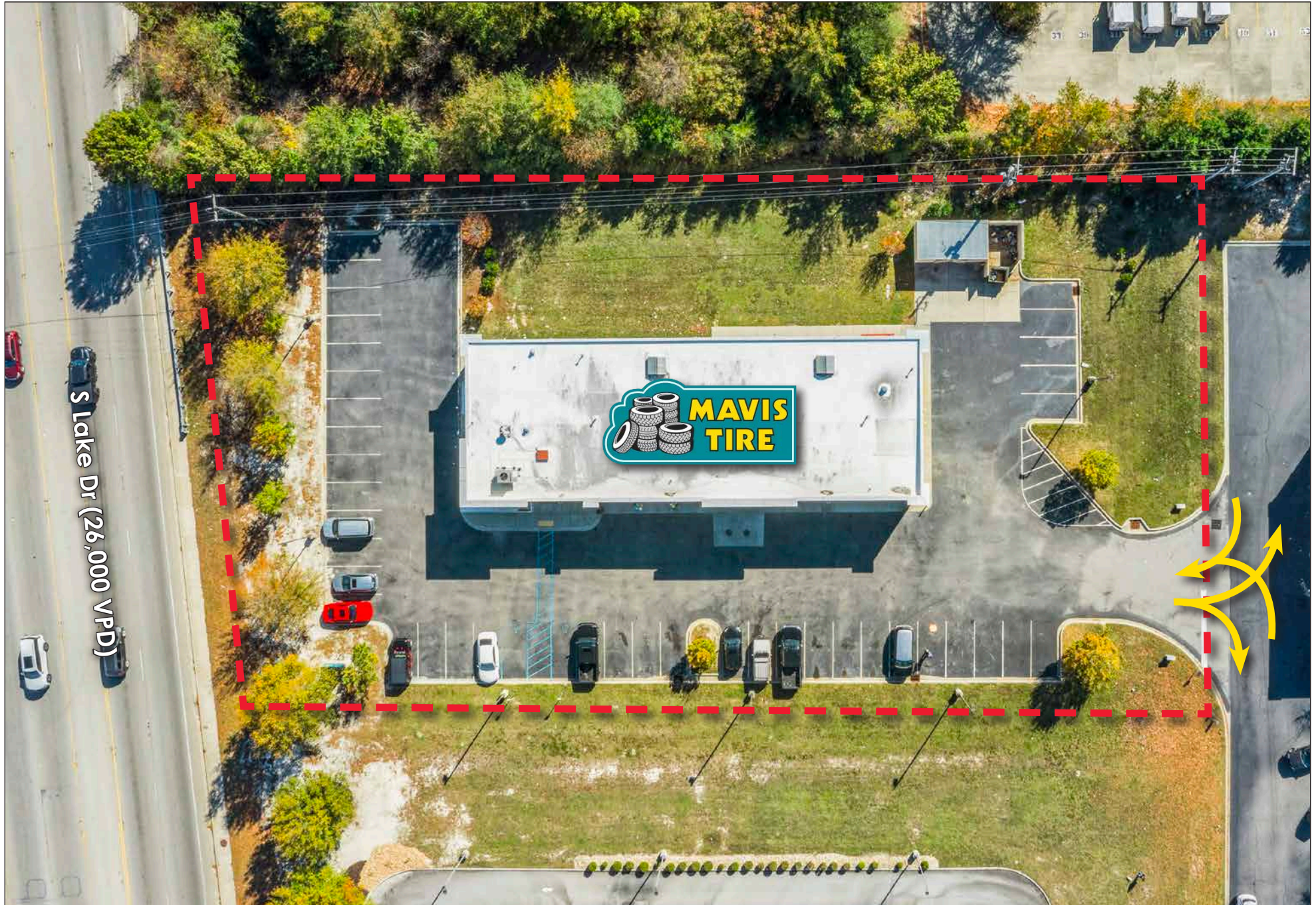


COLUMBIA, SC MSA

The South Carolina State Capital has an annual growth rate of 1.46% and has the population has grown more than 6% since 2020 | Columbia has a strong job market with projected job growth of over 27% in the next ten years | Healthcare and Education industries are the major economic drivers



SITE PLAN







GREENVILLE

92 MILES
1:45 DRIVE

CHARLOTTE

93 MILES
1:45 DRIVE

COLUMBIA

12 MILES
0:25 DRIVE



Lexington

CHARLESTON

108 MILES
2:00 DRIVE

Columbia, South Carolina, the state's capital, is a vibrant city nestled in the heart of the Palmetto State. Boasting a rich history dating back to its founding in 1786, Columbia offers a blend of Southern charm and modern amenities. The city is renowned for its cultural attractions, including the Columbia Museum of Art, which showcases a diverse collection ranging from Renaissance masterpieces to contemporary works. Nature enthusiasts can explore the scenic beauty of Congaree National Park, home to one of the largest intact old-growth bottomland hardwood forests in the southeastern United States. With its bustling downtown district, burgeoning culinary scene, and lively entertainment options, Columbia provides residents and visitors alike with a dynamic urban experience set against the backdrop of the South Carolina Midlands.

1 MILES

3,868
PEOPLE
\$76,630
AHHI
1,595
TOTAL
EMPLOYEES

3 MILES

28,252
PEOPLE
\$87,831
AHHI
4,184
TOTAL
EMPLOYEES

5 MILES

66,702
PEOPLE
\$98,034
AHHI
16,710
TOTAL
EMPLOYEES



TENANT OVERVIEW

Mavis Tire Express Services Corp. significantly expanded its national footprint through its acquisition of NTB Tire & Service Centers and Tire Kingdom from TBC Corporation, announced in May 2023. The deal added nearly 600 retail locations—392 NTB stores and 203 Tire Kingdom stores—bringing Mavis' total presence to roughly 2,000 service centers across the country. This acquisition strengthened Mavis' position as one of the largest independent tire and automotive service providers in the U.S., enhancing market coverage in key regions and broadening its customer base. The integration also provided operational efficiencies, increased buying power, and a more extensive service offering. Overall, the NTB acquisition represented a strategic move that accelerated Mavis' growth, expanded its geographic reach, and reinforced its role as a major consolidator in the automotive service industry.

For More Information, [Click Here](#)

MAVIS TIRE QUICK FACTS

Founded:	1949
Ownership:	Private
# of Locations:	2,100+
Headquarters:	White Plains, NY
Guaranty:	Corporate



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Exclusively Offered By



PRIMARY DEAL CONTACTS

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