Firestone

131 S FRANKLIN ST | CHAMBERSBURG, PA

OFFERED FOR SALE
$700,000
6.00% CAP

CONFIDENTIAL OFFERING MEMORANDUM

Atlantic
CAPITAL PARTNERS™

SOUTHEAST AERIAL

Firestone

EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to offer for sale the Firestone located in Chambersburg, PA, a 7,126-square-foot net lease investment occupied by Firestone Complete Auto Care and corporately guaranteed by Bridgestone Retail Operations, LLC, the U.S. retail operating subsidiary of Bridgestone Corporation. The property generates $42,000 of annual rental income under a NN lease structure, providing stable cash flow backed by an investment-grade corporate guarantor.

Firestone has operated continuously at this location since 1996, demonstrating nearly 30 years of occupancy and long-term commitment to the site. The tenant has exercised multiple renewal options under the lease, most recently extending the current term through April 2028. The low in-place rent of just $5.89 PSF supports long-term occupancy while providing investors with a compelling basis relative to replacement cost.

Strategically positioned along W. Loudon Street, the property serves a well-established trade area in south-central Pennsylvania with convenient access to Interstate 81 and the broader Mid-Atlantic region. The combination of proven operating history, corporate credit, attractive basis, and near-term leasing optionality presents a compelling opportunity for private capital and 1031 exchange investors.

RENT SCHEDULE	TERM	RENT
Current Term	8/1/1996 - 4/30/2028	$42,000
1st Option	5/1/2028 - 4/30/2033	$46,200
2nd Option	5/1/2033 - 4/30/2038	$50,820

NOI	$42,000
CAP	6.00%
PRICE	$700,000

ASSET SNAPSHOT

Tenant Name	Firestone
Address	131 S Franklin St, Chambersburg, PA 17201
Building Size (GLA)	7,126 SF
Land Size	0.52 Acres
Year Built	1996
Signatory/Guarantor	Corporate
Rent Type	NN
Landlord Responsibilities	Roof, Structure & HVAC
Commencement Date	8/1/1996
Lease Expiration Date	4/30/2028
Remaining Term	2 Years
Rental Increases	10% Every Option Period
NOI	$42,000

51,263 PEOPLE IN 5 MILE RADIUS

$93,925 AHHI IN 5 MILE RADIUS

14,054 VPD ON W LOUDON ST

INVESTMENT HIGHLIGHTS

NEARLY 30 YEARS OF CONTINUOUS OCCUPANCY

Firestone has operated continuously at this location since 1996, demonstrating a long-term commitment to the site and surrounding trade area. The tenant has exercised multiple renewal options under the lease, reinforcing the property's strategic importance within Bridgestone's national retail network.

CORPORATE GUARANTY - BRIDGESTONE RETAIL OPERATIONS, LLC

The lease is corporately guaranteed by Bridgestone Retail Operations, LLC, the U.S. retail operating subsidiary of Bridgestone Corporation (TYO: 5108), providing investors with stable cash flow backed by an investment-grade global tire and automotive services company.

LOW IN-PLACE RENT OF $5.89 PSF

The property is leased at just $5.89 PSF, representing a low occupancy cost that supports long-term store profitability while reducing future rollover risk and enhancing renewal probability.

ATTRACTIVE BASIS – APPROXIMATELY $87 PSF

Offered at approximately $87 PSF, the acquisition basis is well below replacement cost, creating an attractive entry point with flexibility for future leasing, redevelopment, or repositioning.

STRATEGIC TRI-STATE POSITIONING | CENTRAL PA TRADE AREA

Strategically located in Chambersburg, PA — within 25 miles of Hagerstown, MD and Gettysburg, PA, and 55 miles from Harrisburg — the site captures a regional service catchment along W Loudon Street (14,054 AADT) with a five-mile trade area of 51/k residents and $93K average household income.

NECESSITY-BASED AUTOMOTIVE SERVICE TENANT

Firestone Complete Auto Care provides essential automotive maintenance and repair services that benefit from recurring, non-discretionary consumer demand and are largely insulated from e-commerce disruption.

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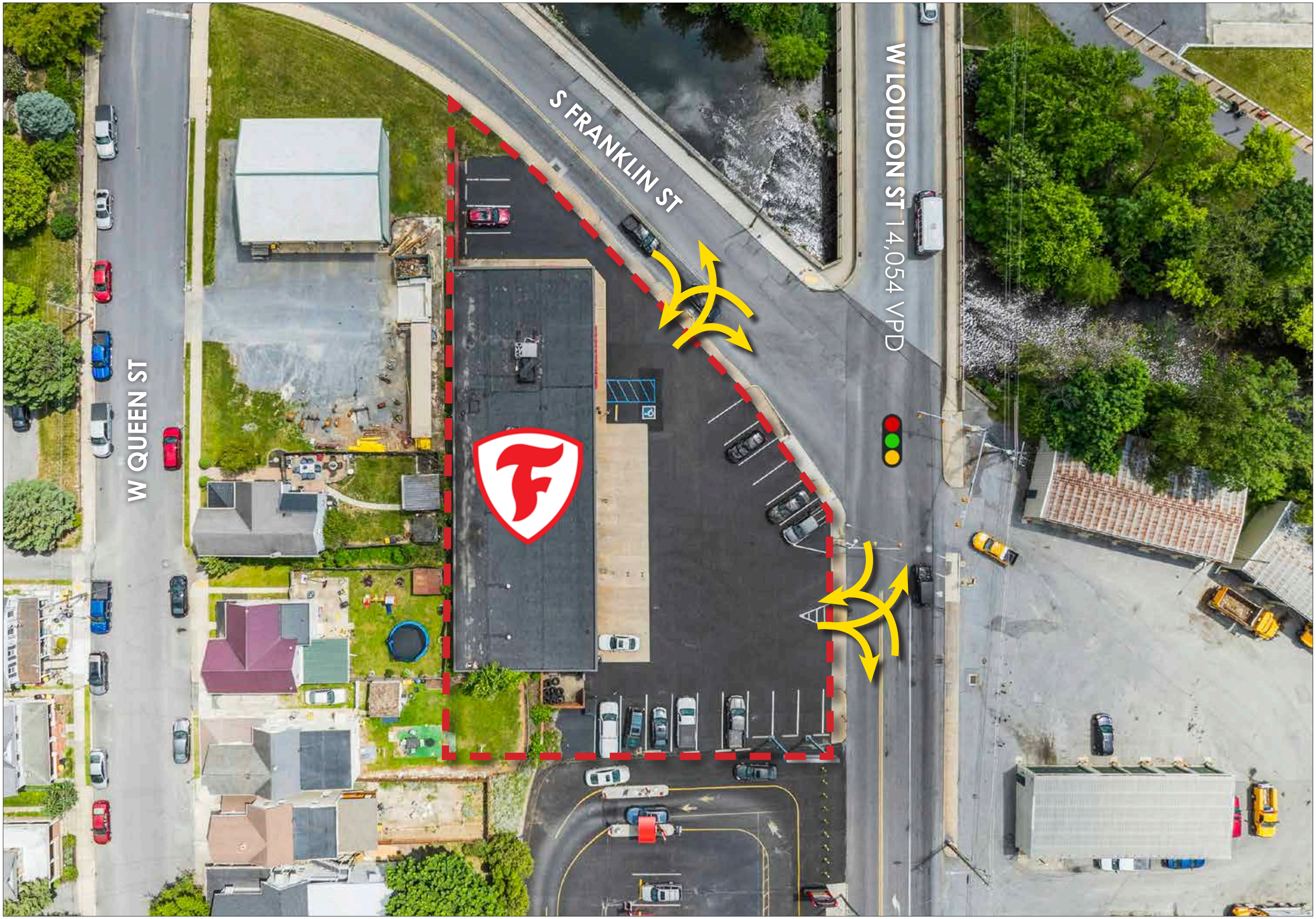
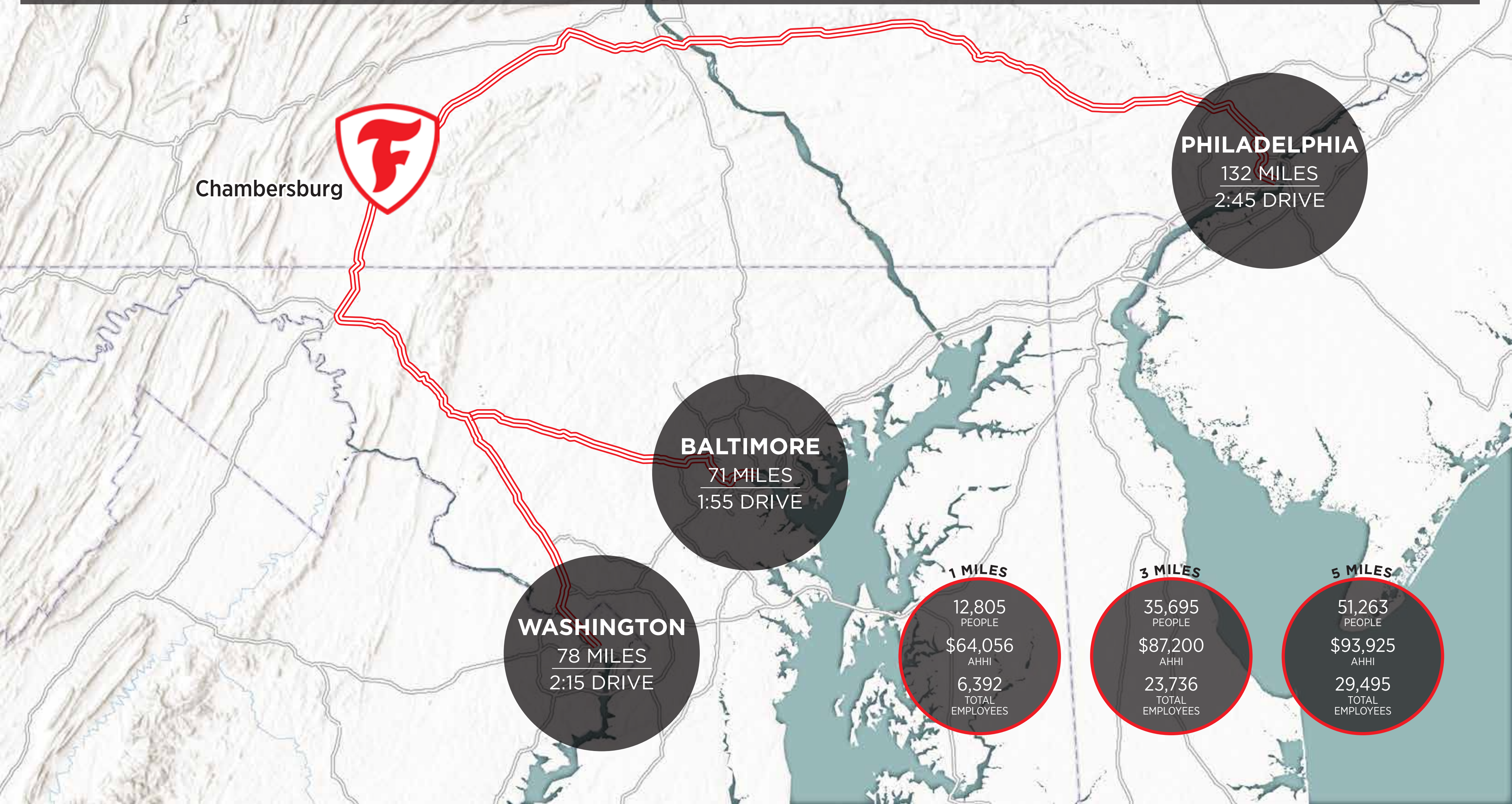
SITE PLAN



LOCATION OVERVIEW

Chambersburg, Pennsylvania is the county seat of Franklin County and is strategically positioned along the Interstate 81 corridor in south-central Pennsylvania, approximately 50 miles southwest of Harrisburg and within close proximity to the Washington D.C. and Baltimore metro areas. The community benefits from strong regional connectivity, access to major East Coast distribution routes, and a diversified local economy supported by healthcare, manufacturing, logistics, agriculture, and government employment. Major employers include Chambersburg Hospital, Letterkenny Army Depot, Franklin County government, and a growing base of distribution and industrial users attracted to the area's central Mid-Atlantic location.

Chambersburg maintains a historic small-town character while offering a stable economic environment and relatively low cost of living compared to larger Northeast markets. The borough and surrounding Franklin County have experienced steady population growth driven by affordability, workforce accessibility, and continued commercial development along the I-81 corridor.

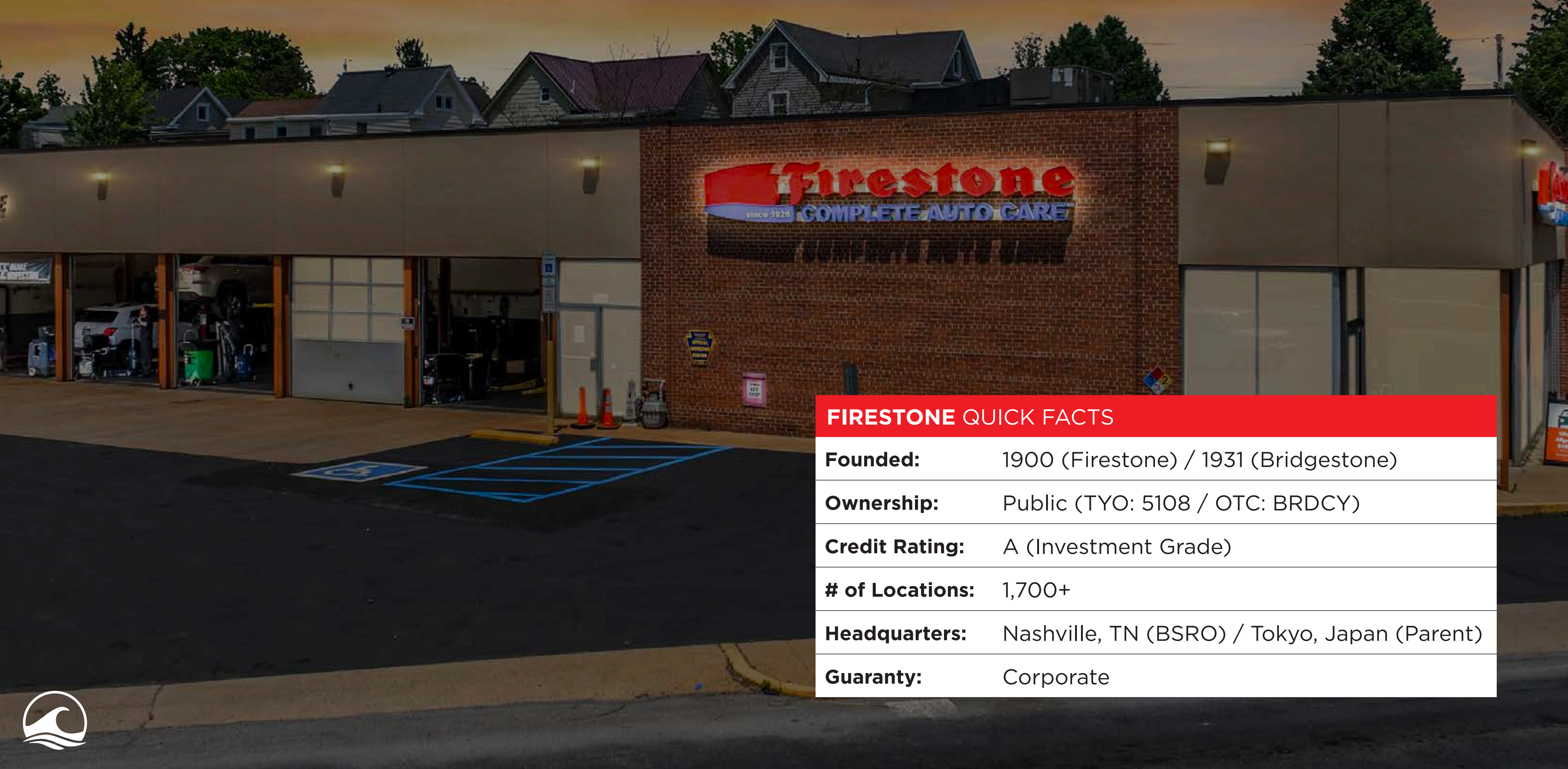


TENANT SUMMARY

Firestone Complete Auto Care is the flagship automotive service retail brand of Bridgestone Retail Operations, LLC — the U.S. retail subsidiary of Bridgestone Corporation (TYO: 5108), the world's largest tire and rubber company. Headquartered in Nashville, Tennessee, the company operates more than 2,200 corporate-owned tire and automotive service centers nationwide across its Firestone, Tires Plus, Hibdon Tires Plus, and Wheel Works brands.

Founded in 1900 by Harvey S. Firestone in Akron, Ohio, Firestone was acquired by Bridgestone Corporation in 1988, combining two of the most recognized names in the global tire industry. Today, Firestone Complete Auto Care delivers a full suite of recurring, non-discretionary services — including tire sales, brake work, oil changes, alignments, batteries, and state inspections — through a corporate-owned model that gives the parent direct control over store performance and real estate decisions.

Bridgestone Corporation generated approximately $30 billion in global revenue in 2024, employs roughly 130,000 people worldwide, and maintains an investment-grade credit profile with long-term ratings historically in the "A" category. As the average age of U.S. vehicles continues to climb past 12.6 years, demand for tire replacement and routine maintenance continues to grow — providing a structural tailwind for store-level performance and long-term occupancy at the subject property.



FIRESTONE QUICK FACTS

Founded:	1900 (Firestone) / 1931 (Bridgestone)
Ownership:	Public (TYO: 5108 / OTC: BRDCY)
Credit Rating:	A (Investment Grade)
# of Locations:	1,700+
Headquarters:	Nashville, TN (BSRO) / Tokyo, Japan (Parent)
Guaranty:	Corporate

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Exclusively Offered By

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