MATTHEWS™



Conceptual Rendering

15 Years Remaining on Lease | Absolute NNN Lease | Brand-New Construction

MAVIS TIRES & BRAKES At DISCOUNT PRICES

1022 S Tamiami Trl | Osprey, FL, 34229 (Sarasota MSA)

Single-Tenant Retail Investment Opportunity

Offering Memorandum

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Conceptual Rendering

Property Overview

Mavis Tires & Brakes
1022 S Tamiami Trl, Osprey, FL 34229



Conceptual Rendering

Investment Highlights

Property Highlights

- **Brand-New Construction:** The property will be a newly developed ±6,240 SF Mavis Tires & Brakes featuring seven service bays on ±0.85 acres, offering a modern, purpose-built layout designed for efficient automotive service operations.
- **Corporate Guarantee:** Lease guaranteed by Mavis Tire Express Services Topco Corp., one of North America's largest independent tire and automotive service providers, with 2,100+ company-operated service centers, 3,500+ owned and franchised locations, and $4.6 billion in annual revenue.
- **Absolute NNN Lease:** A fresh 15-year absolute NNN lease with five (5) five-year renewal options, offering truly passive ownership with zero landlord responsibilities.
- **Attractive Rental Increases:** Rent increases 10% every five (5) years, including options, providing a strong hedge against inflation.
- **Fee-Simple:** The sale includes ownership of both the land and improvements, allowing the Buyer to depreciate the eligible improvements for tax purposes.

Location Highlights

- **High Visibility:** Positioned directly on US-41/South Tamiami Trail (61,000 VPD) with 213 feet of frontage, benefiting from strong exposure to both regional and local traffic.
- **Strong Access:** Located at the corner of South Tamiami Trail and Happy Haven Drive, with a left-in access point and shared access through the adjacent retail center, making the site easy to reach from both directions on US-41.
- **High Growth Market:** Positioned in the Osprey/Sarasota trade area, where the broader Sarasota-Manatee region has added 91,000 residents over the past five years and retail vacancy sits at 3.9%. Average household incomes reach $158,224 within three miles, and the population within five miles has grown 3.5% since 2020.
- **Surrounded by Significant Investment:** The South Tamiami Trail corridor continues to attract substantial residential, healthcare, and mixed-use investment, including The Well Sarasota (a planned 66-unit condominium and wellness development), Sarasota Memorial Hospital's new $220 million Cancer Pavilion, and the $60.9 million Phase II expansion of Marie Selby Botanical Gardens. This ongoing investment is expected to further strengthen density, traffic, and long-term commercial fundamentals along the corridor.
- **Strong Retail Synergy:** Located near the Publix-anchored Shops at Casey Key and a dense concentration of national retailers, including Walmart Supercenter, Publix, CVS, Dollar Tree, and Wendy's, demonstrating the area's depth of retail demand.

±6,240 SF
GLA

2026
Year Built

±61,000
Vehicles Per Day

Absolute NNN
Lease Type

±0.85 AC
Lot Size


Shoreland Park
Park
S
Casey Key
Publix
ACE Hardware
Foxtail Coffee Co.
Rosy's
HOTWORX
TRUSTCO BANK
BODYBAR
Southbay Yacht & Racquet Club
Yacht Club
RLC Resort Lifestyle Communities
41
CVS pharmacy
FIVE NINE Grill & Tavern
Pine Run Association Inc
±147 Units
1 Hot Cookie and Ice Cream
± 61,000 VPD
Subject Property


HOBBY LOBBY
Staples
Burlington
SPROUTS FARMERS MARKET
petco
Total Wine & MORE
ULTA BEAUTY
ups
verizon
TARGET
COSTCO WHOLESALE
JCPenney
Publix
HAVERTYS FURNITURE · EST 1885
Walgreens
KOHL'S
LOWE'S
Publix
CIRCLE K
SHERWIN WILLIAMS
41
INTERSTATE 75
± 139,000 VPD
Osprey, FL
Jim Neville Marine Preserve
Stoneybrook Golf Course and Country Club
± 61,000 VPD
The Oaks Club Golf Course
Walmart Supercenter
Pine View School ±1,752 Students
Subject Property
Bay Leaf Indian Cuisine
FRANKIE'S ITALIAN RISTORANTE
FAMILY Dermatology
CVS pharmacy
ACE Hardware
TRUSTCO BANK
HJTWORX
Publix
N
Google Earth

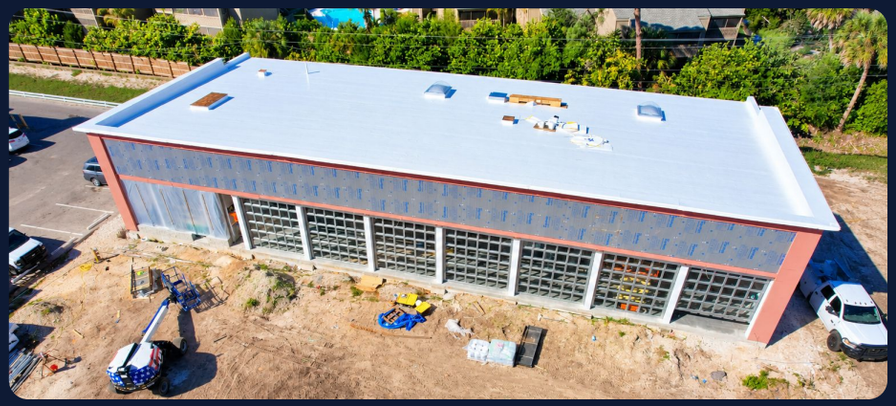
N
Happy Haven Dr
41
± 61,000 VPD
41
MAVIS
TIRES &
BRAKES
At DISCOUNT PRICES

Construction Status









1022 S Tamiami Trl
Osprey, FL 34229

±6,240 SF
GLA

2026
Year Built

±61,000
Vehicles Per Day

Absolute NNN
Lease Type

±0.85 AC
Lot Size



Financial Overview

Mavis Tires & Brakes
1022 S Tamiami Trl, Osprey, FL 34229



Conceptual Rendering

Financial Summary

$3,809,524	5.25%	15 Years	$200,000
List Price	Cap Rate	Lease Term	NOI

Property Details

Tenant Trade Name	Mavis Tires & Brakes
Type of Ownership	Fee Simple
Lease Guarantor	Mavis Tire Express Services Topco Corp
Lease Type	Absolute NNN
Roof and Structure	Tenant
Original Lease Term	15 Years
Rent Commencement Date	2/1/2027
Lease Expiration Date	1/31/2042
Term Remaining on Lease	±15 Years
Increases	10% Every 5 Years
Options	Five, 5-Years
Lot Size	±0.85 AC
Building Size	±6,240 SF

Annualized Operating Data

Period	Monthly Rent	Annual Rent	Cap Rate
2/1/2027 - 1/31/2032	**$16,666.67**	**$200,000.00**	**5.25%**
2/1/2032 - 1/31/2037	$18,333.33	$220,000.00	5.78%
2/1/2037 - 1/31/2042	$20,166.67	$242,000.00	6.35%
Option Periods			
2/1/2042 - 1/31/2047	$22,183.34	$266,200.08	6.99%
2/1/2047 - 1/31/2052	$24,401.67	$292,820.04	7.69%
2/1/2052 - 1/31/2057	$26,841.84	$322,102.08	8.46%
2/1/2057 - 1/31/2062	$29,526.02	$354,312.24	9.30%
2/1/2062 - 1/31/2067	$32,478.62	$389,743.44	10.23%

Tenant Overview

Year Founded
1972

Headquarters
White Plains, NY

Ownership Status
Privately Held

Employees
25,000+

Locations
3,500+

Mavis Tires & Breaks Overview

Mavis Tires & Brakes is one of the largest independent tire and automotive service retailers in the United States, operating a broad national platform supported by strong necessity-based consumer demand. Backed by BayPine LP and TSG Consumer Partners, the company has grown into a leading consolidator within the fragmented automotive service sector.

Founded in 1972 and headquartered in White Plains, New York, Mavis operates more than 3,500 locations across approximately 39 states under banners including Mavis Discount Tire, NTB Tire & Service Centers, Tire Kingdom, and Town Fair Tire. The company employs over 25,000 people and is not publicly rated by S&P or Moody's. Its scale, geographic reach, and recurring service-driven revenue support long-term operational stability.

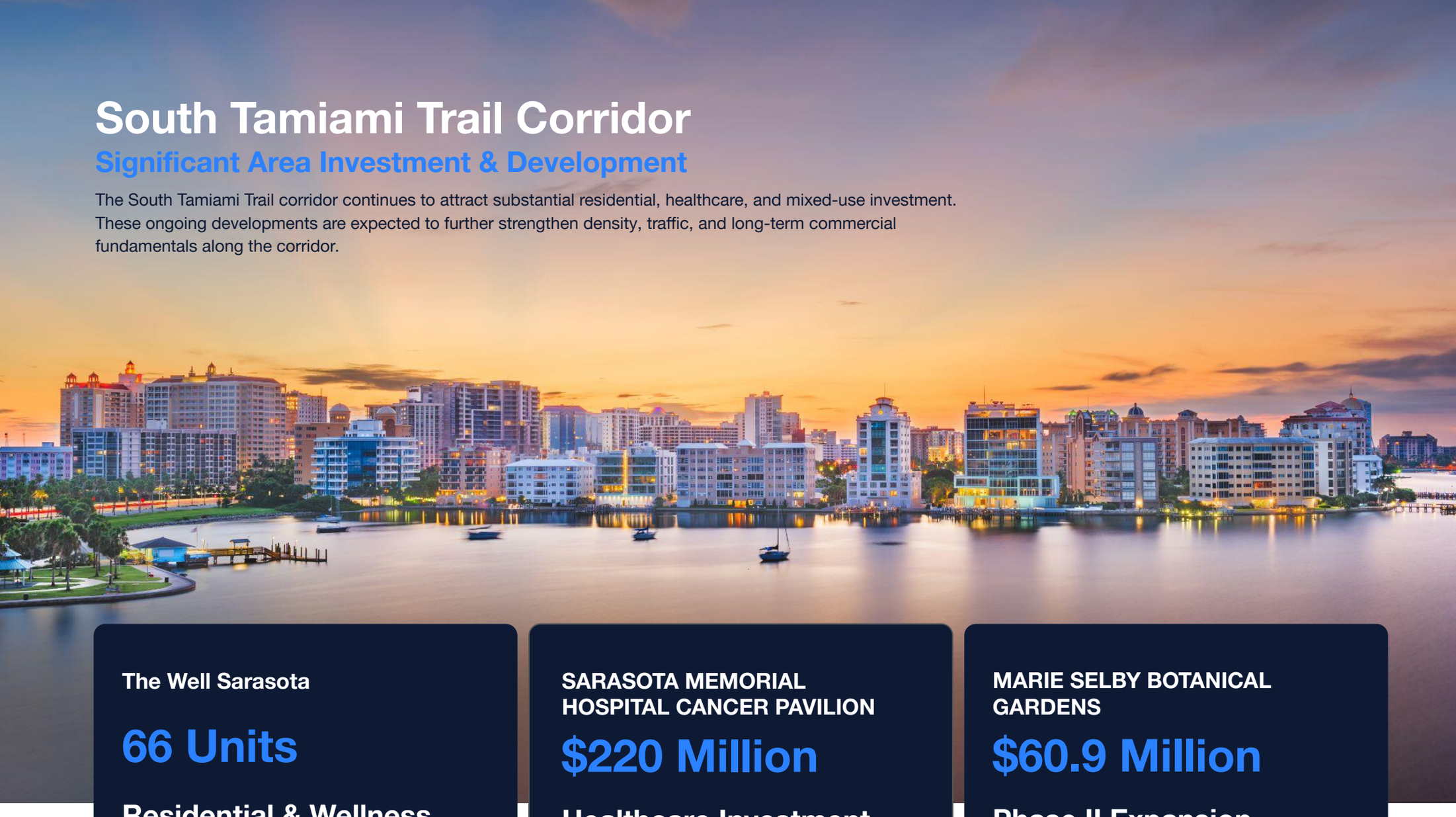
Why Invest in Mavis Tires & Brakes?

- **Necessity-Based Service Model:** Provides essential automotive maintenance and repair services that generate recurring demand regardless of economic cycles.
- **National Scale & Diversification:** Operates 3,500+ locations across the country, reducing reliance on any single market and supporting stable revenue streams.
- **Industry-Leading Platform:** One of the largest independent tire and service retailers in the U.S., benefiting from purchasing power and operational efficiencies.
- **Proven Acquisition Strategy:** Strong track record of consolidating regional operators and integrating brands to drive continued expansion.
- **Private Equity Sponsorship:** Backed by BayPine LP and TSG Consumer Partners, providing institutional oversight and capital support for growth initiatives.
- **Multi-Brand Portfolio Strength:** Operates under several recognized regional banners, enhancing brand equity and localized customer loyalty.

South Tamiami Trail Corridor

Significant Area Investment & Development

The South Tamiami Trail corridor continues to attract substantial residential, healthcare, and mixed-use investment. These ongoing developments are expected to further strengthen density, traffic, and long-term commercial fundamentals along the corridor.



The Well Sarasota

66 Units

Residential & Wellness

The Well Sarasota is a planned 66-unit condominium and wellness development designed to bring luxury residential living and holistic wellness experiences to the South Tamiami Trail corridor.

SARASOTA MEMORIAL HOSPITAL CANCER PAVILION

$220 Million

Healthcare Investment

Sarasota Memorial Hospital is developing a new $220 million Cancer Pavilion, expanding access to world-class cancer care and reinforcing Sarasota's position as a leading healthcare destination.

MARIE SELBY BOTANICAL GARDENS

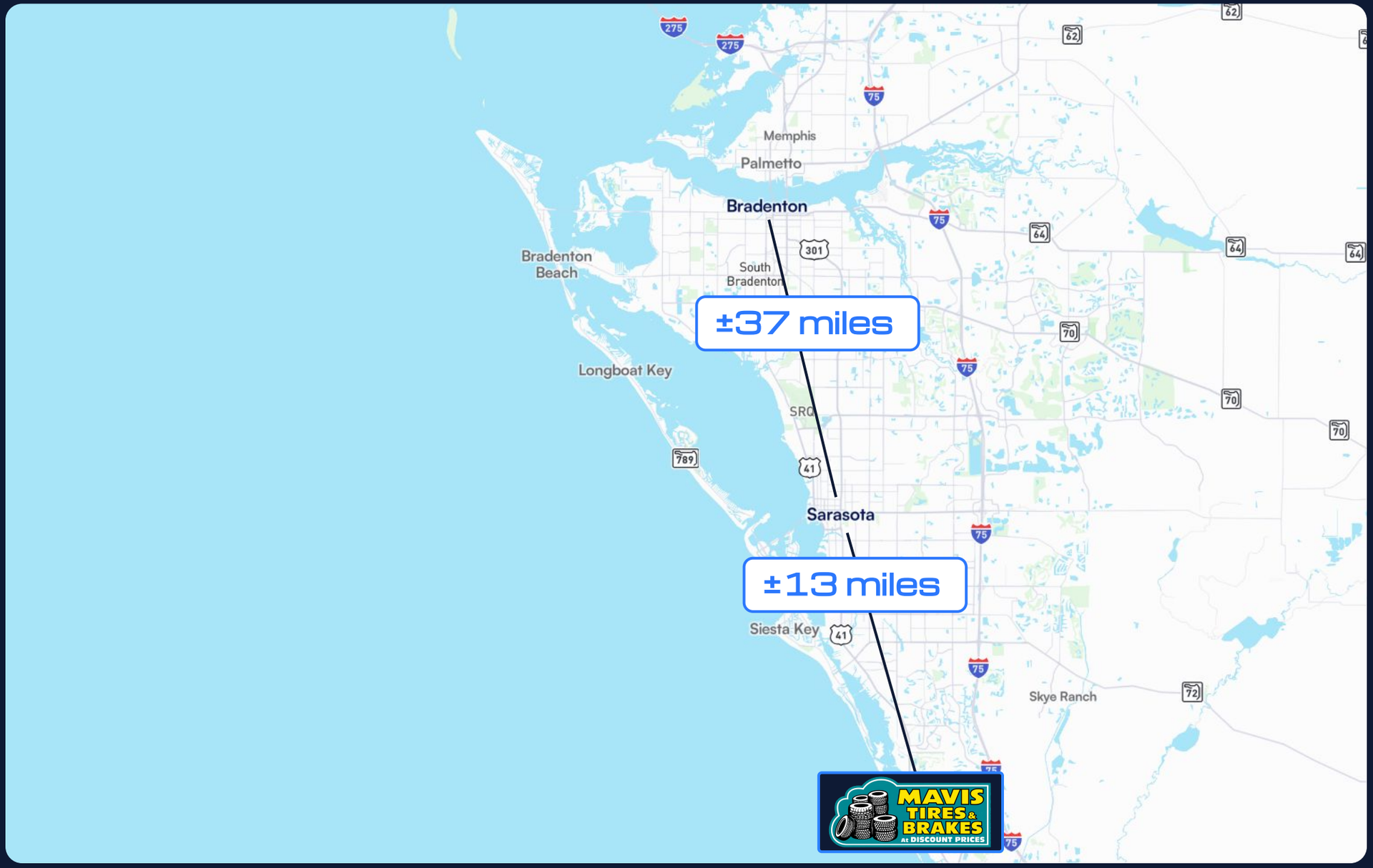
$60.9 Million

Phase II Expansion

The $60.9 million Phase II expansion of Marie Selby Botanical Gardens will introduce new garden experiences, expanded facilities, and enhanced programming, further elevating Sarasota's reputation as a premier cultural and visitor destination.

Market Overview

Mavis Tires & Brakes
1022 S Tamiami Trl, Osprey, FL 34229



Osprey, FL

50,195
Total Population

$159,449
Average HH Income

25,832
Employed Population



Local Market Overview

Osprey, Florida, is a desirable coastal community located in Sarasota County along Florida's Gulf Coast, between Sarasota and Venice. Known for its scenic waterfront setting, established residential neighborhoods, and relaxed coastal lifestyle, Osprey offers residents convenient access to beaches, boating, golf courses, and outdoor recreation. The community is home to Oscar Scherer State Park and the historic Spanish Point cultural attraction, providing a blend of natural beauty, history, and recreational opportunities. Its location along U.S. Highway 41 also offers convenient connectivity to surrounding communities and major employment centers throughout the Sarasota region.

Osprey benefits from the economic strength of the greater Sarasota metropolitan area, supported by healthcare, tourism, professional services, construction, and real estate. The community attracts a mix of retirees, professionals, and seasonal residents seeking a high quality of life along Florida's Gulf Coast. Proximity to Sarasota Memorial Hospital's Venice campus, regional employment centers, and established residential developments contributes to the area's appeal. Continued investment throughout Sarasota County supports local businesses, housing demand, and commercial activity.

Property Demographics

Population	1-Mile	3-Mile	5-Mile
Current Year Estimate	4,744	21,655	50,195
Households	**1-Mile**	**3-Mile**	**5-Mile**
Current Year Estimate	2,383	11,278	25,832
Income	**1-Mile**	**3-Mile**	**5-Mile**
Average Household Income	$157,682	$158,224	$159,449

Sarasota, FL MSA

Sarasota is a prominent Gulf Coast city in Florida and an increasingly popular economic and cultural destination. Known for its strong regional accessibility—supported by Sarasota-Bradenton International Airport and proximity to major interstate corridors—Sarasota provides convenient connectivity for businesses and residents alike. The area's diverse economy is fueled by industries such as healthcare, professional and financial services, tourism, real estate, and a growing base of technology and entrepreneurial ventures. With continued population growth, a pro-business environment, and sustained development activity, Sarasota combines coastal appeal, a skilled workforce, and an exceptional quality of life, positioning it as an attractive market for investment and long-term growth.

Retailers and businesses operating in Sarasota benefit from a steadily growing and affluent consumer base, consistent population gains, and sustained demand across both downtown and surrounding suburban communities. Strategically located along Florida's Gulf Coast, Sarasota is supported by strong regional connectivity, including convenient access to Interstate 75, Sarasota-Bradenton International Airport, and nearby deepwater port facilities—supporting continued commercial growth and economic resilience. The region continues to experience healthy in-migration trends, driven by corporate expansions, a growing professional and healthcare workforce, and Florida's tax advantages and lifestyle appeal. With its combination of purchasing power, tourism activity, and long-term residential growth, Sarasota offers a stable and attractive environment for retail and business investment.

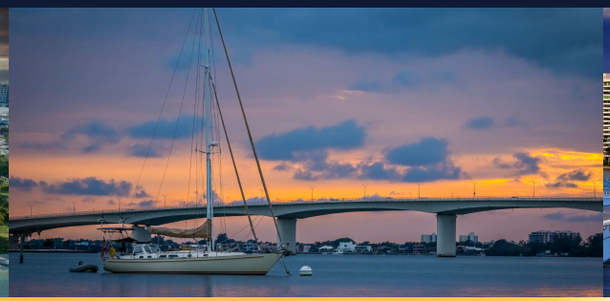
Total Population
865,000+

Annual Visitors
2.8 Million

Tourism Economic Impact
$4 Billion

GDP
$32.55 Billion











Bradenton, FL MSA

Bradenton is a well-established Gulf Coast market supported by a steadily growing population base, ongoing residential development, and strong regional fundamentals within the greater Sarasota–Manatee area. The city continues to benefit from new master-planned communities, infrastructure improvements, and sustained in-migration, all of which contribute to expanding neighborhood density and an increasing consumer base. While development activity remains active, thoughtful planning, coastal geography, and environmental considerations help moderate new supply and support long-term market balance. Collectively, these dynamics position Bradenton as one of Southwest Florida's steadily growing and strategically located submarkets, backed by durable demographic trends and continued economic momentum.

The city benefits from strong tourism activity driven by its prime Gulf Coast location, white-sand beaches, outdoor recreation, and growing arts and cultural scene. Attractions such as Anna Maria Island, Bradenton Beach, the Riverwalk, IMG Academy, and the Village of the Arts draw consistent visitation from both domestic and international travelers, while numerous waterfront events, youth sports tournaments, and seasonal festivals further enhance year-round activity. These demand drivers are complemented by a steadily growing and increasingly affluent resident base. Coastal geography, established neighborhoods, and regulatory considerations help moderate new development, creating meaningful barriers to entry that limit excess commercial supply and support long-term market stability.



ANNA MARIA ISLAND

4 Million Visitors Per Year



IMG ACADEMY

200,000+ Visitors Per Year



RIVERWALK

750,000+ Visitors Per Year



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2. You will hold it and treat it in the strictest of confidence; and

3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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