

# For Sale



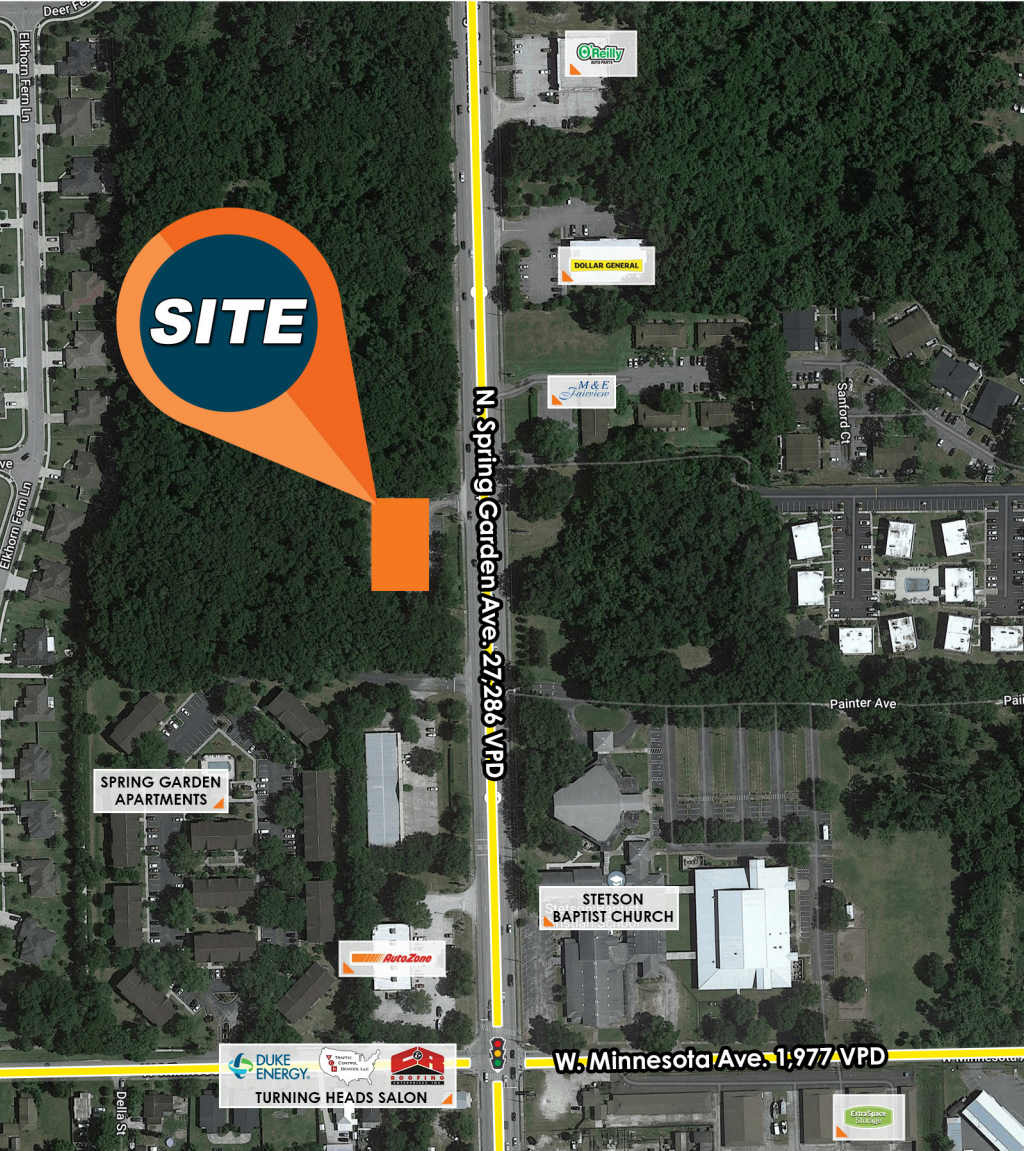
## Tire Choice & Total Car Care

680 N. Spring Garden Ave.  
DeLand, FL 32720



## Hunington

**Hunington Properties, Inc.**  
7700 Windrose Ave. Suite 03-128  
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## TIRE CHOICE & TOTAL CAR CARE

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### Executive Summary

Tenant	Tire Choice
Guarantor	Corporate Monro Inc
Number of Locations	1,200+
NN	Roof & Structure Only
Sale Price	\$1,082,454
CAP Rate	5.50%
NOI	\$59,535
Building Size	5,824 Sq. Ft.
Lot	0.96 Acres
Year Built	1998
Lease Commencement Date	8/14/2013
Lease Expiration Date	2/28/2029
Lease Term Remaining	5
Options	1, 5-Year Renewal Option 5% Rent Increase



### Demographics

Population (2023)	1 mi. - 9,754 3 mi. - 62,771 5 mi. - 151,752
Average HHI	1 mi. - \$75,656 3 mi. - \$104,186 5 mi. - \$131,228
Traffic Counts	N Spring Garden Ave: 27,286 vpd



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