

SITE PHOTO

# GOOD YEAR

GREENVILLE, SC 29615



OFFERING MEMORANDUM



2407 WADE HAMPTON BOULEVARD | GREENVILLE, SC 29615

# WADE HAMPTON SYNERGY



Bank of America

CONCENTRIX

Public Storage

6

CYCLE GEAR

THE FINE ARTS CENTER  
South Carolina's First Arts High School - since 1976

Wade Hampton High School

Walmart

huey magoos  
CHICKEN TENDERS

LOL

ROSES

planet fitness

OLLIE'S  
GOOD STUFF CHEAP  
CITITRENDS

Carolina Crossing Apartments

2207 North A

Best Seafood Produce

SUBJECT  
**GOODYEAR**

URGENT CARE  
Bon Secours

Wade Hampton Fire Station

WADE HAMPTON BLVD

# WADE HAMPTON



Walmart

Publix  
Starbucks COFFEE  
Chick-fil-A  
PET SUPPLIES PLUS  
GREAT PRICES. NO REGIONS.

ALDI

Waffle House

AutoZone

Maverick Biscuit  
Tasty  
RISE & SHINE

O'Reilly AUTO PARTS  
PROFESSIONAL PARTS PEOPLE

Zaxby's

7-Eleven

Denny's

Walgreens

FIRST TEAM  
Sports Center  
OF THE CAROLINAS

Miracle Hill  
THRIFT STORES

DUNKIN' DONUTS

InTown  
SUITES

FREEDOM  
PLASMA

SUBJECT  
**GOODYEAR**

WADE HAMPTON BLVD



# PROPERTY SUMMARY

6,280

BUILDING SF

±0.56 AC

LAND AREA

25

PARKING SPACES

1987

YEAR BUILT

## THE OFFERING

<b>OFFERING PRICE</b>	▪ \$645,000
<b>TENANT</b>	▪ The Goodyear Tire & Rubber Company
<b>PRICE/SF</b>	▪ \$102.70
<b>CAP RATE</b>	▪ 6.50%
<b>BASE LEASE TERM</b>	▪ 15 Years
<b>MONTHLY BASE RENT</b>	▪ \$3,500
<b>ANNUAL BASE RENT</b>	▪ \$42,000

# RENT SCHEDULE

LEASE EXPIRATION: March 31, 2018

OPTION	ENDS	ANNUAL RENT
<b>CURRENT TERM</b>	March 21, 2023	\$42,000
<b>FINAL OPTION (Tenant Confirmed)</b>	March 21, 2028	\$42,000

<b>Landlord's Responsibilities</b>	Roof and Structure, Parking Lot and HVAC
<b>Tenant's Responsibilities</b>	Plate Glass Windows
<b>Real Estate Taxes</b>	Tenant Reimburses Landlord
<b>Insurance</b>	Tenant Reimburses Landlord
<b>Maintenance</b>	Tenant Reimburses \$2,000 a year





## COMPANY PROFILE

The Goodyear Tire & Rubber Company is an Ohio corporation organized in 1898. Goodyear is one of the world’s leading manufacturers of tires, engaging in operations in most regions of the world. Together with its U.S. and international subsidiaries, Goodyear develops, manufactures, markets and distributes tires for most applications. Goodyear also manufactures and markets rubber-related chemicals for various applications. It is one of the world’s largest operators of commercial truck service and tire retreading centers. In addition, Goodyear operate approximately 1,000 tire and auto service center outlets where it offer its products for retail sale and provides automotive repair and other services. Goodyear manufactures its products in 48 manufacturing facilities in 22 countries, including the United States, and have marketing operations in almost every country around the world. Goodyear employ approximately 64,000 full-time and temporary associates worldwide.



### 2021 COMPANY SNAPSHOT

<b>Type</b>	▪ Public (GT)
<b>Traded As</b>	▪ Nasdaq: GT S&P 400 component
<b>Industry</b>	▪ Manufacturing
<b>Headquarters</b>	▪ Akron, OH
<b>Locations</b>	▪ ± 1,240
<b>2021 Revenue</b>	▪ \$17.48B
<b>2021 Operating Income</b>	▪ \$1.08B
<b>Credit Rating</b>	▪ BB- (Fitch)
<b>Employees</b>	▪ 72,000
<b>Website</b>	▪ Goodyear.com



TWITTER



LINKEDIN



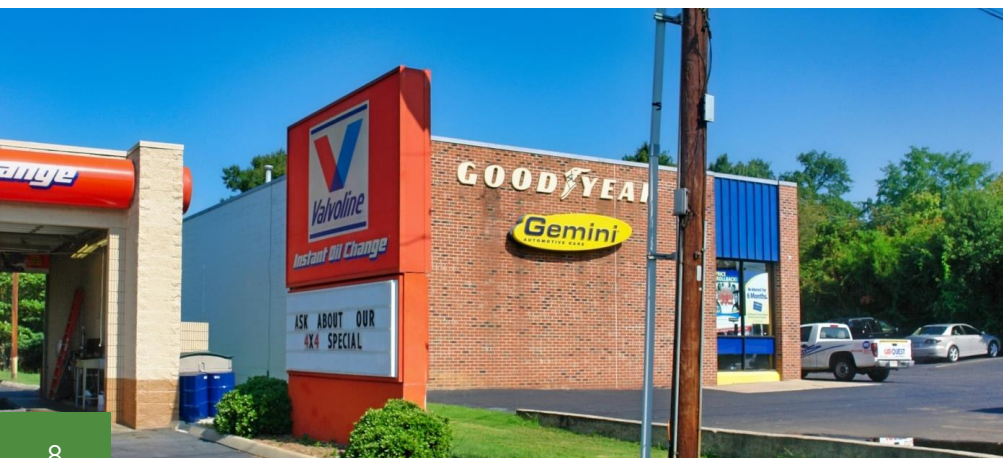
FACEBOOK



**WADE HAMPTON BLVD**



2407 WADE HAMPTON BOULEVARD



# GREENVILLE

## SOUTH CAROLINA

Nestled up against the foothills of the Blue Ridge Mountains in the heart of South Carolina's Upcountry, you'll find Greenville situated just about halfway between Charlotte, North Carolina and Atlanta, Georgia. Greenville's friendly, thriving downtown pulses with things to do year-round. From one-of-a-kind shops, boutiques and art galleries to museums, tours and outdoor activities, Greenville is a welcoming retreat for visitors, residents, and businesses alike



**71,693**  
POPULATION



**\$288,070**  
MEDIAN HOME VALUE



**\$50,609**  
AVG HH INCOME

Greenville is located in the northwest corner of South Carolina, approximately halfway between Atlanta, Georgia and Charlotte, North Carolina. The area, commonly referred to as the Upstate, includes Anderson, Cherokee, Greenville, Pickens and Spartanburg counties as well as the cities of Anderson, Clemson, Greenville, Greer, Simpsonville and Spartanburg.

# LOCAL ECONOMY

Greenville is located in the northwestern corner of the state of South Carolina. Greenville and the surrounding areas, situated at the foothills of the Blue Ridge Mountains, are commonly referred to as the Upstate. It is easily accessible from Interstate highways 85, 185, and 385, and U.S. highways 25, 123, 29, 276. Major Businesses: Perrigo Company of South Carolina, Greenville Health System, Fluor, Hubbell Lighting, Resurgent Capital Services, Bank of America, TD Bank, BB&T and Windstream

South Carolina is an employment at will state, with less than 1% of Greenville county residents members of a union. Several sites in the Upstate are designated foreign trade zone areas, and Greenville boasts the highest level of foreign capital investment per capita in the nation, and is home to more than 250 international firms from 26 nations. Greenville maintains a Standard and Poor's AAA bond rating.

## MAJOR BUSINESSES OPERATING IN GREENVILLE



PERRIGO



FLUOR



GREENVILLE HEALTH SYSTEM

# AREA LANDMARKS



## *Downtown*

Greenville's downtown has long been one of the Upstate's most popular destinations for shopping, dining and entertainment, and over the past few years, has amassed a multitude of accolades and awards from national publications. Livability recently ranked it one of the Top 10 Best Downtowns in the country



## *Falls Park*

Falls Park on the Reedy, located in downtown Greenville's Historic West End, is one of Greenville's greatest treasures. The park serves as an oasis within the city - a place where people gather to work, play and celebrate life. The multi-use facility lends itself to a wide variety of activities for people of all ages and interests.



## *Convention Center*

The Greenville Convention Center is one of the nation's largest convention and meeting facilities with more than 280,000 square feet of exhibit space and 60,000 square feet of meeting and conference space. Its size and convenient location make it a popular choice for regional and national tradeshows, special events and conferences.

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LICENSE 01386816



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