



SUMMERVILLE, SOUTH CAROLINA (CHARLESTON MSA)

CONFIDENTIAL OFFERING MEMORANDUM

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INVESTMENT OVERVIEW

Executive Summary



PROPERTY SUMMARY

Address	1762 State Rd, Summerville, SC 29486
Ownership	Fee Simple
Building Size	6,116 SF
Parcel Size	1.00 Acres
Parking	34 Spaces
Year Built	2020

INVESTMENT SUMMARY

Asking Price	\$3,697,000
Cap Rate	5.25%
NOI	\$194,046
Lease Type	Absolute NNN
Remaining Lease Term	±10 Years
Rent Increases	5% Every 5 Years
Remaining Options	(5) 5 - Year

PROPERTY HIGHLIGHTS

Zero Landlord Responsibilities: This attractive Absolute NNN lease structure leaves the Landlord with no maintenance, insurance, or property tax obligations, offering a truly passive investment.

Corporate Tenant with Massive Global Footprint: The tenant, Bridgestone Retail Operations (BSRO), is the retail subsidiary of Bridgestone Corporation, a Japanese multinational tire and diversified products manufacturer that boasted 2025 tire sales of approximately \$19.3 billion and total global revenues of approximately \$28.8 billion.

Dominant U.S. Presence: Bridgestone Retail Operations (BSRO), Bridgestone Corporation's retail subsidiary, is the largest network of company-owned automotive service providers in the world, with over 2,200 retail service locations across 48 states.

Strong Lease Terms: ±10 years remaining on the initial lease term with an additional 25 years in option periods, along with the scheduled 5% rent increases every five years, ensure long-term reliable income and cash flow stability.

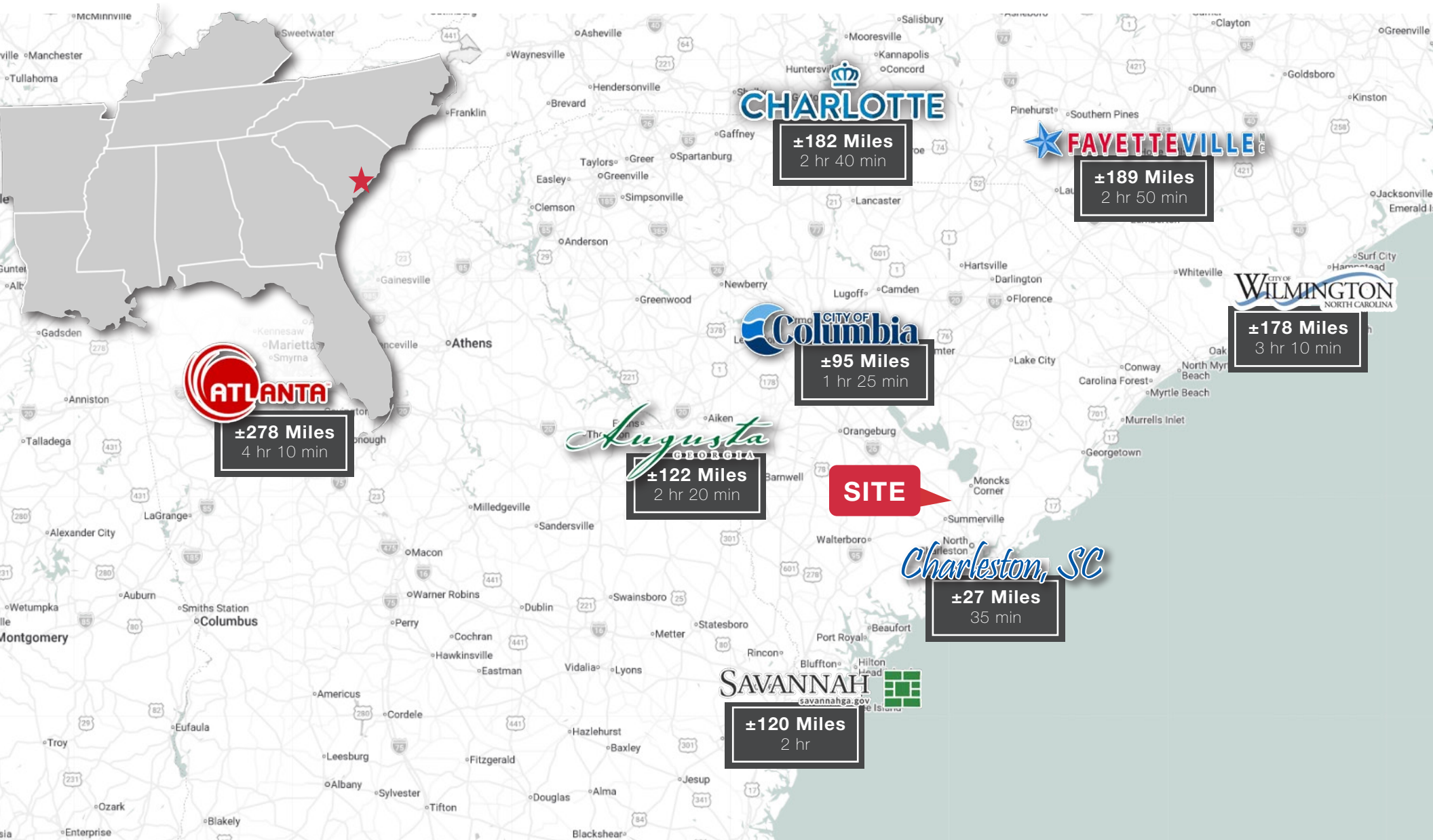
High Traffic Corridor: Located along Hwy 176 (±19,800 VPD), a highly trafficked regional commuter corridor that runs parallel, and serves as a heavily trafficked alternative, to I-26, connecting Spartanburg, Union, and the capital city of Columbia.

Excellent Demographics: With a 5-mile population density of ±59,564 people and a respective average household income of \$111,374, this property is ideally situated for excellent customer exposure through its proximity to a large and affluent customer base.

Rapidly Developing Market: Summerville, SC has gained recognition as one of the fastest growing suburbs in the Charleston metro area, attracting growing numbers of residents year over year due to its proximity to the many North Charleston manufacturing plants, such as Boeing, Bosch, and Volvo, as well as its close proximity to Downtown Charleston.

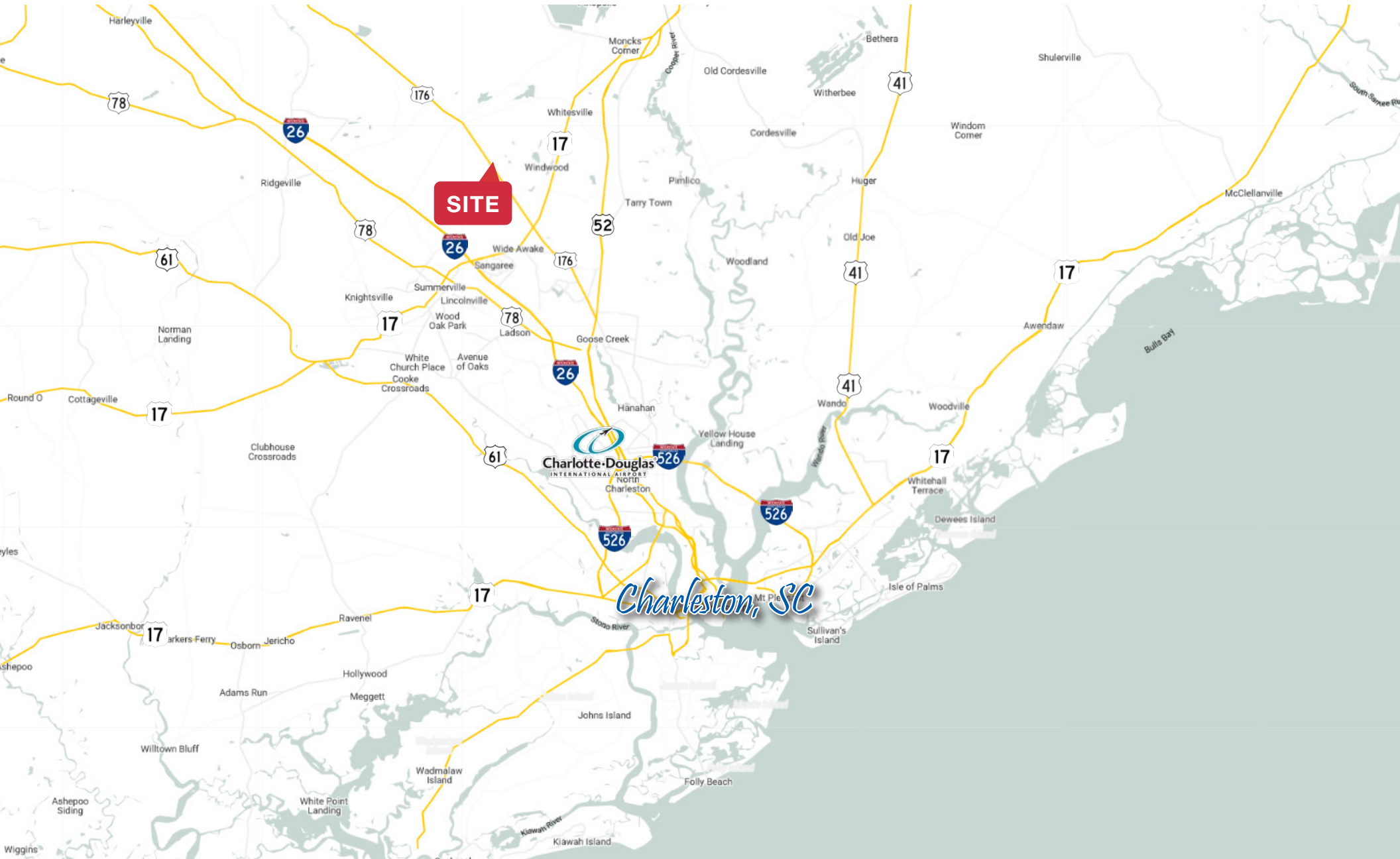
PROPERTY OVERVIEW

Regional Map



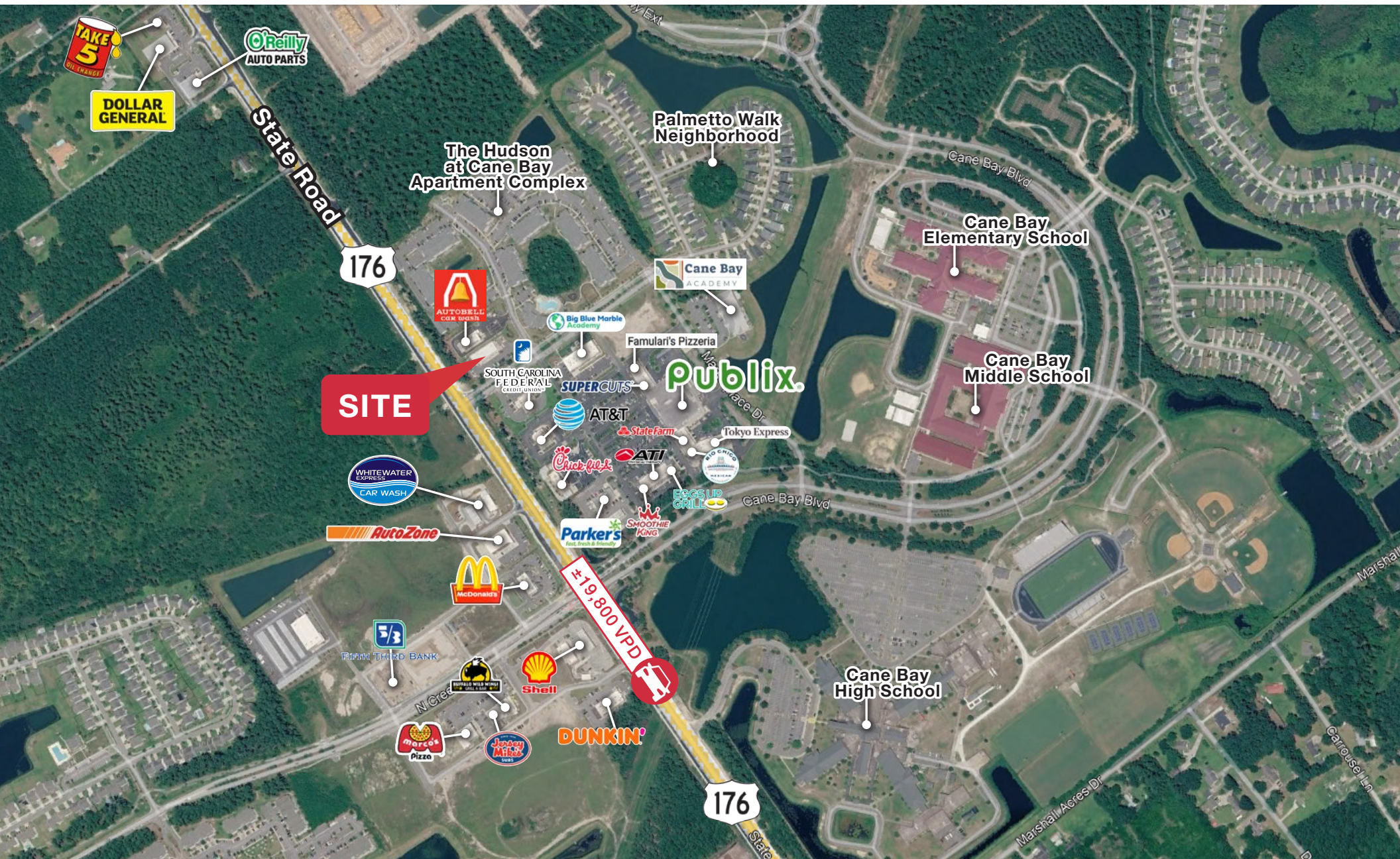
PROPERTY OVERVIEW

Market Map



PROPERTY OVERVIEW

Submarket



PROPERTY OVERVIEW

Site Aerial



Cane Bay Elementary School

Cane Bay Middle School

Cane Bay High School

Publix

Tokyo Express

EGGS UP GRILL

AT&T

Edward Jones

Parker's
fast, fresh & friendly

Chick-fil-e

SPRITS

Famulari's Pizzeria

UNITED BANK

reogin

W*F GANG

SMOOTHIE KING

Cane Bay ACADEMY

Cane Bay Chiropractic

SUPERCUTS

SOUTH CAROLINA FEDERAL CREDIT UNION

AT&T

Big Blue Marble Academy

Palmetto Walk Dr

SITE

AUTOBELL car wash

±19,800 VPD

State Road

176

PROPERTY OVERVIEW

Property Photos



PROPERTY OVERVIEW

Aerial Site Plan



*Site lines are approximate

TENANT OVERVIEW

Lease Summary & Rent Schedule



LEASE SUMMARY

Tenant	Bridgestone Retail Operations, LLC
Lease Guarantor	Bridgestone Retail Operations, LLC (BSRO)
Tenant Classification	Corporate Subsidiary of Bridgestone
Lease Type	Absolute NNN
Building Size	6,116 SF
Original Lease Term	15 Years
Rent Commencement Date	1/1/2021
Lease Expiration Date	12/31/2036
Rent Increases	5% Every 5 Years
Remaining Lease Term	±10 Years
Options	(5) 5 - Year
Security Deposit	None
Property Taxes	Tenant Responsible
Insurance	Tenant Responsible
Repairs and Maintenance	Tenant Responsible
HVAC Repairs and Replacement	Tenant Responsible
Roof & Structure	Tenant Responsible
Parking Lot Repair & Replacement	Tenant Responsible

RENT SCHEDULE

Initial Term	Monthly	Annually
1/1/2021 - 12/31/2025	\$15,401	\$184,806
1/1/2026 - 12/31/2030	\$16,171	\$194,046
1/1/2031 - 12/31/2035	\$16,979	\$203,749
First Option		
1/1/2036 - 12/31/2040	\$17,828	\$213,936
Second Option		
1/1/2041 - 12/31/2045	\$18,719	\$224,633
Third Option		
1/1/2046 - 12/31/2050	\$19,655	\$235,864
Fourth Option		
1/1/2051 - 12/31/2055	\$20,638	\$247,658
Fifth Option		
1/1/2056 - 12/31/2060	\$21,670	\$260,041



BRIDGESTONE

Bridgestone Corporation is a Japanese multinational tire and diversified products manufacturer **founded on March 1, 1931**, by Shojiro Ishibashi in Kurume, Fukuoka, Japan, and **today is headquartered in Kyobashi, Tokyo**. Over the nearly a century since its establishment, Bridgestone has grown into one of the world's largest tire companies, **operating in more than 150 countries and regions with an extensive global footprint of roughly 130 manufacturing plants and R&D facilities globally**. In addition to its core tire business, Bridgestone produces diversified rubber and mobility products and employs over 120,000 people worldwide. In 2025 the company reported **approximately \$19.3 billion in tire sales and about \$28.8 billion in total global revenue**, with a continued focus on expanding premium products and solutions services.

In the United States, Bridgestone's commercial presence is both manufacturing and retail oriented. Through **Bridgestone Retail Operations (BSRO)**, the company operates the largest chain of company-owned tire and automotive service centers in the country, with **more than 2,200 retail and service locations** under banners such as Firestone Complete Auto Care, Tires Plus, Hibdon Tires Plus, and Wheel Works **across 48 U.S. states**. This extensive retail footprint complements Bridgestone's national manufacturing and technical facilities, solidifying its role as a leading provider of tires and mobility services across North America and globally.



— PORTFOLIO OF BRANDS —



WWW.BRIDGESTONEAMERICAS.COM





Charleston is a historic coastal city in South Carolina's Lowcountry that **seamlessly blends centuries-old character with steady economic and population growth**. Founded in 1670, the city is known for its preserved architecture, cobblestone streets, waterfront setting, and deep cultural roots, all of which contribute to a strong sense of place. Beyond its historic core, the Charleston region has evolved into a **dynamic metro area supported by modern infrastructure, expanding industries, and a high quality of life** that attracts both businesses and new residents. Its mild climate, coastal access, and proximity to mountains and major Southeastern markets make it especially appealing for year-round living and commerce. Consistently **recognized in national rankings for livability, culture, and lifestyle**, Charleston offers a rare combination of Southern charm, economic opportunity, and long-term growth potential.

charleston.com | www.crda.org | scspa.com

#1 BEST SMALL CITY IN THE UNITED STATES

Condé Nast Traveler, 2025

#1 SOUTH'S BEST CITY

Southern Living, 2025

#2 BEST CITY TO LIVE IN THE SOUTH FOR AFFORDABLE HOUSING, JOBS, & FUN

SPACEWISE, 2026

#2 BEST PLACE TO LIVE ON THE EAST COAST

U.S. News & World Report, 2024-2025

#3 FAVORITE CITY IN U.S.

Travel + Leisure, 2025

#6 BEST CITY TO START A CAREER

WalletHub, 2025

MARKET OVERVIEW

Charleston, South Carolina

ECONOMY

Charleston's economy is diverse and resilient, anchored by industries such as **aerospace, automotive manufacturing, life sciences, logistics, technology and innovation, tourism/hospitality, and military and defense**. The region benefits from a strategic East Coast location, with **nearly one-third of the U.S. population living within 500 miles** and convenient access from the ocean to the mountains in just a few hours. Major employers include The Boeing Company, Roper St. Francis Healthcare, Walmart, Trident Health System, Volvo Car USA LLC, Mercedes-Benz Vans LLC, and Robert Bosch LLC, reinforcing Charleston's role as a **major employment and investment hub**.

MAJOR EMPLOYERS IN CHARLESTON



JOB MARKET & WORKFORCE

The Charleston metropolitan area offers a **highly educated and fast-growing workforce**, with 92.7% of residents holding a high school diploma or higher and 42% possessing a bachelor's degree or above. The region attracts more than **16,000 new residents annually** and experienced a 14.8% civilian workforce growth rate from 2019 to 2024—significantly outpacing state and national averages. Talent development is supported by **more than a dozen colleges and universities**, including College of Charleston, The Citadel, Charleston Southern University, and the Medical University of South Carolina, which collectively fuel research, innovation, and workforce readiness.

MARKET OVERVIEW

Charleston, South Carolina

TRANSPORTATION

Charleston's strategic East Coast location places nearly **one-third of the U.S. population within 500 miles** and allows access from the coast to the mountains in just 3–4 hours. The region is anchored by **Interstate 26**, which connects directly to I-95, along with Interstate 526, the primary beltway serving industrial, port, and airport traffic.

Charleston International Airport serves more than 6.3 million passengers annually with 14 airlines, 100+ daily flights, and nonstop service to 50+ North American cities. **The Port of Charleston**, the deepest harbor on the U.S. East Coast, handles 14,000+ TEU vessels and connects to over 150 countries. Rail service from CSX and Norfolk Southern, combined with extensive trucking networks, allows **most U.S. markets to be reached within 48 hours**.



ATTRACTIONS/TOURISM

Tourism is a cornerstone of Charleston's economy, generating approximately **\$14 billion in total economic impact** in 2024 and welcoming nearly **7.9 million visitors annually**. The city offers a wide range of experiences, from beaches and water sports to historic tours, museums, shopping, and a nationally celebrated dining scene. Signature attractions include **Fort Sumter National Monument**, Rainbow Row, Charleston Museum, King Street, and the pineapple fountain at Waterfront Park, all contributing to Charleston's reputation as one of the most beloved cities in the country.

Demographics

1 MILE RADIUS

Summary	2025	2030
Population	5,629	6,349
Households	1,857	2,163
Families	1,437	1,662
Average Household Size	3.03	2.93
Owner Occupied Housing Units	1,508	1,666
Renter Occupied Housing Units	349	497
Median Age	38.3	39.3
Average Household Income	\$125,765	\$138,181

3 MILE RADIUS

Summary	2025	2030
Population	25,892	30,741
Households	9,595	11,761
Families	7,410	8,983
Average Household Size	2.69	2.61
Owner Occupied Housing Units	7,868	9,167
Renter Occupied Housing Units	1,727	2,594
Median Age	38.5	39.5
Average Household Income	\$119,633	\$133,123

5 MILE RADIUS

Summary	2025	2030
Population	59,564	76,743
Households	22,729	29,820
Families	12,538	21,517
Average Household Size	2.62	2.57
Owner Occupied Housing Units	16,137	21,110
Renter Occupied Housing Units	6,592	8,709
Median Age	36.9	37.8
Average Household Income	\$111,374	\$127,803

This Offering Memorandum contains select information pertaining to the business and affairs of the property located at 1762 State Rd, Summerville, SC 29486 (“Property”). It has been prepared by Furman Capital Advisors (“Agent”). This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in the Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Owner or Agent. The material is based in part upon information supplied by the Owner and in part upon financial information obtained from sources it deems reliable. The Owner, nor their officers, employees, or agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
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 detrimental to the interest of the Owner.

Owner and Agent expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed by all parties and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to the Property including this Offering Memorandum.

A prospective purchaser’s sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Agent or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or cause of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the creation of this Offering Memorandum.



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