



113 MULBERRY
COMMERCIAL PKWY
Richmond Hill, GA 31324

Retail
Investment Opportunity
Offering Memorandum



MATTHEWS™

EXCLUSIVELY LISTED BY

Primary Points of Contact



Keegan Mulcahy

Market Leader

(858) 324-1893

keegan.mulcahy@matthews.com

License No. 02067187 (CA)



Harrison Wachtler

Associate

(615) 667-0160

harrison.wachtler@matthews.com

License No. 360155 (TN)



Chuck Evans

Market Leader

(925) 319-4035

chuck.evans@matthews.com

License No. 01963473 (CA)

Maxx Bauman

Broker of Record

Broker Lic. No. 451849 (GA)

Firm Lic. No.: Lic. No. 80041 (GA)

MATTHEWS™





Table of Contents

- 01** Property Overview
- 02** Financial Overview
- 03** Tenant Overview
- 04** Market Overview

PROPERTY OVERVIEW

Mavis

113 Mulberry Commercial Pkwy
Richmond Hill, GA 31324



INVESTMENT HIGHLIGHTS

Property Highlights


- **Absolute NNN Lease** – Passive investment with zero landlord responsibilities, providing predictable, management-free cash flow.
- **Corporate Guarantee** – The lease features a corporate guarantee from Mavis Tire Express Services Intermediate Corp, ensuring strong, reliable income backed by one of the nation's largest tire and auto service operators.
- **Growing National Brand** – With its June 2025 acquisition of Midas, Mavis has expanded its footprint to over 3,500 locations across 39 states in the U.S. and Canada, operating under three formats: Mavis Tire, Express Oil Change & Tire Engineers, and Brakes Plus.
- **Demonstrated Commitment to Location** – Mavis acquired the business at this site in 2021, rebranding it to its current format and investing in the location's long-term performance.
- **Reported Financials** – Unit-level financials are available. Contact broker for details.
- **High-Quality Construction** – ±7,550 SF freestanding building featuring 8 drive-in service bays on over an acre of land, designed for operational efficiency with a modern service center layout.
- **High-Visibility Location** – Over ±23,000 vehicles pass this site daily along a primary thoroughfare connecting Richmond Hill to Savannah.
- **Strategic Market Position (Savannah MSA)** – Richmond Hill benefits from proximity to the Port of Savannah, one of the fastest-growing and most strategic container ports in the U.S. The port serves as a major East Coast gateway for imports and exports, with the Georgia Port Authority supporting nearly 651,000 jobs statewide.





 **New Development**
±243 Units
Coming in 2027



 **Ways Station**
±84 Units

 **Harris Trail**
Townhomes



DOLLAR GENERAL



±25,300 VPD



Subject Property



113 Mulberry Commercial Pkwy
Richmond Hill, GA 31324

±7,550 SF
GLA

1997/2015
Year Built/Renovated

±1.15 AC
Lot Size

NNN
Lease Type



FINANCIAL OVERVIEW

Mavis

113 Mulberry Commercial Pkwy
Richmond Hill, GA 31324



FINANCIAL SUMMARY

\$3,136,320

List Price

6.25%

Cap Rate

\$415.40

Price Per SF

\$25.96

Rent Per SF

\$196,020

NOI

Property Details

Tenant Trade Name	Mavis Tires & Brakes
Type of Ownership	Fee Simple
Lease Guarantor	Mavis Tire Express Services Intermediate Corp
Lease Type	NNN
Landlords Responsibilities	None
Lease Expiration Date	3/16/2035
Term Remaining on Lease	±9.15 Years
Increases	10% Every 5 Years
Options	Four, 5-Year Options
Reports Sales	Yes (Contact Broker for Details)
Landscaping	Professional
Topography	Generally Level

Annualized Operating Data

	Monthly Rent	Annual Rent	Cap Rate
Current - 3/16/2030	\$16,335.00	\$196,020.00	6.25%
3/16/2030 - 3/16/2035	\$17,968.50	\$215,622.00	6.88%
Option 1	\$19,765.35	\$237,184.20	7.56%
Option 2	\$21,741.89	\$260,902.62	8.32%
Option 3	\$23,916.07	\$286,992.88	9.15%
Option 4	\$26,307.68	\$315,692.17	10.07%



TENANT SUMMARY

Year Founded
1972

Headquarters
Millwood, NY

Ownership Status
Privately Held

Employees
25,000+

Locations
3,500+



Tenant Overview

Mavis Tire & 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 Millwood, 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.

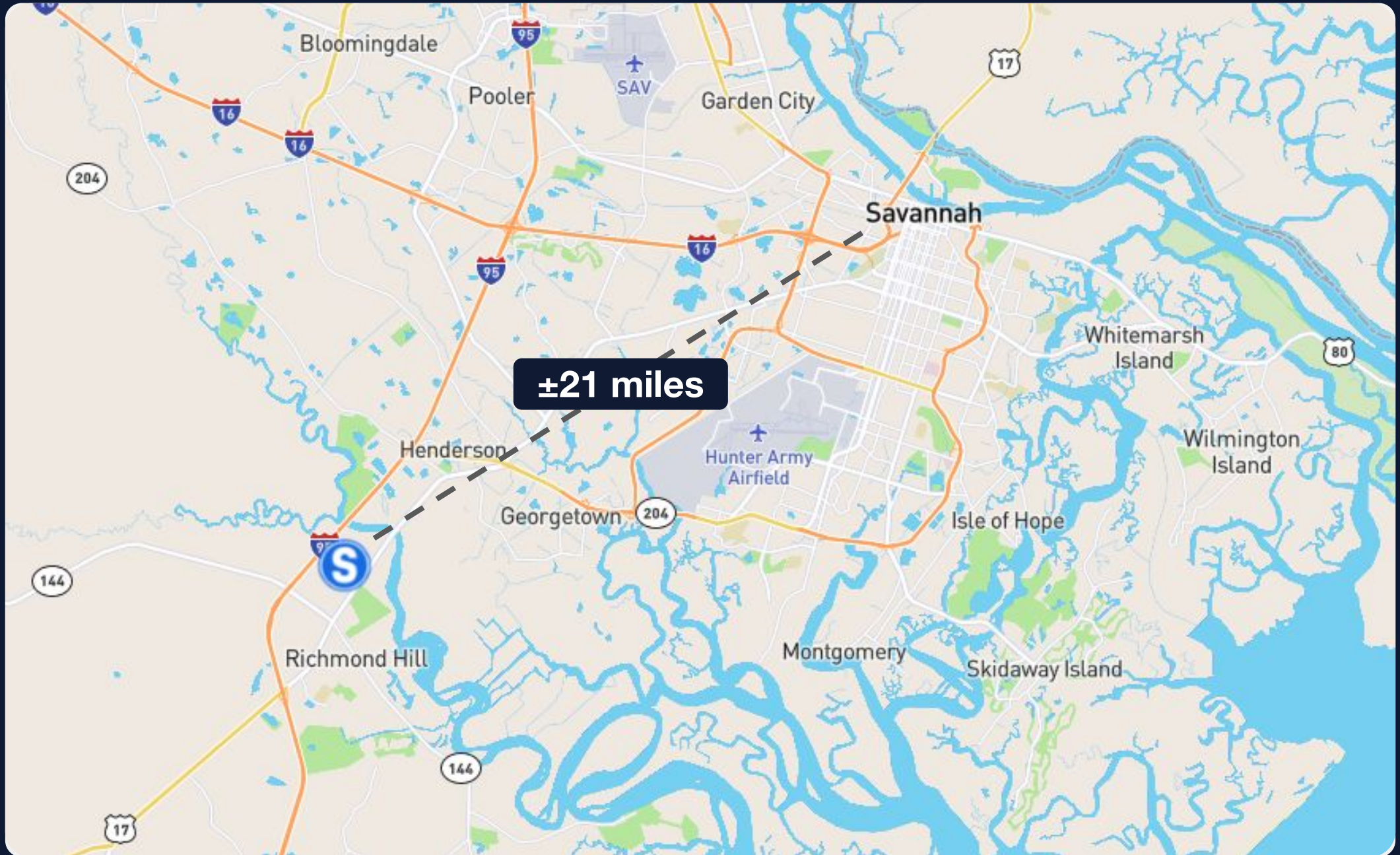
Why Invest in Mavis Tire & Brakes?

- **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 ~39 states, 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.

MARKET OVERVIEW

Mavis

113 Mulberry Commercial Pkwy
Richmond Hill, GA 31324



RICHMOND HILL, GA

Local Market Overview

Richmond Hill, Georgia is one of the faster-growing suburban cities in the Savannah metropolitan area, with an estimated population approaching 19,800 and strong recent year-over-year growth. The community’s relatively young median age of about 31 reflects a mix of young families, professionals, and active households drawn to its proximity to Savannah, coastal amenities, and connection to major regional employment centers.

Economically, Richmond Hill exhibits solid workforce participation, with over 7,500 residents employed across diverse sectors and a civilian labor force participation near the national norm. Educational attainment is above average for similar-sized cities, with more than one-third of adults holding a bachelor’s degree or higher. The housing market reflects this demand: homeownership rates in the low-to-mid-60 percent range and median property values near \$270 K–\$310 K indicate a balanced owner/renter mix and pricing that remains accessible relative to larger metros in the Southeast.

Overall, Richmond Hill’s demographic profile and housing fundamentals suggest a dynamic residential market supported by an expanding population base, solid employment, and increasing property values — characteristics appealing to both residents and local investors.



Population	3-Mile	5-Mile	10-Mile
Five-Year Projection	18,458	36,246	122,689
Current Year Estimate	16,979	34,660	116,983
2020 Census	15,657	31,945	107,039
Growth Current Year-Five-Year	8.71%	4.58%	4.88%
Growth 2020-Current Year	8.44%	8.50%	9.29%
Households	3-Mile	5-Mile	10-Mile
Five-Year Projection	6,915	13,812	47,811
Current Year Estimate	6,160	12,941	45,129
2020 Census	5,555	11,729	40,637
Growth Current Year-Five-Year	12.26%	6.73%	5.94%
Growth 2020-Current Year	10.90%	10.33%	11.06%
Income	3-Mile	5-Mile	10-Mile
Average Household Income	\$113,260	\$114,238	\$121,213

SAVANNAH, GA MSA

Market Overview

Savannah is a historic city located in the coastal region of Georgia. The city was founded in 1733 and is known for its beautiful architecture, history, and southern hospitality. Savannah is located near the coast and has several nearby beaches and islands, including Tybee Island, which is known for its relaxed atmosphere and scenic beaches. Outdoor enthusiasts can also enjoy fishing, boating, kayaking, and other water sports in the surrounding rivers and marshes.

Savannah's historic district is a major attraction, featuring 22 park-like squares lined with oak trees draped in Spanish moss, historic homes, museums, and monuments. One of the city's most popular attractions is the Savannah Historic District, which is the largest National Historic Landmark District in the United States.

Visitors can take guided walking tours, carriage rides, or explore the district on their own. The city also has a thriving arts and culture scene, with many galleries, theaters, and music venues showcasing local and regional talent. Savannah is home to the Savannah College of Art and Design (SCAD), which has contributed to the city's artistic community.

Economy

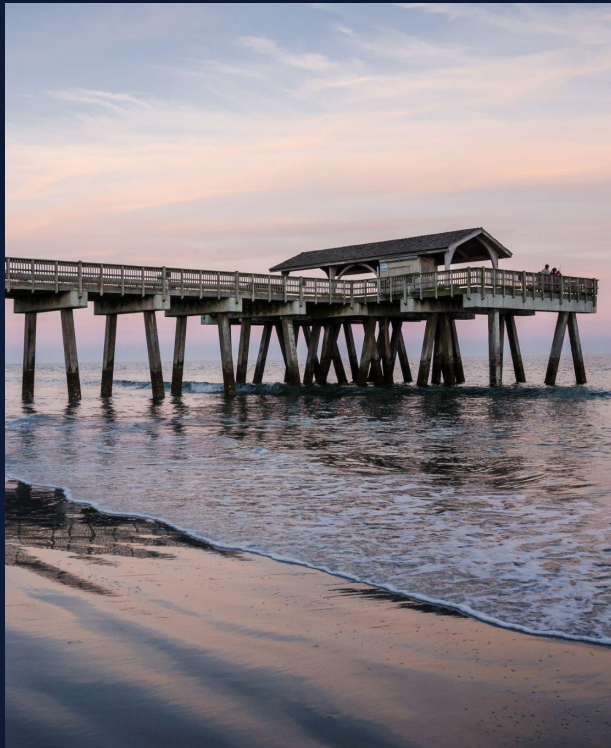
The economy of Savannah, GA is diverse and includes a range of industries, including tourism, logistics, manufacturing, and military. The Port of Savannah is one of the busiest ports in the United States and is a significant driver of the local economy. The port supports the shipping and logistics industry, including warehousing, distribution, and transportation companies. Savannah is also home to several manufacturing companies, including Gulfstream Aerospace, JCB, and International Paper.

These companies provide jobs and contribute to the local economy through taxes and other investments. The military also has an important presence in Savannah, with the Hunter Army Airfield and the nearby Fort Stewart Army Base employing thousands of military personnel and civilians. The military presence also supports a number of local businesses, including defense contractors.



TOURISM

Due to its architecture, historic buildings, and culture, Savannah attracts over 14 million visitors each year. The city's moss-covered buildings, lively arts scene, warm summers, and mild winters are what attract both visitors and new residents to the metropolitan area.



Tybee Island

Also known as Savannah Beach, Tybee Island is a barrier island just a twenty-minute drive through Savannah's coastal marshes. Easily accessible from the city, this barrier island is famous for its assorted cuisine, exceptional accommodations, and abundance of outdoor recreational activities. Visitors can explore Tybee Island's three miles of uninterrupted public beach and take in the surrounding natural beauty or even go deep-sea fishing on a private charter.



Forsyth Park

Located in the historic district, Forsyth Park is a city park occupying over 30 acres. It features two playgrounds, walking paths, a garden for the blind, a huge fountain that was modeled after the fountains at the Place de la Concorde in Paris, tennis courts, basketball courts, and lots of open spaces for soccer and Frisbee. The Savannah Shamrocks Rugby Club has its home field within Forsyth Park. The park also occasionally hosts concerts for Savannah residents to enjoy.



Hilton Head

Northeast of Savannah, Hilton Head is a paradise nestled along the South Carolina coast. This resort town in South Carolina's Lowcountry region is the primary city within the Hilton Head Island-Bluffton Beaufort metropolitan area. Offering twelve miles of pristine beaches and twenty-four world-class golf courses. An array of outdoor excursions has earned Hilton Head recognition as one of the top ten family beaches in the country. From inshore and offshore fishing charters to kayaking and parasailing, there are many opportunities to take advantage of the island's location all year round.

EDUCATION

Savannah State University

Savannah State University (SSU) is the first public historically black college or university in the state of Georgia and the first institution of higher learning in the city of Savannah.

Upon the creation of the University System of Georgia (USG) in 1932, the college became one of the first members of the system and its name was changed to Georgia State College. The USG Board of Regents elevated the college to university status in 1996 and renamed the institution Savannah State University.

For years, Savannah State University has been an important part of higher education. As the first public HBCU in Georgia and the first institution of higher learning in the historic city of Savannah, SSU has served this community with distinction while meeting the educational needs of an increasingly diverse student population.

The ±201-acre campus in Georgia includes oak trees, marshland, and historic architecture. It is a residential campus that offers academic programs, lectures, research opportunities, student-faculty interaction, and a supportive environment.



MATTHEWS™

EXCLUSIVELY LISTED BY

Point of Contact



Keegan Mulcahy

Market Leader

(858) 324-1893

keegan.mulcahy@matthews.com

License No. 02067187 (CA)

Point of Contact



Harrison Wachtler

Associate

(615) 667-0160

harrison.wachtler@matthews.com

License No. 360155 (TN)



Chuck Evans

Market Leader

(925) 319-4035

chuck.evans@matthews.com

License No. 01963473 (CA)

Maxx Bauman | Broker of Record | Broker Lic. No. 451849 (GA) | Firm Lic. No. 80041 (GA)

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **113 Mulberry Commercial Parkway, Richmond Hill, GA, 31324** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this 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 Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, 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.

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.

Matthews™. is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews™., the property, or the seller by such entity.

Owner and Matthews™. 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 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 this 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 Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes 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 date of this Offering Memorandum.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.