

# FULL SERVICE TIRE & AUTO REPAIR BUSINESS

1178 Nova Road, Holly Hill, FL 32174



## LEASED PROPERTY SPECIFICATIONS

- Leased Building Size: 7,502 Sq Ft
- Construction: Block & Steel
- Year Built: 2000
- Approx. Office: 1,000 Sq Ft
- Approx. Garage Size: 6,500 Sq Ft
- Garage Eave Height: 15'
- Overhead Doors: 5
- Parking: 10 Spaces
- Zoning: CC-1 Commercial Corridor
- Traffic Count: 26,000 AADT

## WELL ESTABLISHED 22 YEARS IN BUSINESS

Highly Visible Location on a  
Main Access Road

Pylon Sign

Sale Includes All Equipment,  
Furnishings and Fixtures

*(see equipment list)*

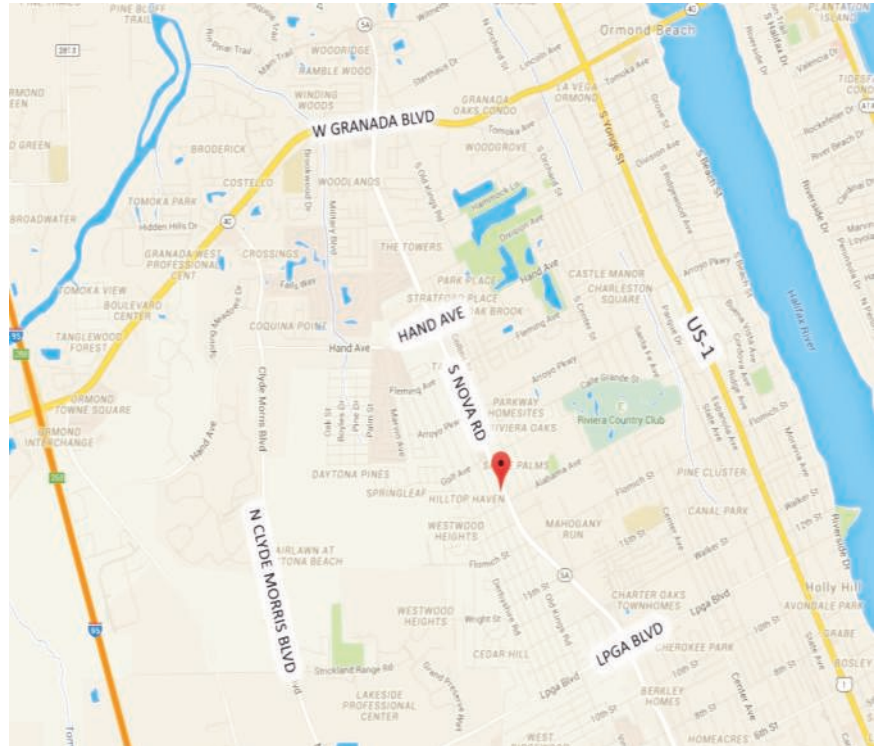
Currently Six Employees

**Sale Price: \$199,000**

**Business Only**

Current Inventory Can Be Purchased Separately

*Operating Business Do Not Disturb  
Appointment Needed*



**Commercial  
Real Estate FL**

120 S. Palmetto Ave., Daytona Beach, FL 32114

All information believed accurate but not warranted.

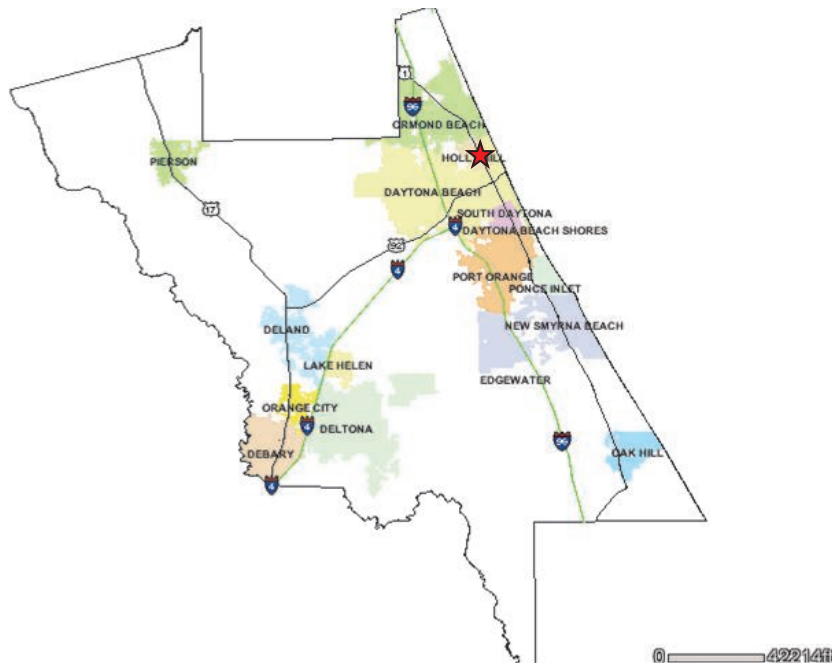
Offered Exclusively by:  
**Buddy Budiansky, CCIM**  
**Ron Frederick, PA**



386.334.2865  
BuddyB@ccim.net

386.334.8997  
Ron920@gmail.com

## County Location Map




## Terms & Conditions of Memorandum

Prudential Commercial Real Estate FL has prepared this offering memorandum for the referenced property. Prudential Commercial Real Estate FL is a licensed real estate broker in the State of Florida and is presenting this property on behalf of the Owners.

While best efforts have been made in compiling the Offering Memorandum, neither the Owners nor Prudential Commercial Real Estate FL make any representations or warranties, expressed or implied, with respect to the accuracy or completeness of the information contained in this document. All projections are based upon assumptions relating to the general competition, general economy, and other factors beyond the control of the owners and Prudential Commercial Real Estate FL, and therefore, is subject to variations.

This Offering Memorandum does not constitute an indication that there have been no changes to the property or its environment since the date of preparation of the Offering Memorandum. Prospective Purchasers should discuss the proposed land use with the governing municipal body in which the property is located. Additional information will be made available to interested and qualified prospective buyers.

This Offering Memorandum and its contents, except where such information is a matter of public record or is provided by sources available to the public, are of confidential nature. By accepting this Offering memorandum, the Recipient acknowledges that they understand the confidential nature of its contents, and accordingly, represent to the owner and Prudential Commercial Real Estate FL that the Recipient will not reproduce or disclose the contents to any other entity without prior written authorization from Prudential Commercial Real Estate FL.

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Prudential Commercial Real Estate FL  
120 S Palmetto Ave, Daytona Beach, FL 32114

Buddy Budiansky, CCIM  
386.334.2865

Ron Frederick  
386.334.8997

## Partial Equipment List

Parts Washer	2 Strut Machines
Press (Bearings)	Engine Hoist
2 Mig Welders	2 In-Floor Hydraulic Lifts
Welding torch	Floor Mounted Lift
Vacuum Machine (Fluids)	Oil Drainer
Drill Press	Tire Racks
11 Muffler Jacks	Whole Building Generator
Alignment Lift	Portable Diesel
Alignment Equipment Computer	Battery Charger
Frame Machine	4 Tire Mount Machines
Pipe Bender	2 Balance Machines
Transmission Jack	2 In-Floor Jacks
Oil Tank—200 Gal	2 Compressors
Brake Lathe	3 Industrial Fans
Engine Mount Jack	Used Oil Tank—200 Gal
10 Small Jacks	

## Aerial Photos



Prudential Commercial Real Estate FL  
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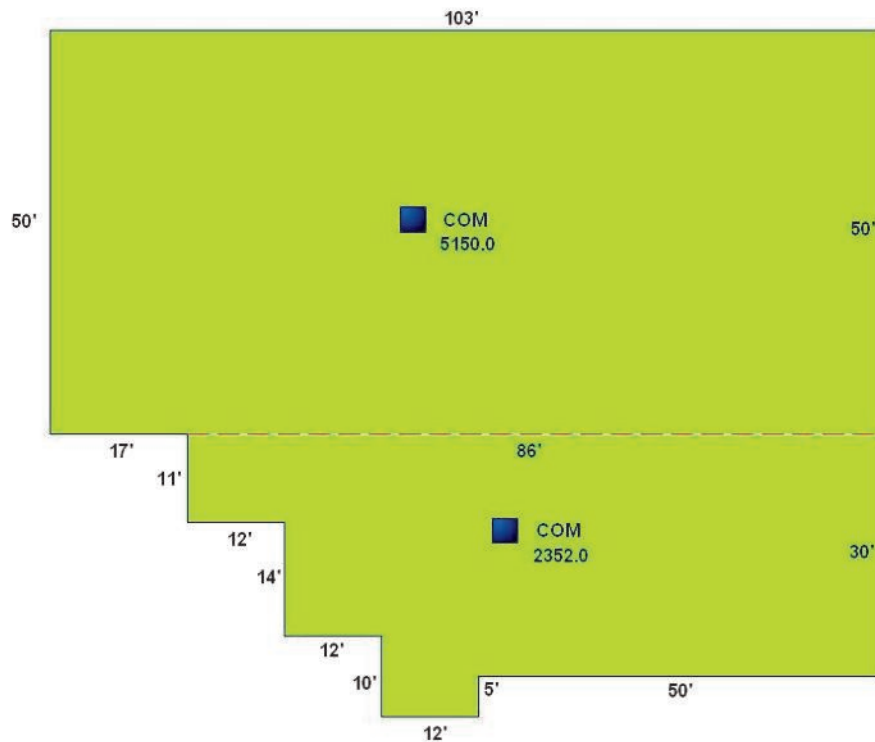
Ron Frederick  
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*All information believed to be accurate but cannot be warranted*

## Property Photo



## Property Sketch



## Garage Photos



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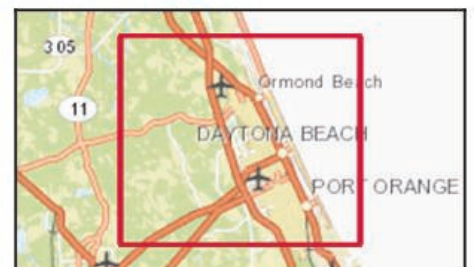
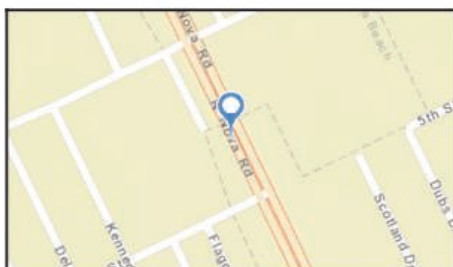
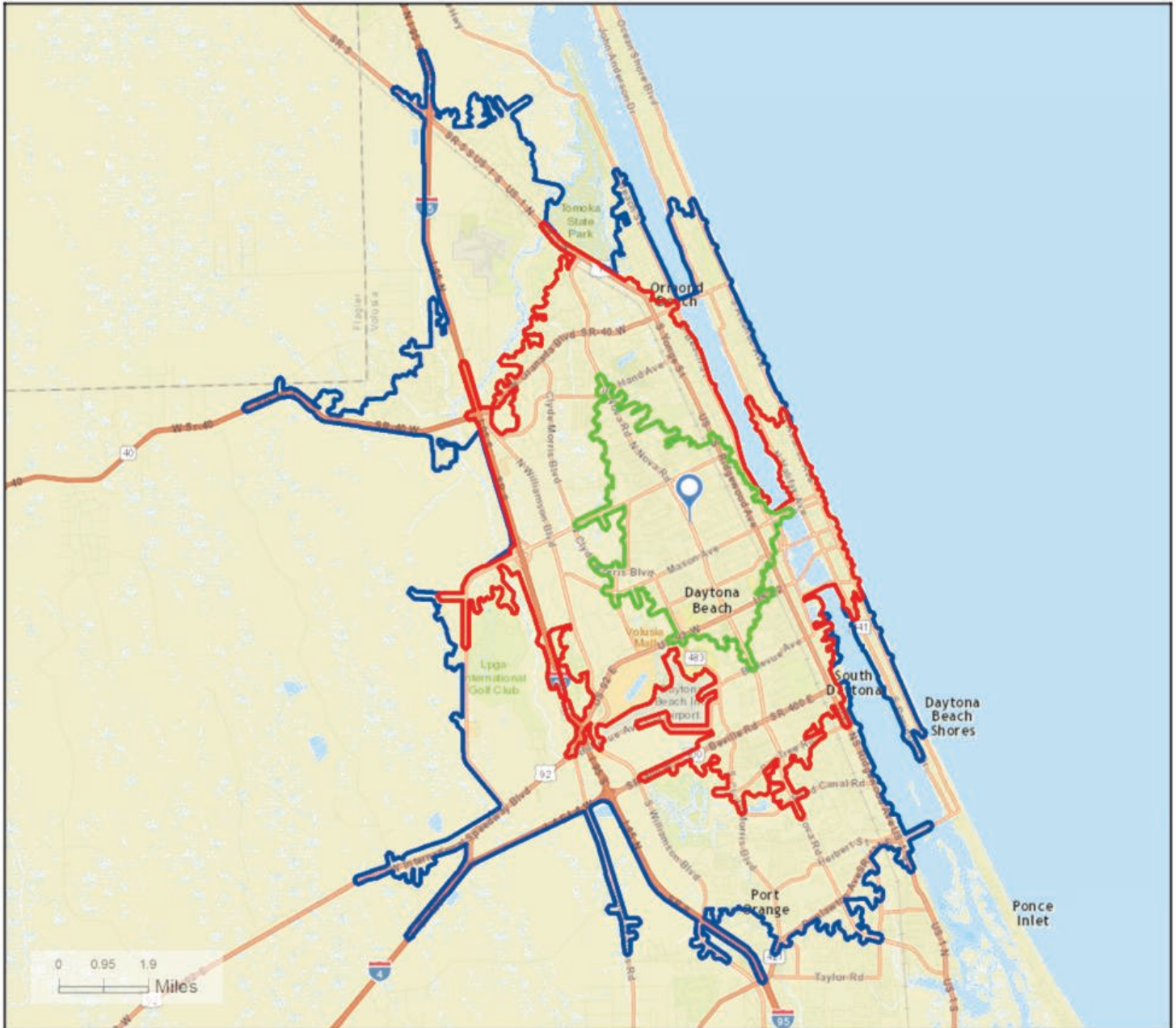
*All information believed to be accurate but cannot be warranted*



# Site Map

1178 N Nova Rd, Holly Hill, Florida, 32117  
Drive Times: 5, 10, 15 minute radii

Latitude: 29.22785  
Longitude: -81.05135



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## Demographic and Income Profile

Prepared by Buddy Budiansky & Ron Frederick

<b>Summary - 5 minute drive time</b>	<b>2010</b>	<b>2015</b>	<b>2020</b>
Population	19,521	20,015	20,604
Households	8,756	9,040	9,337
Median Age	44.3	45.0	44.9
Average Household Income		\$39,021	\$43,696

<b>Summary - 10 minute drive time</b>	<b>2010</b>	<b>2015</b>	<b>2020</b>
Population	77,729	78,490	80,056
Households	34,602	35,053	35,861
Median Age	43.0	43.7	44.2
Average Household Income		\$41,670	\$46,830

<b>Summary - 15 minute drive time</b>	<b>2010</b>	<b>2015</b>	<b>2020</b>
Population	132,046	133,987	137,455
Households	60,023	61,135	62,879
Median Age	45.2	46.2	46.7
Average Household Income		\$47,649	\$53,954

Data Note: Income is expressed in current dollars  
Made with Esri Business Analyst

Source: Source: U.S. Census Bureau, Census 2010 Data. Esri forecasts for 2015 and 2020.

Prudential Commercial Real Estate FL

Office: 386-253-8565 Fax: 386-252-0944

Confidentiality Agreement (Buyer)

Please Print Legibly

This Agreement is entered into in connection with discussions between:

Prudential Commercial Real Estate FL "Prudential", regarding a possible purchase by \_\_\_\_\_

"Buyer" or any "Agent Representing the Buyer": \_\_\_\_\_ of, or an interest in, certain real

property commonly known as: Tire City, 1178 S Nova Road, Holly Hill, FL 32174
Property Address

Seller and Prudential propose to disclose to Buyer/Agent certain confidential information in connection with such discussions. In order to induce Prudential and Seller to release certain Confidential Information, Buyer /Agent hereby agrees as follows:

AGREEMENT:

Buyer /Agent shall not divulge any Confidential Information given to them which may include, but is not limited to, information concerning Sellers financial affairs, business activities, operations, operating data and/or business plans, and conveyed in writing and clearly and conspicuously marked "Confidential Information" at the time of such disclosure. Unauthorized disclosure is strictly prohibited.

EACH PARTY SHALL:

Use the Confidential Information only in connection with the discussions referred to above, and for no other purpose whatsoever; restrict disclosure of the Confidential Information solely to those with a genuine need to know, and permit such employees or agents to use the Confidential Information only in connection with the discussions referred to above; use and require its employees and agents to use at least the same degree of care to protect the Confidential Information as is used with its comparable confidential information; and advise its employees and agents who receive the Confidential Information that they may only use, and are required to protect, such Confidential Information as set forth above.

WARRANTY

Buyer agrees that neither it nor any of its agents, officers or employees will, without prior written consent of Prudential, directly or indirectly purchase, lease or acquire any interest in the Property or land on which it is situated; acquire an interest in any entity which owns, purchases, leases or otherwise acquires an interest in the property; acquire an interest in any loan, mortgage or financial obligation of Seller of which is secured by mortgage in the property, or assist any other person or entity to do any of the foregoing, whether by providing consultation, assistance, financing or otherwise. In the event of breach of the foregoing provisions of paragraph 2, as compensation for the assistance, Prudential will have rendered to Buyer in connection with such transaction by providing it with the information contemplated in this Agreement, Buyer will pay Prudential a brokerage fee of an amount equal to 10% of the fair market value of the Property on the date of closing from the closing proceeds.

The obligations of Buyer hereunder shall survive the termination of the discussions referred to in the first paragraph of this Agreement.

At the request of Seller, all Confidential Information, including all copies, in the possession or control of Buyer, or in the control of Buyer's agents or representatives, will be returned immediately to Prudential should business negotiations cease between the parties. Nothing in this Agreement shall be construed as conferring, by license or otherwise, from Seller to Buyer any rights in any Confidential Information disclosed pursuant hereto. This Agreement shall be binding upon and inure to the benefit of the parties and their respective successors and assigns, and shall be construed in accordance with the laws of the State of Florida.

Buyer: \_\_\_\_\_ Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_ e-Mail address: \_\_\_\_\_

Signatures

Buyer: \_\_\_\_\_ Date: \_\_\_\_\_

Agent: \_\_\_\_\_ Date: \_\_\_\_\_

## Buddy Budiansky CCIM



Mobile: 386.334.2865  
Fax: 386.252.0944  
buddyb@ccim.net

Buddy Budiansky, Vice President of Commercial Services, Prudential Commercial Real Estate FL. He joined Prudential in 1992, a commercial Realtor since 1989 and a Broker/Associate since 1993. Buddy specializes in office properties and general commercial sales, leasing and development in the Greater Daytona Beach Area.

Buddy is a CCIM designee (Certified Commercial Investment Management, awarded by the National Association of Realtors). This designation is currently held by only 10,000 of the 150,000 commercial Realtors in the world.

In 2008 Buddy received the Transnational Referral Certification from the International Consortium of Real Estate Associations networking him with certified international property specialists worldwide.

Buddy also served as President of the Kiwanis of Daytona Beach and is a member of the Downtown Beach Street Partnership.

## Ron Frederick, P.A.



Mobile: 386.334.8997  
Fax: 386.252.0944  
ronfrederick@cfl.rr.com

Ron Frederick, Senior Commercial Real Estate Specialist, has been with Prudential Commercial Real Estate FL since 1999. Active in real estate development for over 25 years, Ron has a vast knowledge of commercial real estate from the ground up.

Ron's background takes him beyond real estate sales, to the hands on experience of planning, engineering, architecture, construction, and beyond.

Although specializing in warehouse and flex space, Ron has worked on all types of commercial projects with some of the largest national tenants in the area.

Before entering the commercial real estate field, Ron owned and operated a large manufacturing and distribution facility, employing as many as 70 people.

## Awards and Memberships

### Awards and Achievements

*REALTOR of the Year Awards*  
*Prudential Leading Edge Society Awards*  
*Prudential Chairman's Circle Diamond Awards*  
*Prudential Chairman's Circle Gold Awards*  
*Ranked 4th in the Country Prudential Sales Team*  
*Top 1% in Sales in the Country Prudential*

### Professional Organization Memberships

*Daytona Beach Area Association of Realtors*  
*Florida Association of Realtors*  
*National Association of Realtors*  
*Daytona Beach Chamber of Commerce*  
*Ormond Beach Chamber of Commerce*

## Transactions Negotiated

*Century Clinical Research, Inc.*  
*Martin, Klayer & Associates*  
*Sato International*  
*Synergy Billing*  
*Trott's Carpet*  
*Alphagraphics*  
*Airgas Inc.*

*Tru Green Chemlawn (A Division of Servicemaster)*  
*Trane (A Division of Ingersoll Rand)*  
*Drive for Success, Inc.*  
*Daytona Auto Machine*  
*Hendrick Honda*  
*Florida DOT*  
*Jimmy John's*