

# REAL ESTATE CRITERIA

OUR MISSION:  
"TO BE THE BEST TIRE AND WHEEL CONCEPT IN AMERICA!"  
- LARRY SUTTON / FOUNDER



## ABOUT RNR

RNR Tire Express is a national franchise retailer of quality tires and custom wheels offered with convenient, in house payment plans to fit a customer's budget. Established in 2000 RNR has grown to over 150 locations in 26 states. The brand recently ranked as the No. 1 category leader for tires & wheels in Entrepreneur Magazine's Franchise 500 list and took home two spots on Tire Business' Annual Report coming in at No. 15 for total revenue and No. 18 for total locations.

## WHY RNR

- STRONG FINANCIAL REQUIREMENTS FOR ALL FRANCHISE OPERATORS
- CLEAN / ATTRACTIVE BRAND IMAGE FOR ALL CUSTOMERS TYPES
- AWARD WINNING ADVERTISING ATTRACTS REPEAT CUSTOMERS
- TIMELY REAL ESTATE DECISIONS

## CONTACT FOR MORE INFO:

VISIT US ONLINE AT:  
[www.RNRTires.com/realestate](http://www.RNRTires.com/realestate)

800.449.8744 EXT. 2  
RealEstate@RNRTires.com

13922 MONROES BUSINESS PARK  
TAMPA, FL 33635





## SPACE PARAMETERS

- Ideal space: 2nd generation retail / automotive (*free standing or highly visible end cap of strip center close to the road*)
- 4000 - 8000 sq. ft. preferred
- Build to Suit .75 - 1.25 acre
- Good visibility, ingress / egress with high traffic count
- Height clearance: min. 10' showroom / 14' shop
- Five year lease terms with two five year options
- Require off-setting rent abatement for required Tenant Improvements
- Lease Space to be finished to Vanilla Shell Specs
- 2 bay minimum (*3-4 ideal*), visible to the street preferred
- Requires 10' (*prefers 12'*) overhead bay doors
- Shop requires 60 amp and 20 amp single phase 230 volt service

## PROPOSALS SHOULD INCLUDE:

- Demographics for 1, 3, 5 and 10 mile radius, please include median household income
- Site plan of building / center and list of co-tenants (*if applicable*)
- Photos of center and aerial if possible
- City map indicating subject site
- Zoning suitable for light automotive use



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