

Goodyear Commercial Tire Service Center  
Westland Commerce Center  
4600 S. Creyts Rd., Lansing, MI



**NAIMid-Michigan**

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Investment Property for Sale

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**OFFERING MEMORANDUM**

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# INVESTMENT SUMMARY

## Property & Tenant

Goodyear Commercial Tire Service Center  
Westland Commerce Center

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The property sits in Delta Township on Creyts Road, directly within one of the region's most active logistics and distribution corridors—an area defined by constant semi-truck flow and high-volume industrial activity. The surrounding trade area is packed with freight operators, distribution centers, industrial parks, and warehousing uses that naturally drive heavy truck traffic past the site throughout the day. With immediate access to I-96, I-69, and I-496, the location functions as a critical service point for long-haul carriers, regional fleet operators, and last-mile distribution routes moving through mid-Michigan. This Goodyear facility is specifically dedicated to commercial, big-truck, and semi-tire customers, making the site's operational profile perfectly aligned with the transportation patterns of the corridor. Limited competing sites with comparable access, zoning, and truck maneuverability further elevate the strategic value of this address, positioning it as an irreplaceable foothold in the region's supply-chain ecosystem.

### Investment Overview

Price	Unpriced
Net Operating Income	\$156,380
Building Size	17,000 SF
Lot Size	1.58 Acres
Parcel No.	040-084-800-041-00
Property Access	Creyts Road

### Property Highlights

- 17,080 SF industrial building.
- Built in 1988, renovated in 2021 adding 3,000 sq.ft.
- Zoned I for industrial use.
- Located on Creyts Road, Delta Township, with high semi-truck traffic.
- New roof in 2010, and new parking lot in 2018.

### Tenant Information

- Goodyear Commercial Tire Service Center
- Sole tenant since 1989
- 9 years remaining in 10-year extension through 12/31/2034
- Stable, Global Tenant: Goodyear Tire & Rubber is the 3rd largest tire manufacturer worldwide.
- Hands-Off Cash Flow: Tenant covers all taxes, insurance, and maintenance (NNN)
- Specialized Facility: Supports big truck and semi-truck tire operations.
- Proven Financial Strength: \$18.9B in sales (2024), 36% income growth, stock up 28% in 2025.

# EVALUATION

## Rent Roll and Detailed Financials

Goodyear Commercial Tire Service Center  
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Rent Roll and Market Leasing Assumptions												
Suite	Tenant	Suite SF	Existing Lease Terms					MLA				
			Lease Start	Lease End	Term (mo)	Starting Rent	Rent Bumps	Lease Term Mths	Renewal Probability	Months Vacant	Market Base Rent	Fixed Steps
4600	Goodyear	17,000	1/1/2025	12/31/2034	120	\$11.22	0.00%	61	75.00%	3.0	\$12.00	3.00%
<b>Totals / Avg</b>		<b>17,000</b>	<b>1/1/2025</b>	<b>12/31/2034</b>	<b>120</b>	<b>\$11.22</b>	<b>0.00%</b>	<b>61</b>	<b>75.00%</b>	<b>3.0</b>	<b>\$12.00</b>	<b>3.00%</b>

Detailed Financials													
FY End 01/31	Untrended \$PSF	In-Place 2026	Year 1 2027	Year 2 2028	Year 3 2029	Year 4 2030	Year 5 2031	Year 6 2032	Year 7 2033	Year 8 2034	Year 9 2035	Year 10 2036	'26-'31 CAGR
<b>Revenues</b>													
Base Rental Revenue			\$157,080	\$157,080	\$157,080	\$157,080	\$157,080	-	-	-	-	-	
Absorption & Turnover Vacancy			-	-	-	-	-	-	-	-	-	-	
Base Rent Abatements			-	-	-	-	-	-	-	-	-	-	
Scheduled Base Rental Revenue			157,080	157,080	157,080	157,080	157,080	-	-	-	-	-	
Expense Reimbursements			38,213	38,852	39,503	40,168	40,845	-	-	-	-	-	
One-Time Income			-	-	-	-	-	-	-	-	-	-	
Other Income			-	-	-	-	-	-	-	-	-	-	
Total Potential Gross Revenue			195,293	195,932	196,583	197,248	197,925	-	-	-	-	-	
General Vacancy			-	-	-	-	-	-	-	-	-	-	
<b>Effective Gross Revenue</b>			<b>\$195,293</b>	<b>\$195,932</b>	<b>\$196,583</b>	<b>\$197,248</b>	<b>\$197,925</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	
<b>Operating Expenses</b>													
Operating Expenses	0.50		(7,140)	(7,283)	(7,428)	(7,577)	(7,729)	-	-	-	-	-	2.00%
Real Estate Taxes	1.40		(19,992)	(20,392)	(20,800)	(21,216)	(21,640)	-	-	-	-	-	2.00%
Insurance	0.25		(3,570)	(3,641)	(3,714)	(3,789)	(3,864)	-	-	-	-	-	2.00%
Management Fee (4.0% of EGR)			(7,511)	(7,536)	(7,561)	(7,586)	(7,613)	-	-	-	-	-	
Non-Reimb. Expenses	0.00		-	-	-	-	-	-	-	-	-	-	2.00%
Total Operating Expenses			(38,213)	(38,852)	(39,503)	(40,168)	(40,845)	-	-	-	-	-	
<b>Net Operating Income</b>			<b>157,080</b>	<b>157,080</b>	<b>157,080</b>	<b>157,080</b>	<b>157,080</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	
Adj. NOI			157,080	157,080	157,080	157,080	157,080	-	-	-	-	-	
<b>Leasing &amp; Capital Costs</b>													
Tenant Improvements			-	-	-	-	-	-	-	-	-	-	
Leasing Commissions			-	-	-	-	-	-	-	-	-	-	
CapEX Reserve			(700)	(700)	(700)	(700)	(700)	-	-	-	-	-	
Capital Expenditures			-	-	-	-	-	-	-	-	-	-	
Other Exp (0.0% of EGR)			-	-	-	-	-	-	-	-	-	-	
Total Leasing & Capital Costs			(700)	(700)	(700)	(700)	(700)	-	-	-	-	-	
<b>Net Cash Flow</b>			<b>\$156,380</b>	<b>\$156,380</b>	<b>\$156,380</b>	<b>\$156,380</b>	<b>\$156,380</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	

# EVALUATION

## Sale Comparables (STNL - Automotive)

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#	Property Address	City	State	Tenant	Year Built	Building SF	Sale Date	Sale Price	Price Per SF	Cap Rate	Buyer	Seller
1.	1845 Marketview Dr	Yorkville	IL	Jiffy Lube	2006	9,180	Oct-2025	\$2,857,496	\$311	6.95%	N/A	Maxine V Laidlaw
2.	4501 Lafayette Rd	Indianapolis	IN	Chihuaz Auto Repair	1996	7,782	Aug-2025	\$1,883,000	\$242	8.50%	Paramjit Singh	Arnold Meyer Management
3.	155 Melody Ave	Greenwood	IN	Enterprise Rent-A-Car	1990	33,511	Aug-2025	\$3,778,000	\$113	7.75%	Kevin Davis	Rhonda Hall   Daniel W Hall
4.	3075 E Grand Blvd	Detroit	MI	Good Year	1974	15,856	Aug-2025	\$1,500,000	\$95	6.00%	Barrick Enterprises, Inc.	District Capital, LLC
5.	10540 Pendleton Pike	Indianapolis	IN	Advance Auto Parts	2004	6,789	Jul-2025	\$1,490,000	\$219	7.00%	Seneca Real Estate Group	AEI Capital Corporation
6.	3453 S Arlington Rd	Akron	OH	Goodyear	2000	6,136	Jun-2025	\$1,165,000	\$190	6.50%	Skyland Hills Corporation	David Hakmyong & Patricia S Rhee
7.	3600 39th Ave Dr	Moline	IL	Tires Plus	1996	5,960	May-2025	\$1,800,000	\$302	7.31%	Agree Realty Corporation	Larry Brandt
8.	2881 E 81st Ave	Merrillville	IN	O'Reilly Auto	1995	42,097	Jan-2025	\$5,800,000	\$138	6.76%	N/A	Latsko Interests
Averages					1995	15,914	Jul-2025	\$2,534,187	\$159	7.13%		
4600 Creyts Rd, Lansing, MI					1989	17,000	TBD					

# EXTERIOR PHOTOS

Goodyear Commercial Tire Service Center  
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# EXTERIOR PHOTOS

## Aerial View of Westland Commerce Center

Goodyear Commercial Tire Service Center  
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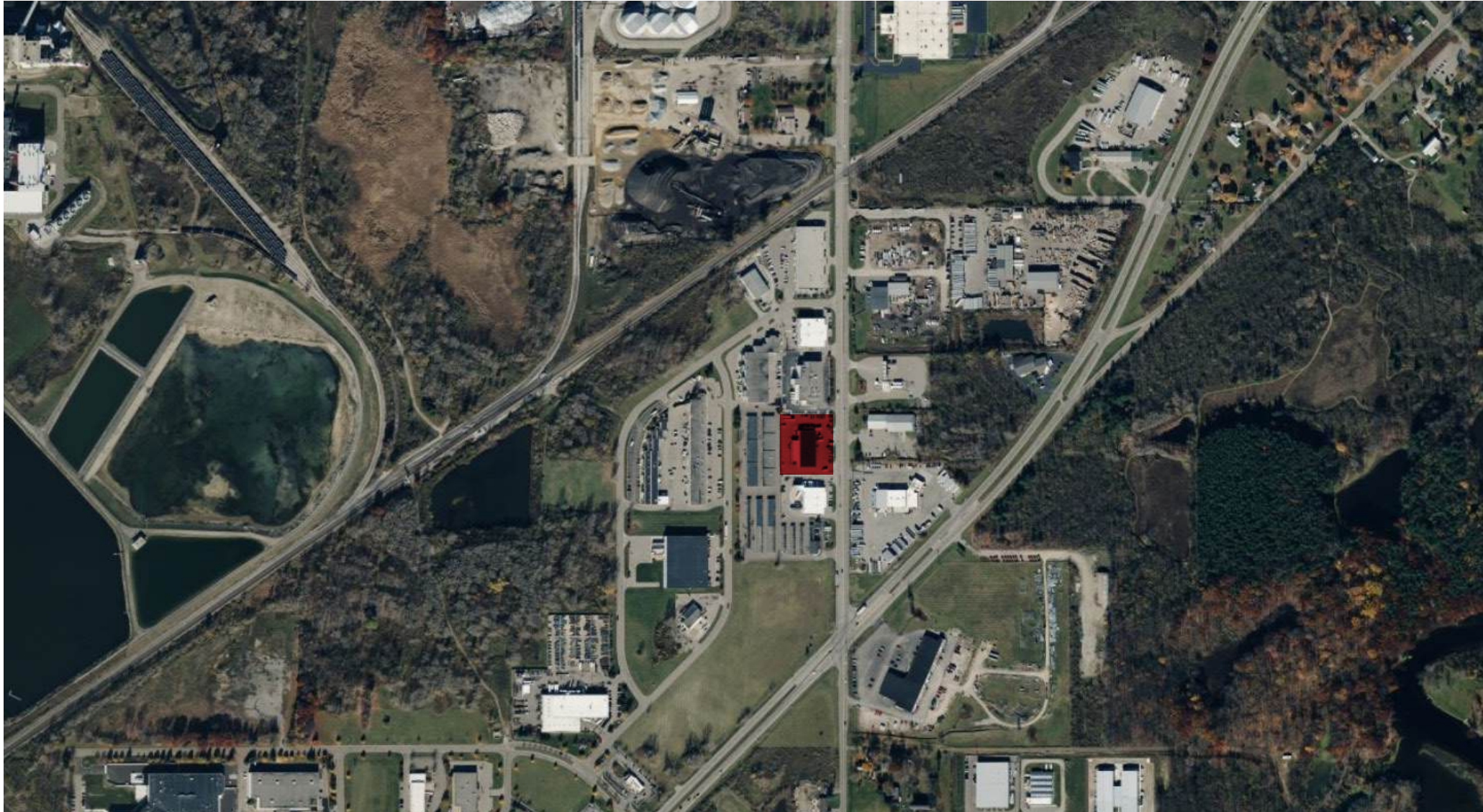


# SATELLITE MAP

## Parcel View

Goodyear Commercial Tire Service Center  
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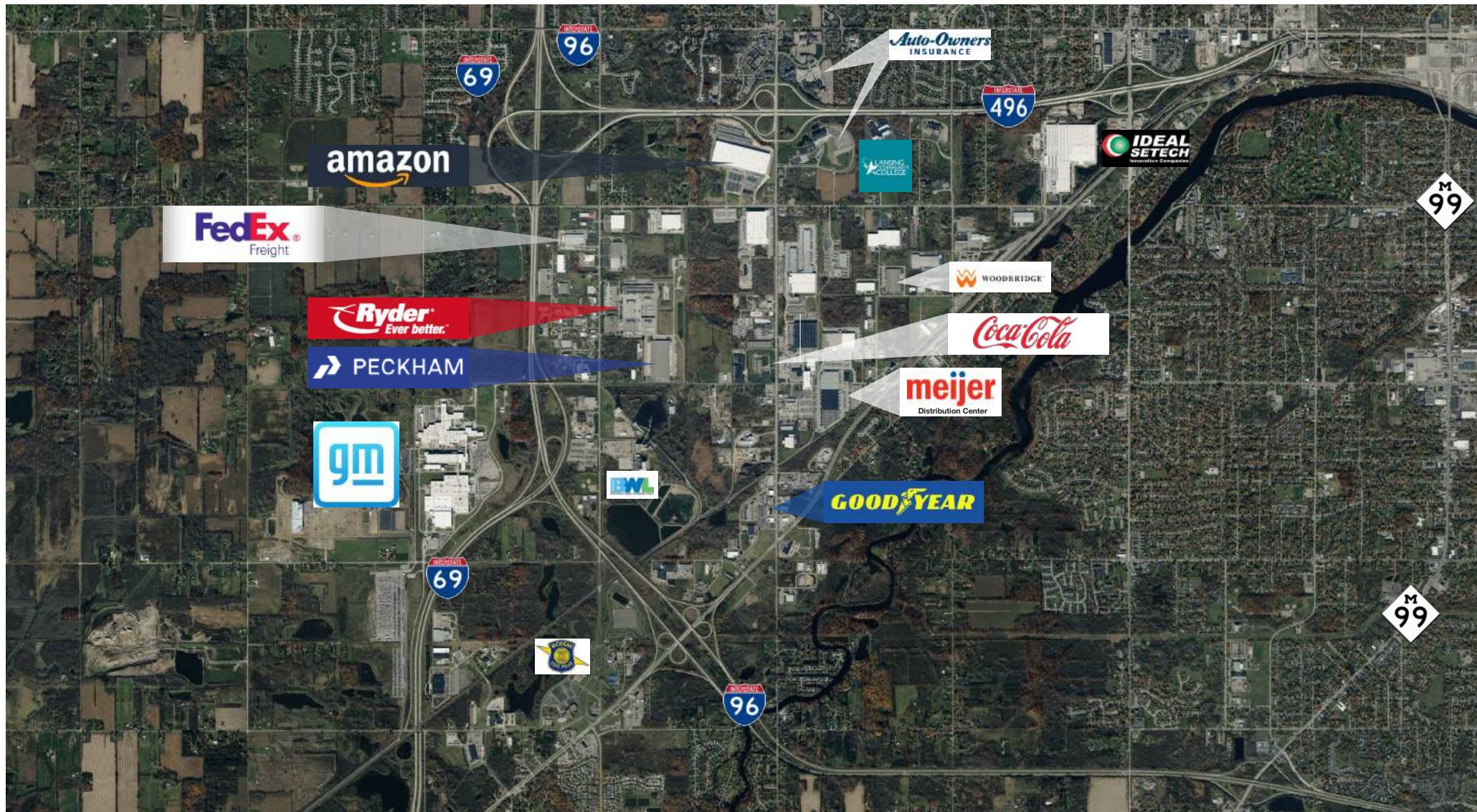


# LOCATION

## Neighboring Companies

Goodyear Commercial Tire Service Center  
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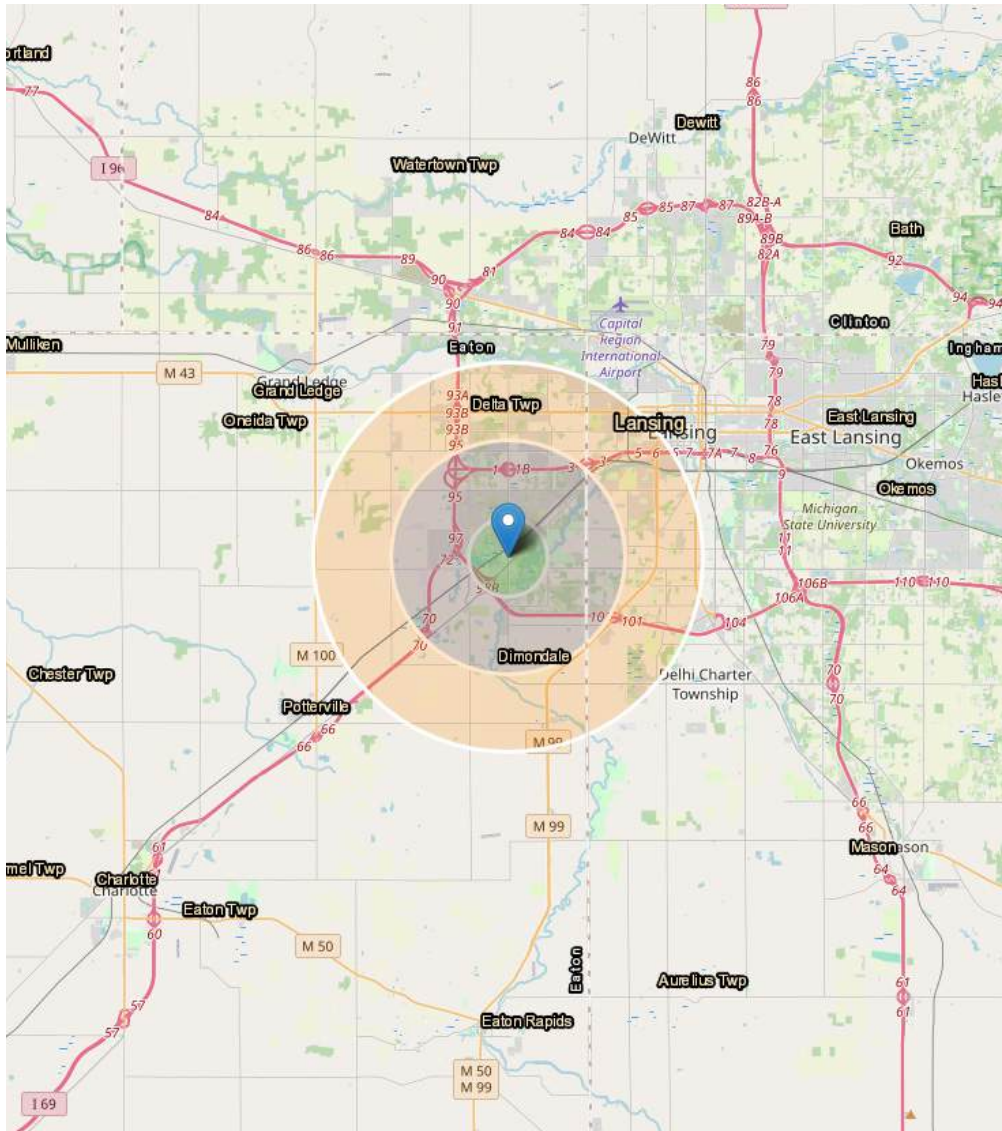
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# DEMOGRAPHICS

Goodyear Commercial Tire Service Center  
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	1 Mile	3 Miles	5 Miles
Total Population	517	25,607	103,417
Average Age	43	41	41
Average Age (M)	42	39	39
Average Age (F)	45	43	42
Total Households	216	10,587	45,236
# of Persons per HH	2.4	2.4	2.3
Average HH Income	\$84,010	\$80,604	\$79,909
Average HH Value	\$215,988	\$203,256	\$186,475

# CONTACT AGENT

Goodyear Commercial Tire Service Center  
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## JEROME ABOOD

### Associate Broker

#### Background & Experience

With over 35 years of experience in real estate, Jerome blends deep industry knowledge with passion. As a competitive golfer in his youth, he forged early connections with top developers—an experience that inspired him to earn his real estate license at just 18. Jerome holds a Bachelor's degree in Business and Finance from Michigan State University and a Juris Doctor from Cooley Law School. While pursuing his education, he began investing in student housing near MSU, eventually expanding into commercial real estate and development. His portfolio includes build-to-suit projects for national retailers, as well as multifamily developments, retail centers, and vacant land acquisitions. Jerome's hands-on experience as both investor and advisor gives him a unique perspective on every deal, ensuring his clients benefit from well-rounded, strategic guidance.

#### Professional Associations & Designations

- CCIM: Certified Commercial Investment Member
- MAR: Michigan Association of REALTORS®
- NAR: National Association of REALTORS®
- CBOR: Commercial Board of REALTORS®

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