

REAL ESTATE CRITERIA

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



ABOUT RNR of VIRGINIA, LLC

RNR of Virginia, LLC, is a Norfolk, VA-based franchisee with nine high volume stores. We own the franchise development rights to all of Virginia, DC, much of Maryland and part of Delaware. Our organization was started in 1984, and developed a highly successful, independent chain of home furnishings, appliances and electronics rent-to-own stores (as well as several other businesses that also catered to that under-served audience). This stable, family-owned and run business takes great care of its employees, who in turn do the same for their customers, and proudly cultivates strong relationships with our "partners" - vendors, landlords and lenders.

Our sales professionals and installation technicians are highly trained to handle service on a multitude of vehicle makes and models. We not only sell and install tires and wheels, but also perform brake service, alignments, lift kits and other suspension work on cars and light trucks. The operation is very clean, family friendly and professional from the front door to our shop.

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
- DEVELOPER OF VA/DC/MD TERRITORY SINCE 2007

CONTACT FOR MORE INFO:

VISIT US ONLINE AT:
www.RNRTires.com/Virginia

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PREFER TO PURCHASE, WILL CONSIDER LEASING

SPACE PARAMETERS

- Ideal space: 2nd generation retail / automotive (*free standing or highly visible end cap of strip center close to the road*)
- Min 6000 sf. interior preferred, ideally 7500 sf.
- 0.6 - 1.25 acre to purchase, possible build to suit
- Good visibility, ingress / egress with high traffic count
- Height clearance: min. 10' showroom / 12' 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
- 3 bay minimum (4-6 ideal) or space to create bays, visible to the street preferred
- Requires 10' (*prefer 12'*) overhead bay doors (*existing or install*)
- Shop requires 60 amp and 20 amp single phase 230 volt service
- Smaller building for purchase is option if enough property to expand
- Other automotive uses nearby desirable

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

*“Serve
NOT SERVICE”*

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