



8200 TWO NOTCH RD  
COLUMBIA, SC



OFFERED  
FOR SALE

\$1,381,000 | 5.25% CAP

CONFIDENTIAL  
OFFERING MEMORANDUM

Atlantic  
CAPITAL PARTNERS™



## EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of a Valvoline in Columbia, SC. Valvoline signed a 15 year ground lease which commenced on June 11th, 2023. The Asset is well positioned along the busy Two Notch Rd (32.9K VPD) in the dense retail corridor of over 3.4M SF in a 2 mile radius of the site.



**15-YR  
LEASE**



**POSITIONED IN  
RETAIL NODE**



**HIGH GROWTH  
MARKET**

LEASE YEARS	TERM	ANNUAL RENT
Current Term	1-5	\$72,500
Rent Escalation	6-10	\$79,750
Rent Escalation	11-15	\$87,725
1st Option Term	16-20	\$96,498
2nd Option Term	21-25	\$106,147
3rd Option Term	26-30	\$116,762
4th Option Term	31-35	\$128,438

<b>NOI</b>	<b>\$72,500</b>
<b>CAP</b>	<b>5.25%</b>
<b>PRICE</b>	<b>\$1,381,000</b>



## ASSET SNAPSHOT

Tenant Name	Valvoline
Address	8200 Two Notch Rd, Columbia, SC 29223
Building Size (GLA)	2,025 SF
Land Size	0.45 Acres
Year Built	2023
Signatory/Guarantor	QAS, LLC (Franchisee 200+ Locations)
Rent Type	Abs. NNN Ground Lease
Landlord Responsibilities	None
Rent Commencement Date	6/11/2023
Lease Expiration Date	6/10/2038
Rental Increases	10% Every 5 Years in base term and options
Remaining Term	13 Years
Current Annual Rent	\$72,500



**116,196** PEOPLE  
IN 5 MILE RADIUS



**\$92,590** AHHI  
IN 5 MILE RADIUS



**32,800** VPD  
ON TWO NOTCH RD



## STRONG LEASE FUNDAMENTALS

Ground Lease - Providing a hands off investment - Zero Landlord Responsibilities | 10% Increases in current term and in option periods | Long Term 15 Yr Lease with 4 x 5 Year Options



## LARGE & EXPERIENCED FRANCHISEE

QAS (Quality Auto Service) was established in 2001 and is the second largest franchisee of Valvoline | More than 200 locations across 13 state headquartered in Charlotte, NC



## POSITIONED ON A HARD-CORNER SITE

This Valvoline benefits from its location at the lighted intersection of Two Notch Rd (32.8K VPD) and Trenhold Rd Exn (10.3K VPD) | According to Placer.ai, the QT adjacent to the site is the 38th most visited Gas Station in the state of South Carolina



## DENSE RETAIL NODE

Over 3.4MSF of retail space located in a 2-mile radius of the subject site | Nearby National Retailers Include: The Home Depot, Lowe's Home Improvement, Macy's, Burlington, and much more



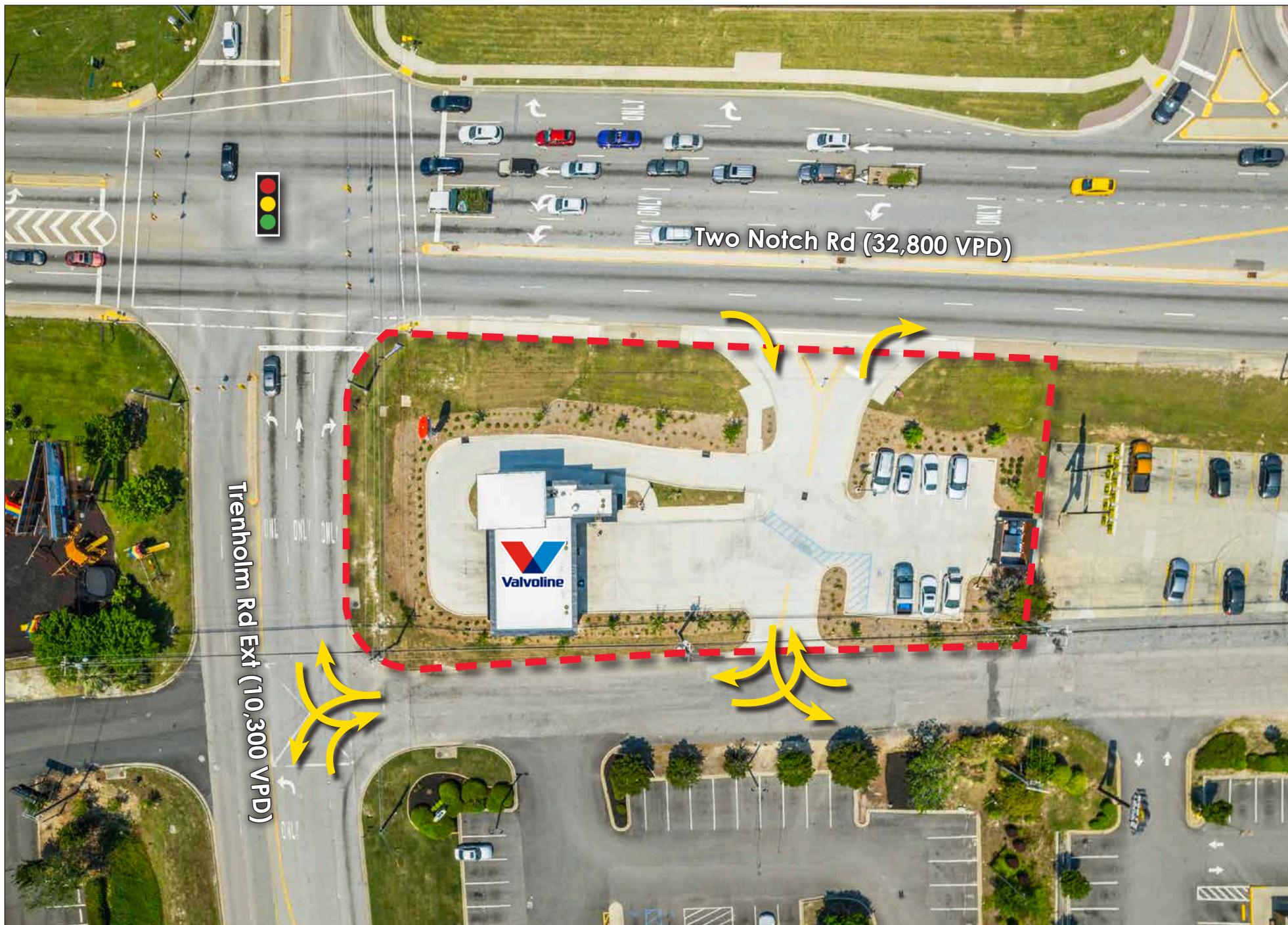
## FORT JACKSON

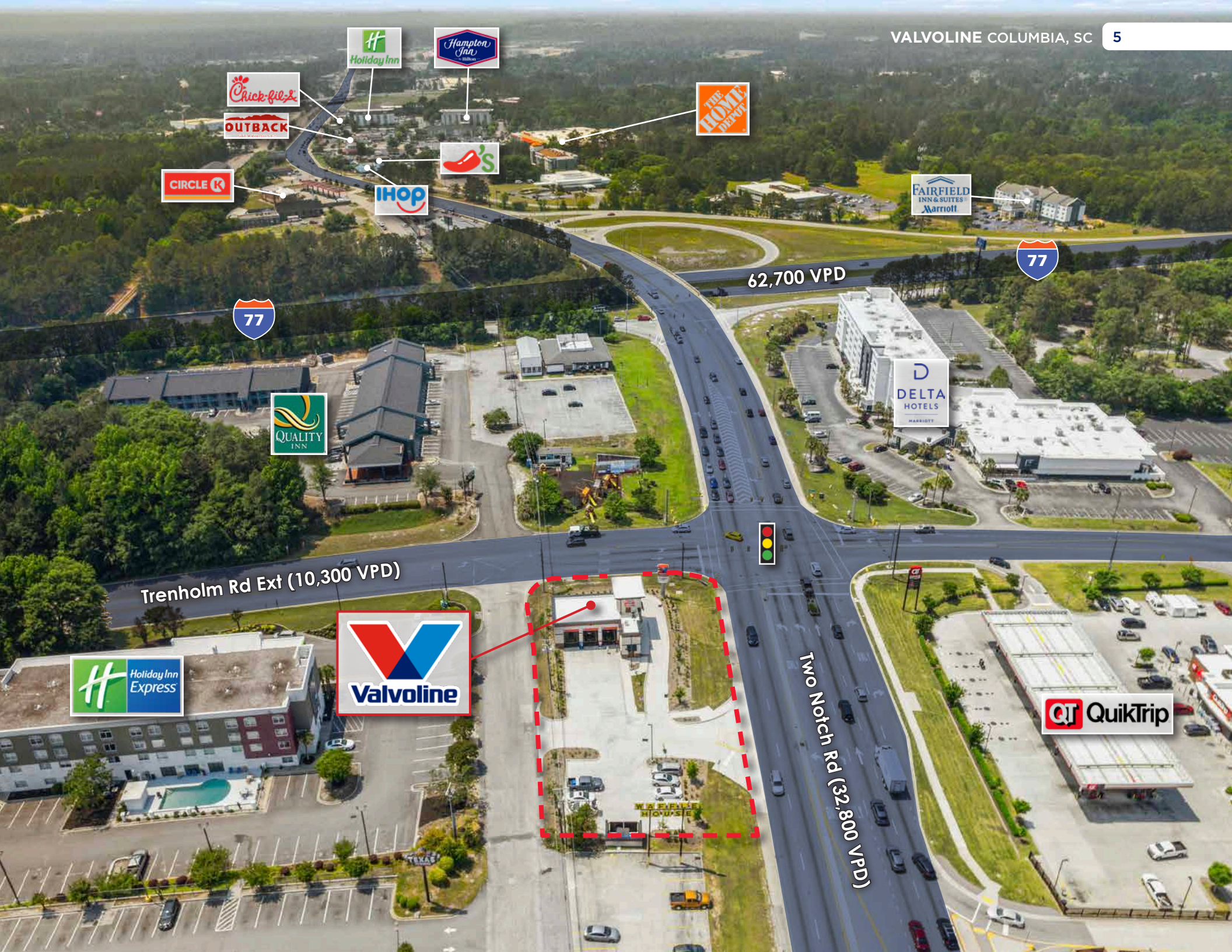
Located 5 miles from the site is the 53,000 acre Fort Jackson which houses over 15,000 active duty soldiers and their families | The Fort also employs over 3,500 civilians and provides services for over 46,000 retirees and their families



## BOOKENDED BY COLUMBIA PLACE MALL & THE VILLAGE AT SANDHILL

The Site is located between the Village at Sandhill Lifestyle Center with more than 1.15 Million SF of retail space and Columbia Place Mall with more than 1.13 Million SF of retail Space | Two Notch Road is one of the largest retail corridors in the country providing a plethora of customers for Valvoline





Chick-fil-A  
OUTBACK

CIRCLE K

Holiday Inn

Hampton Inn

pepper's

IHop

THE HOME DEPOT

FAIRFIELD  
INN & SUITES  
Marriott

77

QUALITY  
INN

62,700 VPD

77

DELTA  
HOTELS  
MARRIOTT

Trenholm Rd Ext (10,300 VPD)

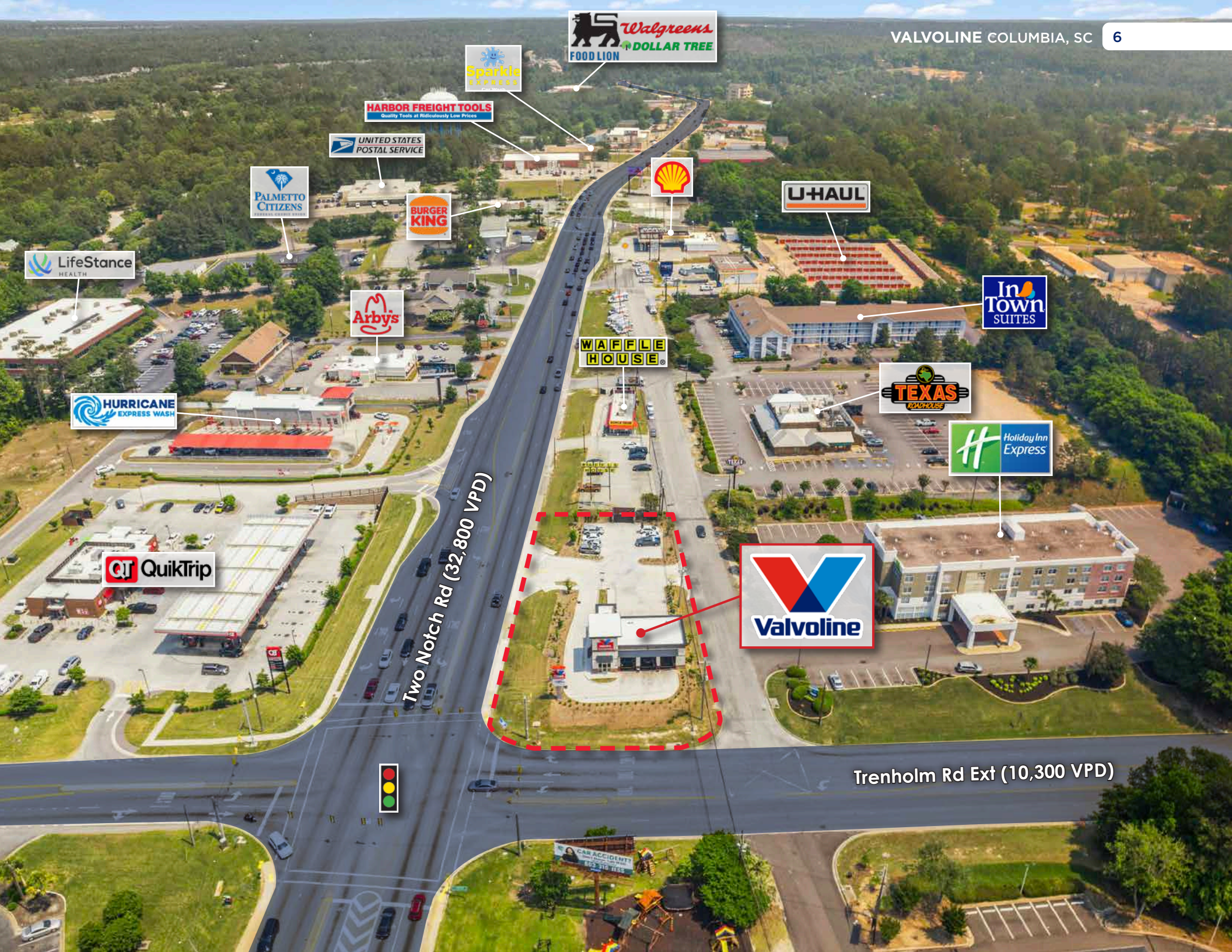
Holiday Inn Express

Valvoline

Two Notch Rd (32,800 VPD)

QT QuikTrip

Waffle House



**Walgreens**  
**FOOD LION** **DOLLAR TREE**

**Sparkle**  
Express

**HARBOR FREIGHT TOOLS**  
Quality Tools at Ridiculously Low Prices

**UNITED STATES**  
POSTAL SERVICE

**PALMETTO**  
CITIZENS

**BURGER**  
KING



**U-HAUL**

**InTown**  
SUITES

**TEXAS**  
ROADHOUSE

**Holiday Inn**  
Express

**Valvoline**

Two Notch Rd (32,800 VPD)

Trenholm Rd Ext (10,300 VPD)



**QuikTrip**

**HURRICANE**  
EXPRESS WASH

**LifeStance**  
HEALTH

**CAR ACCIDENT**  
ATTORNEY  
803-910-7100



Columbia, South Carolina, the state's capital, is a vibrant city nestled in the heart of the Palmetto State. Boasting a rich history dating back to its founding in 1786, Columbia offers a blend of Southern charm and modern amenities. The city is renowned for its cultural attractions, including the Columbia Museum of Art, which showcases a diverse collection ranging from Renaissance masterpieces to contemporary works. Nature enthusiasts can explore the scenic beauty of Congaree National Park, home to one of the largest intact old-growth bottomland hardwood forests in the southeastern United States. With its bustling downtown district, burgeoning culinary scene, and lively entertainment options, Columbia provides residents and visitors alike with a dynamic urban experience set against the backdrop of the South Carolina Midlands.

## TENANT SUMMARY

Valvoline, established in 1866, is a renowned American manufacturer and distributor of high-quality automotive lubricants and related products. With a rich history spanning over a century, the company has solidified its position as a trusted brand in the automotive industry, offering a wide range of motor oils, transmission fluids, greases, and other lubricants designed to optimize engine performance and prolong vehicle life. Valvoline's commitment to innovation, extensive research, and customer satisfaction has enabled it to become a leading global player, providing top-notch solutions to the evolving needs of motorists and businesses alike.

## FRANCHISEE SUMMARY

Founded by Andrew Slattery in 2001, Quality Automotive Services is a franchisee of Valvoline. Quality Automotive Services currently operates 200+ locations in North Carolina, South Carolina, Georgia, Kentucky, Indiana, Ohio, West Virginia, Colorado, Utah, Wyoming, and Montana and is continually expanding. Quality Automotive Services is ranked as one of the Top 3 Most Successful Franchisees in the Valvoline franchise.

### VALVOLINE QUICK FACTS

Founded	1866
Ownership	Public; NYSE: VVV
Number of Locations	1,900+
Headquarters	Lexington, KY



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**8200 TWO NOTCH RD  
COLUMBIA, SC**

Exclusively Offered By



## PRIMARY DEAL CONTACTS

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