



**LOWE'S**

SEABRIDGE SQUARE  
**Marshall's**  
**ULTA**  
BEAUTY  
**ALDI**



**LONGHORN**  
STEAKHOUSE



**OUTBACK**  
STEAKHOUSE

**UF HEALTH**  
**FLAGLER HOSPITAL**  
335 BEDS

**OFFERED  
FOR SALE**  
\$1,300,000 | 5.00% CAP



CONFIDENTIAL OFFERING  
MEMORANDUM

 **Atlantic**  
CAPITAL PARTNERS™



2090 US HIGHWAY 1S, ST. AUGUSTINE, FL





## EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of this free-standing Take 5 Oil Change with drive-thru service in St. Augustine, FL. The property is strategically located along St. Augustine's primary retail corridor with prominent visibility and access from a signalized intersection.

LEASE YEARS	ANNUAL RENT	RETURN
1 - 5	\$65,000	5.00%
6 - 10	\$71,500	5.50%
11 - 15	\$78,650	6.05%
16 - 20 (Option 1)	\$86,515	6.66%
21 - 25 (Option 2)	\$95,167	7.32%
26 - 30 (Option 3)	\$104,683	8.05%
31 - 35 (Option 4)	\$115,151	8.86%

<b>NOI</b>	\$65,000
<b>CAP RATE</b>	5.00%
<b>LISTING PRICE</b>	\$1,300,000



## ASSET SNAPSHOT

<b>Tenant Name</b>	Take 5 Oil Change
<b>Guarantee</b>	Take 5 Properties SPV LLC (Corporate)
<b>Address</b>	2090 US Highway 1 S, St. Augustine, FL
<b>Building Size (GLA)</b>	1,281 SF
<b>Land Size</b>	0.26 Acres
<b>Year Built</b>	2022
<b>Lease Type</b>	Ground Lease
<b>Current Annual Rent</b>	\$65,000
<b>Rent Increases</b>	10% every 5 years
<b>Landlord Responsibilities</b>	None
<b>Lease Expiration</b>	April 30, 2037
<b>Original Lease Term</b>	15 Years
<b>Remaining Term</b>	12 Years
<b>Renewal Options</b>	4 X 5 Years



**40,824** PEOPLE  
IN 3 MILE RADIUS



**\$104,971** AHHI  
IN 3 MILE RADIUS



**42,000** VPD ON  
DIXIE HWY (US RT 1)





## INVESTMENT HIGHLIGHTS

TAKE 5 OIL CHANGE ST. AUGUSTINE, FL

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### CORPORATE GROUND LEASE

Long-term corporately backed ground lease to leading auto services provider



### HIGH-PROFILE SIGNALIZED INTERSECTION

Excellent visibility (40,000 VPD along US 1) and access from signalized intersection



### PASSIVE INCOME

Absolute Net ground lease provides passive ownership and stable cash flow



### INFLATION HEDGE

10% rent increases ever 5 years provides hedge against inflation



### AFFLUENT GROWTH MARKET

St. Johns County ranked as the #1 fastest growing County in Florida in 2022 and boasts \$150,000 AHII within 3 miles



### DRIVEN BRANDS

Take 5 Oil Change operates over 900 locations in the US and Canada and is owned by Driven Brands, the largest automotive services company in North America with over 4,800 locations



### RESILIENT BUSINESS MODEL

E-commerce and recession resistant business model with touch-free drive-thru service



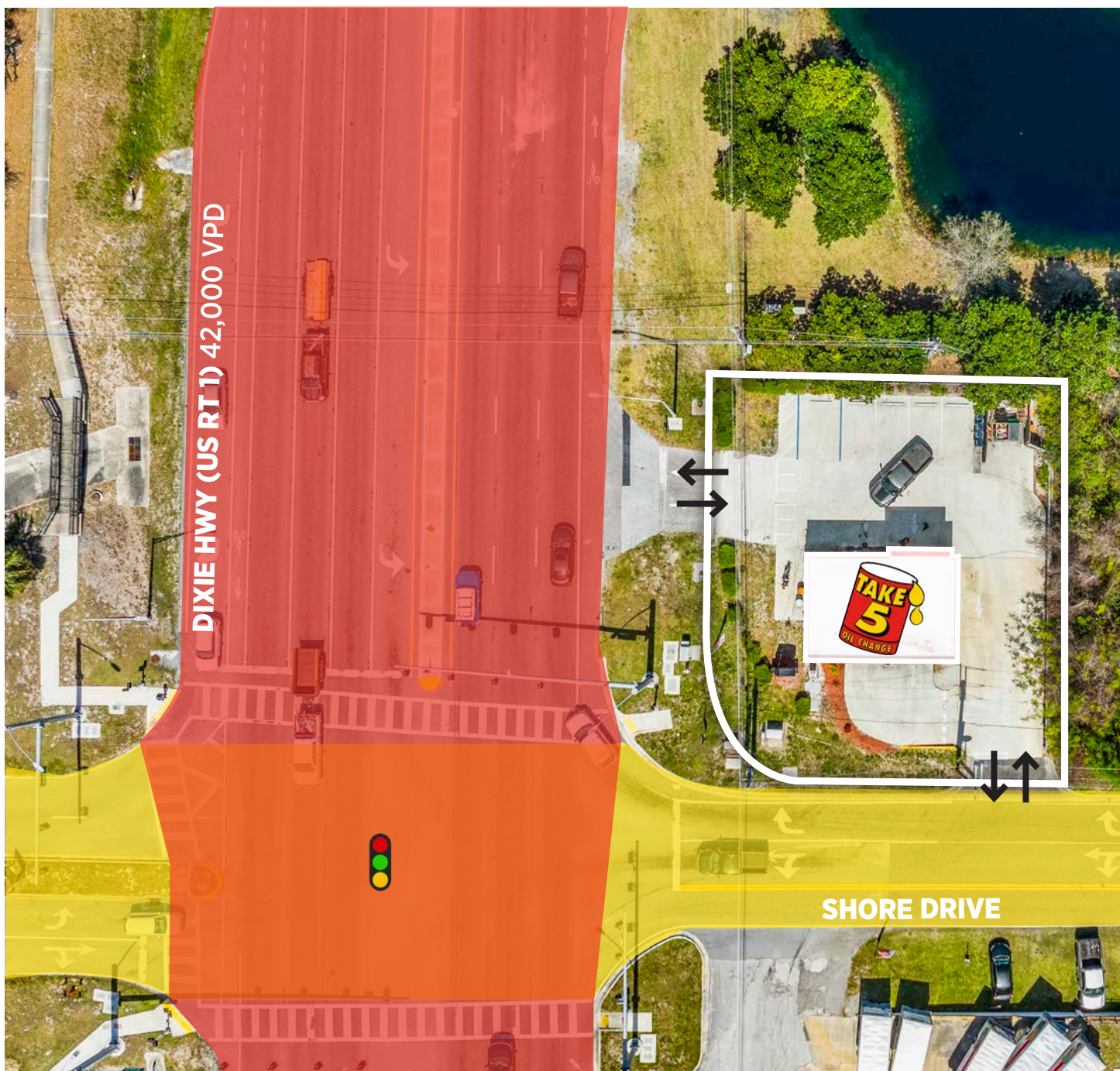
### SUNSHINE STATE

Florida has no state income tax and in 2022 led the US in population growth





## SITE PLAN







RIVERSIDE CENTER  
**HOBBY LOBBY**  
HARBOR FREIGHT  
QUALITY TOOLS LOWEST PRICES  
**bealls** AT&T **BIG LOTS!**



BARNES  
& NOBLE

UF HEALTH  
FLAGLER HOSPITAL  
335 BEDS

STATE RD 312 W 36,000 VPD

HEALTH PARK BLVD

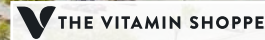
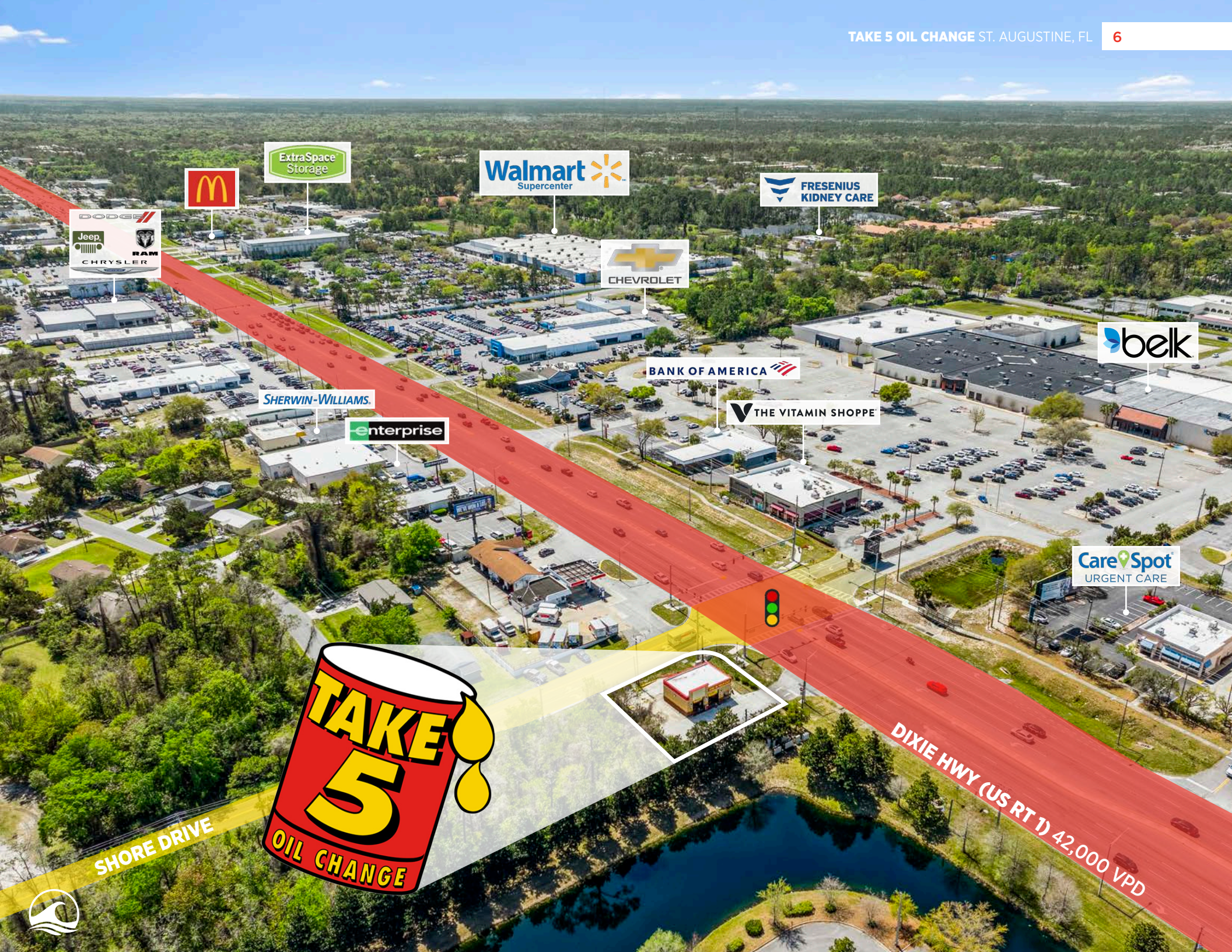
DIXIE HWY (US RT 1) 42,000 VPD



SHORE DRIVE







SHORE DRIVE

DIXIE HWY (US RT 1) 42,000 VPD



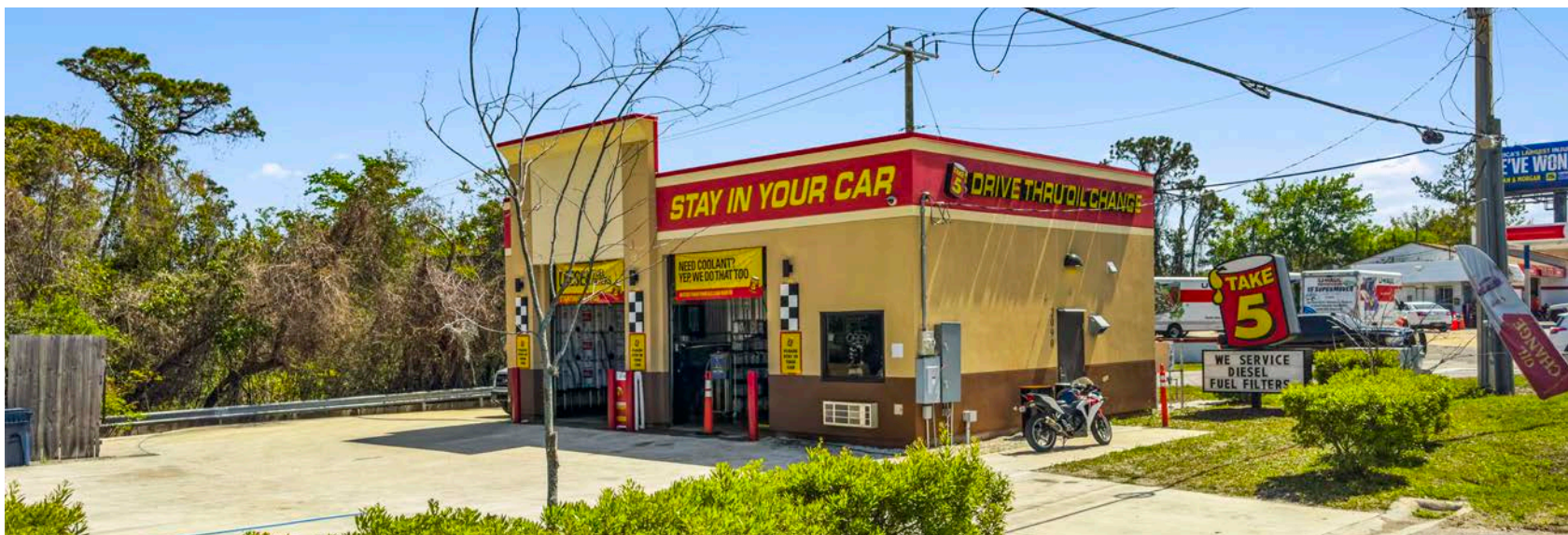




## PROPERTY PHOTOS

TAKE 5 OIL CHANGE ST. AUGUSTINE, FL

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SEABRIDGE SQUARE  
Marshall's  
ULTA  
ALDI

YAMATO  
Japanese Steak House & Sushi Bar

Panera  
BREAD

312

Office  
DEPOT

COBBLESTONE VILLAGE

Publix  
Burlington  
petco  
RACK ROOM SHOES

LOWE'S

belk

EXCHANGE AT  
ST. AUGUSTINE  
312 UNITS

Walmart  
Supercenter

ExtraSpace  
Storage

DIXIE HWY (US RT 1) 42,000 VPD

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THE HOME DEPOT

LONGHORN  
STEAKHOUSE

OUTBACK  
STEAKHOUSE

BARNES  
& NOBLE

RIVERSIDE CENTER  
HOBBY LOBBY  
HARBOR FREIGHT  
QUALITY TOOLS LOWEST PRICES  
bealls AT&T BIG LOTS!

UF HEALTH  
FLAGLER HOSPITAL  
335 BEDS



1 MILE

4,428  
PEOPLE  
\$85,752  
AHHI

3 MILES

40,824  
PEOPLE  
\$104,971  
AHHI

5 MILES

78,126  
PEOPLE  
\$105,259  
AHHI

DODGE  
Jeep  
RAM  
CHRYSLER



JACKSONVILLE



ST. AUGUSTINE



## ST. AUGUSTINE | ST. JOHNS COUNTY

St. Johns County, located in northeastern Florida, has experienced significant population growth and economic development in recent years. According to the U.S. Census Bureau, the county's population grew by 83,000 from 2010 to 2020. By 2023, estimates placed the population at approximately 320,110, representing a 17% increase from 2020. Notably, between July 2020 and July 2021, the county experienced a 5.62% growth rate, making it the fastest-growing county in Florida during that period.

The local economy has also seen impressive growth. In 2023, the median household income rose to \$106,169, marking a 6.15% increase from \$100,020 in 2022. Additionally, St. Johns County boasts a highly educated population, with approximately 95.6% of residents aged 25 and over having at least a high school diploma and 74.7% having pursued post-secondary education.

St. Johns County's economy is based on health care and social assistance, professional, scientific, and technical services, along with retail trade and tourism. In addition to these primary sectors, several industries have shown notable growth. Advanced manufacturing has expanded, with companies such as Vermeer Southeast, Rulon, and KeHe increasing operations in the county. Agriculture remains a significant economic contributor, with 223 farms producing nearly \$58 million in commodities. The construction industry is also a key player, employing 4,491 individuals, which accounts for 7.6% of the county's workforce.

Overall, St. Johns County continues to thrive as one of Florida's fastest-growing regions, attracting new residents and businesses while maintaining a strong economic foundation.

### DISTANCE FROM ASSET

Jacksonville  
25 miles

Daytona Beach  
50 miles

DAYTONA  
BEACH





## TENANT SUMMARY

TAKE 5 OIL CHANGE ST. AUGUSTINE, FL

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Take 5 Oil Change was founded in Metairie, LA in 1984 with the mission to provide fast, friendly, and affordable oil changes with an emphasis on an exceptional customer experience. The business model revolutionized the quick service oil change by introducing the “stay in your car” concept that specializes in oil changes completed in 10 minutes or less. While trends towards convenience based auto-service was already very strong prior to COVID-19, the pandemic accelerated the strength of the value proposition offered by Take 5 Oil Change. Owned by Driven Brands, which has a \$2.6 Billion market cap (NAS: DRVN) and based in Charlotte, NC, the company is incredibly well positioned for sustained future growth. As of April 2025 there are over 1,100 locations in 41 states with plans for further expansion into additional states. The company’s long term goal over the next several years is to grow to more than 2,000 locations.

### TAKE 5 OIL CHANGE QUICK FACTS

Founded:	1984
Ownership:	NASDAQ: DRVN
# of Locations:	1000+
Headquarters:	Charlotte, NC
Guaranty:	Corporate







**UF HEALTH  
FLAGLER HOSPITAL**  
335 BEDS

Exclusively Offered By



### **PRIMARY DEAL CONTACTS**

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# OFFERED FOR SALE

**\$1,300,000 | 5.00% CAP**



This Offering Memorandum has been prepared by Atlantic Capital Partners ("ACP") for use by a limited number of prospective investors of Take 5 Oil Change - St. Augustine, FL (the "Property") and is not to be used for any other purpose or made available to any other person without the express written consent of the owner of the Property and ACP. All information contained herein has been obtained from sources other than ACP, and neither Owner nor ACP, nor their respective equity holders, officers, employees and agents makes any representations or warranties, expressed or implied, as to the accuracy or completeness of the information contained herein. Further, the Offering Memorandum does not constitute a representation that no change in the business or affairs of the Property or the Owner has occurred since the date of the preparation of the Offering Memorandum. This Offering Memorandum is the property of Owner and Atlantic Capital Partners and may be used only by prospective investors approved by Owner and Atlantic Capital Partners. All analysis and verification of the information contained in the Offering Memorandum is solely the responsibility of the recipient. ACP and Owner and their respective officers, directors, employees, equity holders and agents expressly disclaim any and all liability that may be based upon or relate to the use of the information contained in this offering Memorandum.



**2090 US HIGHWAY 1S, ST. AUGUSTINE, FL**