

**OFFERED
FOR SALE**

\$1,238,000 | 5.25% CAP



Walmart
Supercenter



S MOODY RD 6,500 VPD

S SR 19 17,200 VPD

**CONFIDENTIAL OFFERING
MEMORANDUM**

Atlantic
CAPITAL PARTNERS™



934 S SR 19 PALATKA, 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 Palatka, FL. The property is strategically located along Palatka's primary retail corridor, offering prominent visibility and access from a signalized intersection.

LEASE YEARS	ANNUAL RENT	RETURN
1 - 5	\$65,000	5.15%
6 - 11	\$71,500	5.67%
12 - 16 (Option 1)	\$78,650	6.23%
17 - 21 (Option 2)	\$86,515	6.85%
22 - 26 (Option 3)	\$95,167	7.54%
27 - 31 (Option 4)	\$104,683	8.29%

NOI	\$65,000
CAP RATE	5.25%
LISTING PRICE	\$1,238,000



ASSET SNAPSHOT

Tenant Name	Take 5 Oil Change
Guarantee	Take 5 Properties SPV LLC (Corproate)
Address	934 S SR 19, Palatka, FL
Building Size (GLA)	1,281 SF
Land Size	0.24 Acres
Year Built	2022
Lease Type	Ground Lease
Current Annual Rent	\$65,000
Rent Increases	10% every 5 years
Landlord Responsibilities	None
Rent Commencement Date	March 11, 2024
Remaining Term	9.9 Years
Renewal Options	4 X 5 Years



19,319 PEOPLE
IN 3 MILE RADIUS



\$65,671 AHHI
IN 3 MILE RADIUS



17,200 VPD
ON S STATE ROAD



INVESTMENT HIGHLIGHTS

TAKE 5 OIL CHANGE PALATKA, FL

3



CORPORATE GROUND LEASE

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



HIGH-PROFILE SIGNALIZED INTERSECTION

Excellent visibility along State Road 19 and access from signalized intersection



PASSIVE INCOME

Absolute Net ground lease provides passive ownership and stable cash flow



INFLATION HEDGE

10% rent increases every 5 years provides hedge against inflation



WALMART SHADOW ANCHOR

Property is strategically positioned across from Walmart Supercenter on the same side of SR 19



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







IMMEDIATE TRADE AREA

TAKE 5 OIL CHANGE PALATKA, FL

6



FL 20 28,000 VPD

S MOODY RD 6,500 VPD

verizon

RaceTrac

HUDDLE
HOUSE
Checkers

CALIBER
CAR WASH

Walmart
Supercenter

AT&T
GameStop



S SR 19 17,200 VPD

PALATKA MARKETPLACE
WinnDixie
Little Caesars
ellianos coffee
Pizza Hut

Chili's





MARKET AERIAL

TAKE 5 OIL CHANGE PALATKA, FL 7

GP
Georgia-Pacific
PALATKA OPERATIONS
1,470 EMPLOYEES

CRYSTAL COVE MARINA

1 MILE

3,249
PEOPLE
\$55,966
AHHI

3 MILES

19,319
PEOPLE
\$65,671
AHHI

5 MILES

22,410
PEOPLE
\$70,126
AHHI

ST. JOHNS RIVER
3 MILES



PALATKA MUNICIPAL AIRPORT

100



PALATKA MALL
OLLIE'S **Aaron's**
ROSES **SONIC**



HARBOR FREIGHT
USC TRACTOR SUPPLY CO.

ST. JOHNS RIVER STATE COLLEGE
6,500 ENROLLED

ST. JOHNS RIVER STATE COLLEGE
6,500 ENROLLED

HCA FLORIDA PUTNAM HOSPITAL
100-BEDS

POPEYES

PALATKA MARKETPLACE
Winn-Dixie

TOWN & COUNTRY SHOPPING CENTER
Publix
planet fitness **Marshalls**



PALATKA

MEMORIAL BRIDGE

The Memorial Bridge in Palatka, Florida, is a vital structure that spans the St. Johns River, connecting Palatka to East Palatka via U.S. Highway 17. The bridge has undergone significant transformations to meet the region's evolving needs and facilitating the passage of both vehicular traffic and river navigation.

Walmart
Supercenter



20





PALATKA | FLORIDA

Palatka's population has increased by over 4% since 2020 which has driven demand for housing, businesses and services. Strategically located along the St. Johns River with easy access to major highways, Palatka offers excellent connectivity for commerce and distribution. Georgia-Pacific operates a pulp and paper mill in Palatka and employs approximately 1,470 people. Another key employer is Seminole Electric Cooperative, a power generation plant that provides hundreds jobs in the area. St. Johns Ship Building, St. Johns River State College, St. Johns River Water Management District, City and County governments also play a vital role in the local economy.

DISTANCE FROM ASSET

Gainesville
35 miles
Jacksonville
40 miles

JACKSONVILLE

GAINESVILLE

PALATKA





TENANT SUMMARY

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



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Exclusively Offered By



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