



2193 FL-71  
MARIANNA, FL



Walmart  
Supercenter

LOWE'S



**OFFERED  
FOR SALE**

\$1,300,000 | 5.00% CAP



CONFIDENTIAL OFFERING  
MEMORANDUM

 **Atlantic**  
CAPITAL PARTNERS™





## EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of this newly constructed Take 5 Oil Change featuring a 12 Year Absolute Net Ground Lease with 10% rental increases every 5 years. Take 5 has been open for business since May.

LEASE YEARS	ANNUAL RENT	RETURN
Years 1 - 6	\$65,000	5.00%
Years 7 - 12	\$71,500	5.50%
Years 13 - 17 (Option 1)	\$78,650	6.05%
Years 18 - 22 (Option 2)	\$86,515	6.66%
Years 22 - 27 (Option 3)	\$95,167	7.32%
Years 28 - 32 (Option 4)	\$104,683	8.05%

<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>Signator/Guarantor</b>	Take 5 Properties SPV, LLC
<b>Address</b>	2193 FL-71 Marianna, FL 32448
<b>Building Size (GLA)</b>	1,328 SF
<b>Land Size</b>	0.65 Acres
<b>Year Built</b>	2025
<b>Lease Type</b>	Absolute Net Ground Lease
<b>Landlord Maintenance Responsibilities</b>	None
<b>Rent Commencement Date</b>	May 15, 2025
<b>Remaining Term</b>	11.5 years
<b>Renewal Options</b>	4 X 5 Years
<b>Current Annual Rent</b>	\$65,000
<b>Rental Increases</b>	10% Every 5 Years



**44,110** PEOPLE  
IN 5 MILE RADIUS



**\$64,104** AHHI  
IN 5 MILE RADIUS



**19,990** VPD  
ON HWY 71





### CORPORATE GROUND LEASE

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



### HIGH-PROFILE SIGNALIZED INTERSECTION

Excellent visibility (20,000 VPD along FL-71) 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



### INTERSTATE LOCATION NEXT TO TRAFFIC GENERATORS

Located immediately off I-10 interchange next to Walmart & Lowe's



### 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



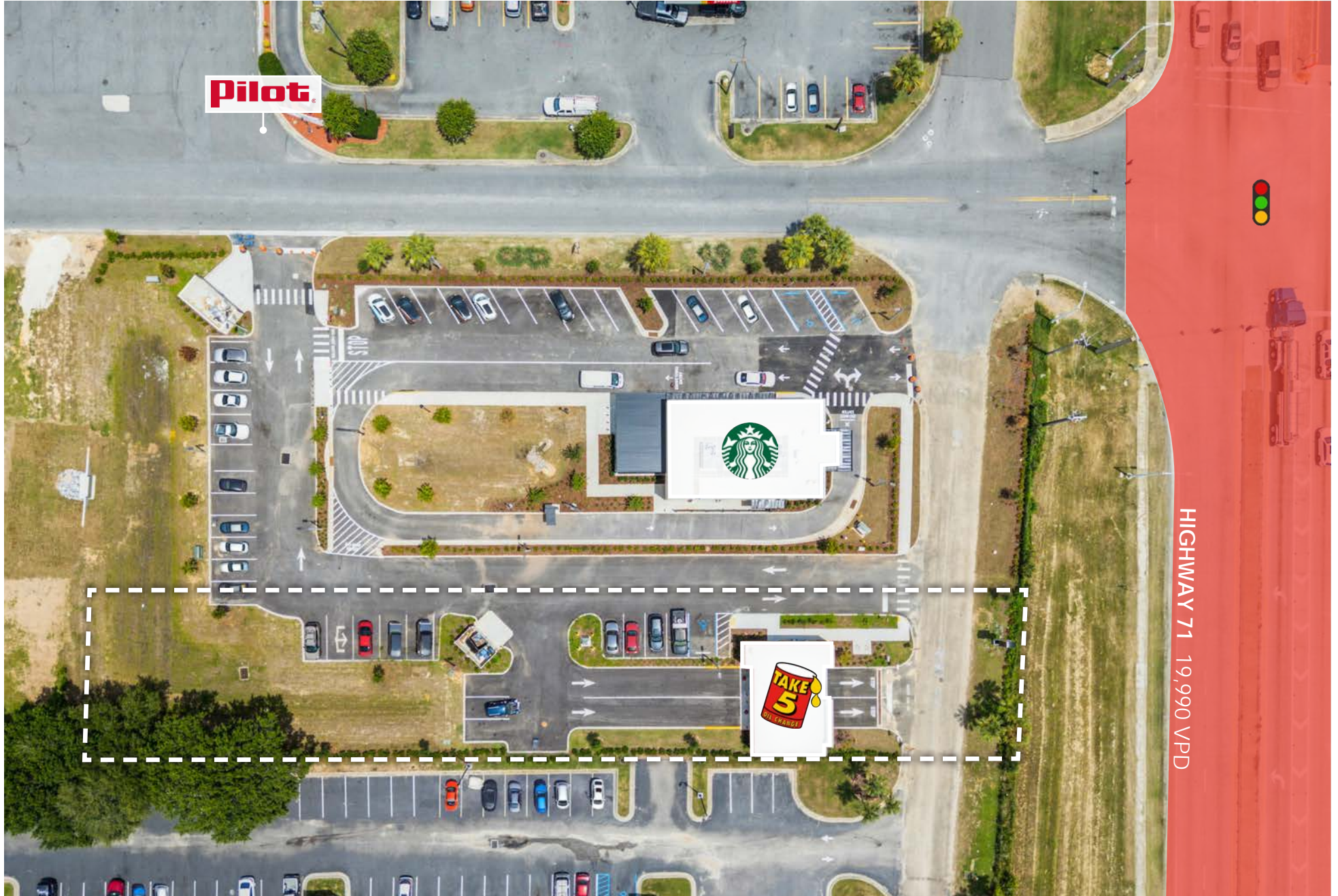
### SUNSHINE STATE

Florida leads the nation in population and capital migration and Florida owners benefit from no state income tax and a business friendly political climate





# SITE PLAN





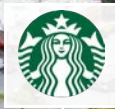
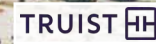






# NORTHWEST AERIAL

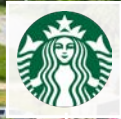
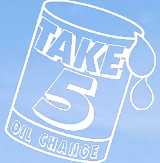
DOWNTOWN MARIANNA 4 MILES



HIGHWAY 71 19,990 VPD







HIGHWAY 71 19,990 VPD







# WEST AERIAL

TAKE 5 OIL CHANGE MARIANNA, FL

8

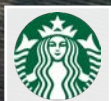
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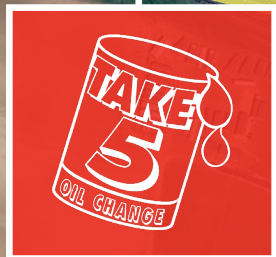
BURGER KING

TRUIST

Pilot



Days Inn



ellianos  
coffee

SHOE DEPT.  
ENCORE  
FIREHOUSE  
SUBS

SONNY'S  
BBQ

verizon

FAIRFIELD  
INN & SUITES  
Marriott

Comfort  
INN & SUITES

DUNKIN'

Wendy's

MICROTEL  
BY WYNDHAM

Pizza  
Hut

Ruby  
Tuesday

INTERSTATE  
10

INTERSTATE 10 21,727 VPD

HIGHWAY 71 19,990 VPD

1 MILE

13,860  
PEOPLE  
\$55,541  
AHHI

3 MILES

22,656  
PEOPLE  
\$56,312  
AHHI

5 MILES

44,110  
PEOPLE  
\$64,104  
AHHI







MARIANNA

GEORGIA  
FLORIDA

58 MILES

TALLAHASSEE

65 MILES

52 MILES

PANAMA  
CITY  
BEACH

PANAMA  
CITY

## FLORIDA PANHANDLE REGION

Over the past decade, the Florida Panhandle Region has grown by approximately 10–12%, with key markets like Navarre, Pensacola, and Tallahassee driving the trend.

The region now supports over 542,700 households and 656,260 housing units, with steady year-over-year increases in both ownership and rental demand. Multifamily construction has surged, with nearly 4,700 units under development and over 4,600 delivered in 2024 alone—more than double the 10-year average—while occupancy remains high at 92%. This residential expansion is fueled by major investments in military infrastructure (e.g., \$4.9B rebuild of Tyndall AFB), tourism, aerospace, agriculture, and new healthcare campuses.

Marianna, Florida is emerging as a high-growth investment market in the Panhandle Region, fueled by strong population gains—over 16% since 2020 and projected to reach nearly 27% by 2025—and a wave of economic development across manufacturing, logistics, healthcare, and public sector employment. Major employers like Pulse Industrial's new \$278M clean-tech facility and the 800-employee Family Dollar distribution center are creating jobs and drawing new residents to the area. Supporting this growth is a surge in residential development, including new subdivisions, apartment projects, and the transformation of over 300 acres at the former Dozier School site for future housing and mixed-use. The city is also investing heavily in infrastructure upgrades, downtown revitalization, and business-friendly initiatives.







## 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







2193 FL-71  
MARIANNA, FL

Exclusively Offered By



### PRIMARY DEAL CONTACTS

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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 - Marianna, 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.