



595 COMPASS PT PLZ SE
LEESBURG, VA

**OFFERED
FOR SALE
\$2,804,000
5.35% CAP**



EXECUTIVE SUMMARY

Atlantic Capital Partners is pleased to exclusively present a premier net lease ground lease opportunity, a Valvoline Instant Oil Change located within the Compass Creek mixed-use development in Leesburg, Virginia. This corporately guaranteed ground lease, backed by Valvoline, Inc. (NYSE: VVV), offers investors a fully passive, zero-landlord-obligation income stream in one of the most supply-constrained and affluent suburban markets on the East Coast.

Leesburg serves as the commercial hub of Loudoun County, the wealthiest county in the United States by median household income, fueled by explosive residential growth, Dulles International Airport, the Silver Line Metro, and the Dulles Technology Corridor. Average household incomes exceed \$212,000 within 5 miles of the site, and the surrounding trade area continues to absorb new rooftops at one of the fastest rates in Virginia.

Positioned at the intersection of three major arterials generating over 100,000 combined daily vehicle trips, the site provides Valvoline with the visibility, access, and captive customer base that drives the brand's industry-leading return visit frequency. With no e-commerce alternative, no appointment required, and customers returning every 3-4 months, this is among the most defensible tenant categories in net lease wrapped in a best-in-class corporate credit and delivered in an irreplaceable Northern Virginia location.

RENT SCHEDULE	LEASE YEARS	ANNUAL RENT
Current Term	1-5	\$150,000
Current Term	6-10	\$165,000
Current Term	11-15	\$181,500
1st Extension Term	16-20	\$199,650
2nd Extension Term	21-25	\$219,615
3rd Extension Term	26-30	\$241,577

YEAR 1 NOI	\$150,000
CAP	5.35%
PRICE	\$2,804,000



ASSET SNAPSHOT

Tenant Name	Valvoline (Mid-Atlantic Lubes, LLC) (Franchisee)
Guarantor	Valvoline, Inc. (Corporate)
Address	595 Compass Pt Plz SE, Leesburg, VA 20175 (Pad J)
Building Size (GLA)	3,000 SF
Land Size	1.16 AC
Year Built/Renovated	2025
Lease Type	Abs NNN Ground Lease
Landlord Responsibilities	None
Lease Commencement Date	10/30/2025
Lease Expiration Date	10/29/2040
Remaining Term	14 Years
Renewal Options	3 x 5-Years
Rental Increases	10% Every 5 Years and in Options
NOI	\$150,000



 **52,475** PEOPLE
IN 3 MILE RADIUS

 **\$212,330** AHHI
IN 5 MILE RADIUS

 **14,500** VPD ON
COMPASS CREEK PKWY



CORPORATE GUARANTY FROM PUBLICLY TRADED, INVESTMENT GRADE CREDIT

Guaranteed by Valvoline, Inc. (NYSE: VVV), one of the most recognized quick-lube brands in the nation with 1,900+ system-wide locations



NNN GROUND LEASE - ZERO LANDLORD OBLIGATIONS

True triple-net ground lease structure; Tenant owns the improvements and is responsible for 100% of taxes, insurance, maintenance, utilities, and operating costs

114,844
PEOPLE
\$212,330
AHHI

EXCEPTIONAL DEMOGRAPHICS & AFFLUENT TRADE AREA

Average household income exceeds \$213,821 within 1 mile and \$212,330 within 5 miles; total population of 114,844 within 5 miles



HIGH-VISIBILITY LOCATION WITH STRONG TRAFFIC COUNTS

Situated within the Compass Creek development with access to 61,500 VPD along the Leesburg Bypass (US 15/VA 7), 32,900 VPD along the Dulles Greenway (VA 267), and 14,500 VPD along Compass Creek Pkwy



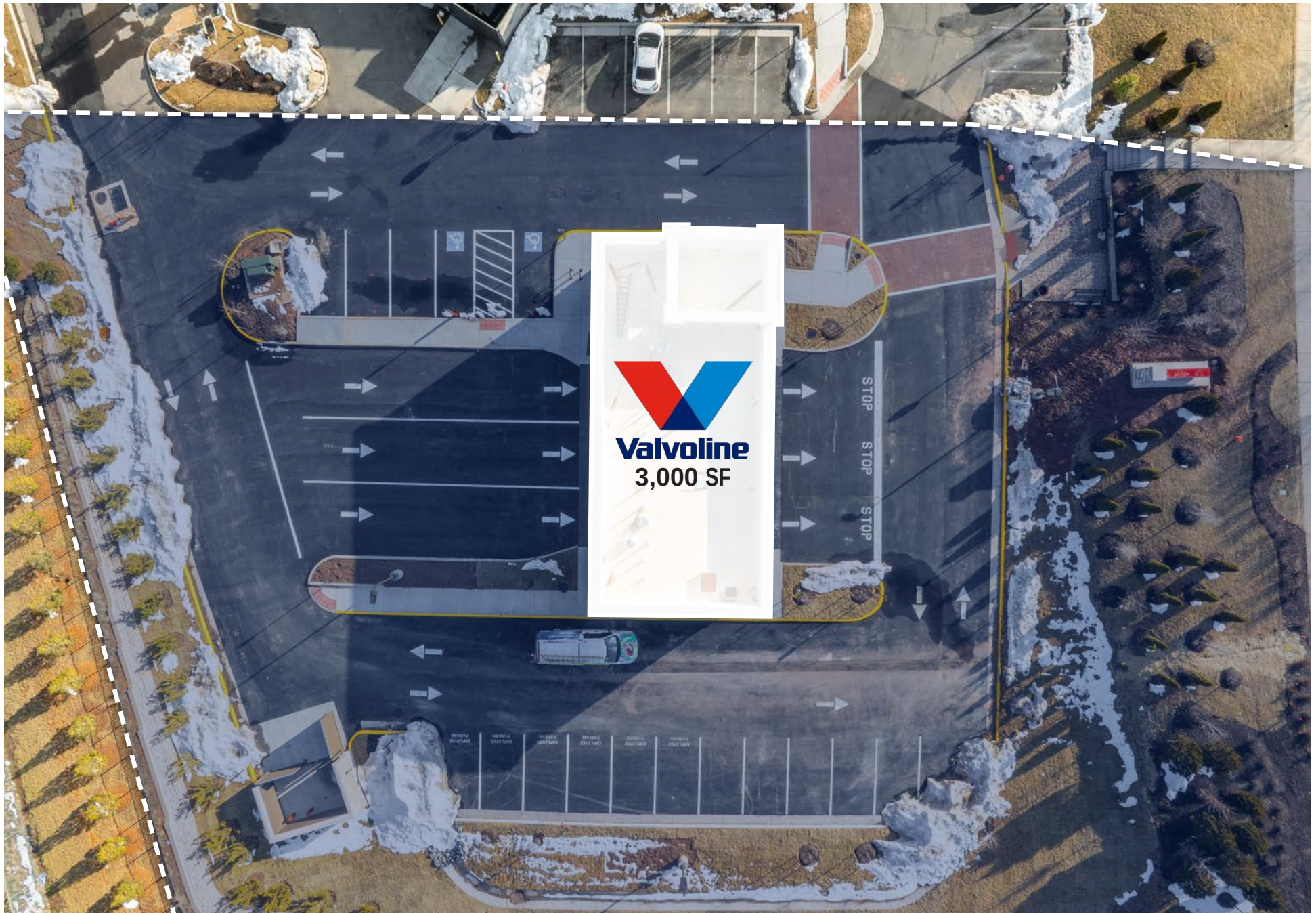
STRATEGIC PROXIMITY TO MAJOR METRO MARKETS

Located 38 miles west of Washington, DC and 72 miles southwest of Baltimore, MD. Leesburg serves as the primary retail hub for Loudoun County - the wealthiest county in the US by median household income



RAPIDLY GROWING SUBMARKET WITH STRONG DEMAND DRIVERS

Submarket with Strong Demand Drivers Loudoun County is one of the fastest-growing counties in Virginia, with continued residential and commercial expansion driven by proximity to Dulles International Airport, the Silver Line Metro extension, and major data center/tech corridor employment





at home



 **Microsoft**
32MW Data
Center Campus
Four buildings
totaling 840,000 SQ FT



STACK
INFRASTRUCTURE
72MW Data
Center Campus
Two buildings totaling
approx. 620,000 SQ FT

267



POPEYES





IMMEDIATE TRADE AREA

EVERGREEN MILL
ELEMENTARY SCHOOL
571 STUDENTS

J. LUPTON SIMPSON
MIDDLE SCHOOL
830 STUDENTS

COOL SPRING
ELEMENTARY SCHOOL
458 STUDENTS



HERITAGE
HIGH SCHOOL
1,113 STUDENTS



1 MILE
6,171
PEOPLE
\$213,821
AHHI

3 MILES
52,475
PEOPLE
\$183,090
AHHI

5 MILES
114,844
PEOPLE
\$212,330
AHHI

TUSCARORA
CROSSING
180 NEW UNITS

PHILIP A. BOLEN
MEMORIAL
REGIONAL PARK
17 FIELDS
200 ACRES OF TRAILS



Microsoft
32MW Data
Center Campus
Four buildings
totaling 840,000 SQ FT



LEESBURG
AIRPORT



Is developing a 72MW Northern Virginia Data Center Campus on Compass Creek Pkwy. The project features two buildings totaling approximately 620,000 sq ft. One is a 48MW facility and the other is a 24MW building.

BUILDING 1
48MW

BUILDING 2
24MW





MARKET AERIAL

VALVOLINE LEESBURG, VA

7



17 SCHOOLS
WITHIN A
5 MILE RADIUS
OF ASSET

LOUDOUN COUNTY
~100 Schools
~80,000+ Students



6,171
PEOPLE

\$213,821
AHHI

VIRGINIA VILLAGE - PHASE I
18.4 AC RE-DEVELOPMENT
490 APARTMENTS
160 TOWNHOMES
105,000 SF OFFICE SPACE
70,000 SF RETAIL SPACE



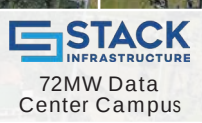
BRICKYARD
59 NEW HOMES



CATTAIL RUN VILLAGE
250 NEW HOMES



TUSCARORA VILLAGE
86 NEW TOWNHOMES



TUSCARORA CROSSING
180 NEW UNITS



PHILIP A. BOLEN MEMORIAL
REGIONAL PARK



LEESBURG



Leesburg, Virginia, part of the larger Washington–Arlington–Alexandria, DC–VA–MD–WV Metropolitan Statistical Area, is one of the most affluent and economically resilient regions in the United States. Anchored by Washington, D.C., the MSA is supported by a diverse employment base including federal government, technology, defense contracting, healthcare, and professional services. The region consistently benefits from strong population growth, high educational attainment, and some of the highest household incomes in the country, driving sustained retail demand and economic stability.

Loudoun County, Virginia, where Leesburg is located, is widely recognized as one of the wealthiest counties in the nation and continues to experience significant residential and commercial expansion. The area has emerged as a major hub for technology and data centers, further strengthening the local economy and attracting a highly skilled workforce. Supported by excellent transportation infrastructure and proximity to major employment centers throughout Northern Virginia and the broader Washington, D.C. region, Leesburg offers a highly desirable and supply-constrained environment, positioning the property to benefit from long-term population growth, strong consumer spending, and durable retail fundamentals.

WASHINGTON

ARLINGTON

ALEXANDRIA

WASHINGTON, D.C.
40 MILES

ARLINGTON, VA 39 MILES
ALEXANDRIA, VA 43 MILES

DAYTIME POPULATION

 1.1M
WASHINGTON D.C.

AREA'S LARGEST EMPLOYERS



Fannie Mae
stryker

danaher

amazon Capital One

Freddie Mac Booz Allen

GENERAL DYNAMICS

VALVOLINE QUICK FACTS

Founded:	1866
Headquarters:	Lexington, KY
Ownership:	Public
Locations:	1,900+
Guaranty:	Corporate
Website:	www.valvoline.com/

Valvoline

TENANT SUMMARY

Valvoline Inc. (NYSE: VVV) is one of the nation's leading providers of automotive preventive maintenance services, operating under the widely recognized Valvoline Instant Oil Change (VIOC) brand. With over 1,900 locations across the United States, Valvoline has built a strong reputation for quick, drive-through oil changes and vehicle maintenance services, including tire rotations, fluid exchanges, and battery replacements. Founded in 1866, the company has a long-standing legacy as a trusted automotive service provider.

Headquartered in Lexington, Kentucky, Valvoline combines corporate-owned stores with a robust franchise network, ensuring broad market coverage and steady growth. Its services are tied to the non-discretionary nature of vehicle maintenance, providing reliable demand across all economic cycles. While some leases are backed by corporate guarantees, others are supported by experienced multi-unit franchise operators. With a BB+ S&P credit rating, a loyal customer base, and strong brand recognition, Valvoline represents a durable and recession-resistant tenant in the auto service sector.

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Exclusively Offered By



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