



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%

NOI	\$71,500
CAP RATE	5.50%
LISTING PRICE	\$1,300,000

## ASSET SNAPSHOT

Tenant Name	Take 5 Oil Change
Guarantee	Take 5 Properties SPV LLC (Corporate)
Address	2090 US Highway 1 S, St. Augustine, FL
Building Size (GLA)	1,281 SF
Land Size	0.26 Acres
Year Built	2022
Lease Type	Ground Lease
Current Annual Rent	\$71,500
Rent Increases	10% every 5 years
Landlord Responsibilities	None
Lease Expiration	April 30, 2037
Original Lease Term	15 Years
Remaining Term	11.4 years
Renewal Options	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 every 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



### SUNSHINE STATE

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



## SITE PLAN

TAKE 5 OIL CHANGE ST. AUGUSTINE, FL

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DIXIE HWY (US RT 1) 42,000 VPD

SHORE DRIVE









## PROPERTY PHOTOS

TAKE 5 OIL CHANGE ST. AUGUSTINE, FL

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## 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**

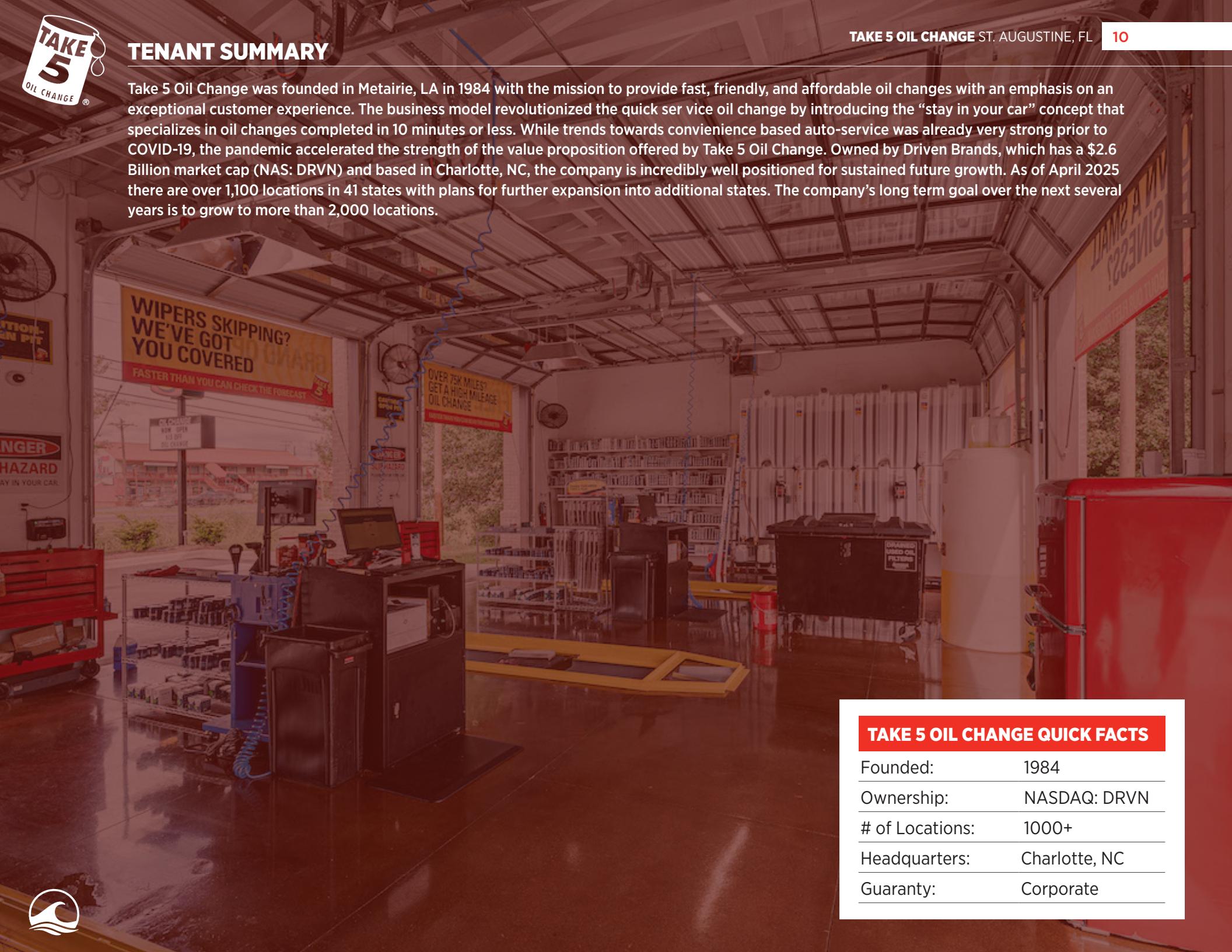


## TENANT SUMMARY

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

Exclusively Offered By



### **PRIMARY DEAL CONTACTS**

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UF HEALTH  
FLAGLER HOSPITAL  
335 BEDS

**OFFERED  
FOR SALE**

**\$1,300,000 | 5.50% CAP**



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

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.