



75 PETIGRU DR | PAWLEYS ISLAND, SC

**OFFERED
FOR SALE
\$1,752,000
5.25% CAP**

REPRESENTATIVE PHOTO





EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of Valvoline | Pawleys Island, SC. Valvoline signed a 15-year absolute NNN ground lease. The asset is strategically positioned within a dense retail corridor along Ocean Highway — one of most active commercial thoroughfares.

The investment is guaranteed by QAS Holdings, LLC — the second largest Valvoline franchisee in the country with 200+ operating locations — providing significant credit strength.

The property offers investors a fully passive, long-term income stream with zero landlord responsibilities and 10% rental escalations every five years. Atlantic Capital Partners recommends a comprehensive marketing campaign to expose the asset to a broad pool of national and 1031 exchange investors to maximize overall trade value.

LEASE YEARS	TERM	ANNUAL RENT
Current Term	Years 1-5	\$92,000
Rent Escalation	Years 6-10	\$101,200
Rent Escalation	Years 11-15	\$111,320
1st Option Term	Years 16-20	\$122,452
2nd Option Term	Years 21-25	\$134,697
3rd Option Term	Years 26-30	\$148,167
4th Option Term	Year 31-35	\$162,984

NOI	\$92,000
CAP	5.25%
PRICE	\$1,752,000



ASSET SNAPSHOT

Tenant Name	Valvoline
Address	75 Petigru Dr, Pawleys Island, SC
Building Size (GLA)	TBD
Land Size	1.38 Acres
Year Built/Renovated	2026
Signatory/Guarantor	QAS Holdings, LLC (Franchisee)
Rent Type	ABS. NNN - Ground Lease
Landlord Responsibilities	None
Rent Commencement Date	TBD
Lease Expiration Date	TBD
Rental Increases	10% Every 5-Years
Remaining Term	15.0 years
Current Annual Rent	\$92,000.00



REPRESENTATIVE PHOTO

 **13,800** PEOPLE
IN 3 MILE RADIUS

 **\$110,671** AHHI
IN 3 MILE RADIUS

 **30,400** VPD
ON OCEAN HWY



STABLE LONG-TERM GROUND LEASE

Absolute NNN Ground Lease — Zero Landlord Responsibilities | 15-Year base term with four renewal options (5-year) extending total potential term to 35 years | 10% rental escalations every 5 years in both base term and option periods



SECOND LARGEST VALVOLINE FRANCHISEE — STRONG CREDIT GUARANTY

Guaranteed by QAS Holdings, LLC — the second largest Valvoline franchisee in the United States with 200+ operating locations | Demonstrates significant operational scale and financial strength | Needs-based automotive service category provides recession-resilient cash flow



PREMIER COASTAL LOCATION — PAWLEYS ISLAND, SC

Situated along the Grand Strand in Georgetown County, one of the most affluent coastal communities on the East Coast | US-17 (Ocean Hwy) serves as the primary commercial corridor connecting Myrtle Beach to Charleston | Established year-round residential base with significant seasonal tourism amplifying consumer demand



STRONG TRAFFIC VOLUME — 30,400 AADT ON OCEAN HWY

30,400 vehicles per day along Ocean Hwy (US-17) providing consistent customer visibility and accessibility | High-frequency traffic pattern well-suited to Valvoline's quick-service model



NATIONAL AUTOMOTIVE MARKET STRENGTH

The U.S. vehicle fleet reached a record 14.1-year average age in 2024, driving 30–40% higher maintenance spend on older vehicles | Valvoline services 20M+ annual visits across 1,800+ locations | The broader automotive aftermarket surpassed \$460B in 2024 and is projected to exceed \$560B by 2028



AFFLUENT PAWLEYS ISLAND TRADE AREA DEMOGRAPHICS

Average household income of \$116,799 within 5 miles — well above national averages | 3-mile AHHI of \$110,671 with a population of 13,800 | Trade area supported by high-net-worth retirees, second-home owners, and 14M+ annual Grand Strand tourists



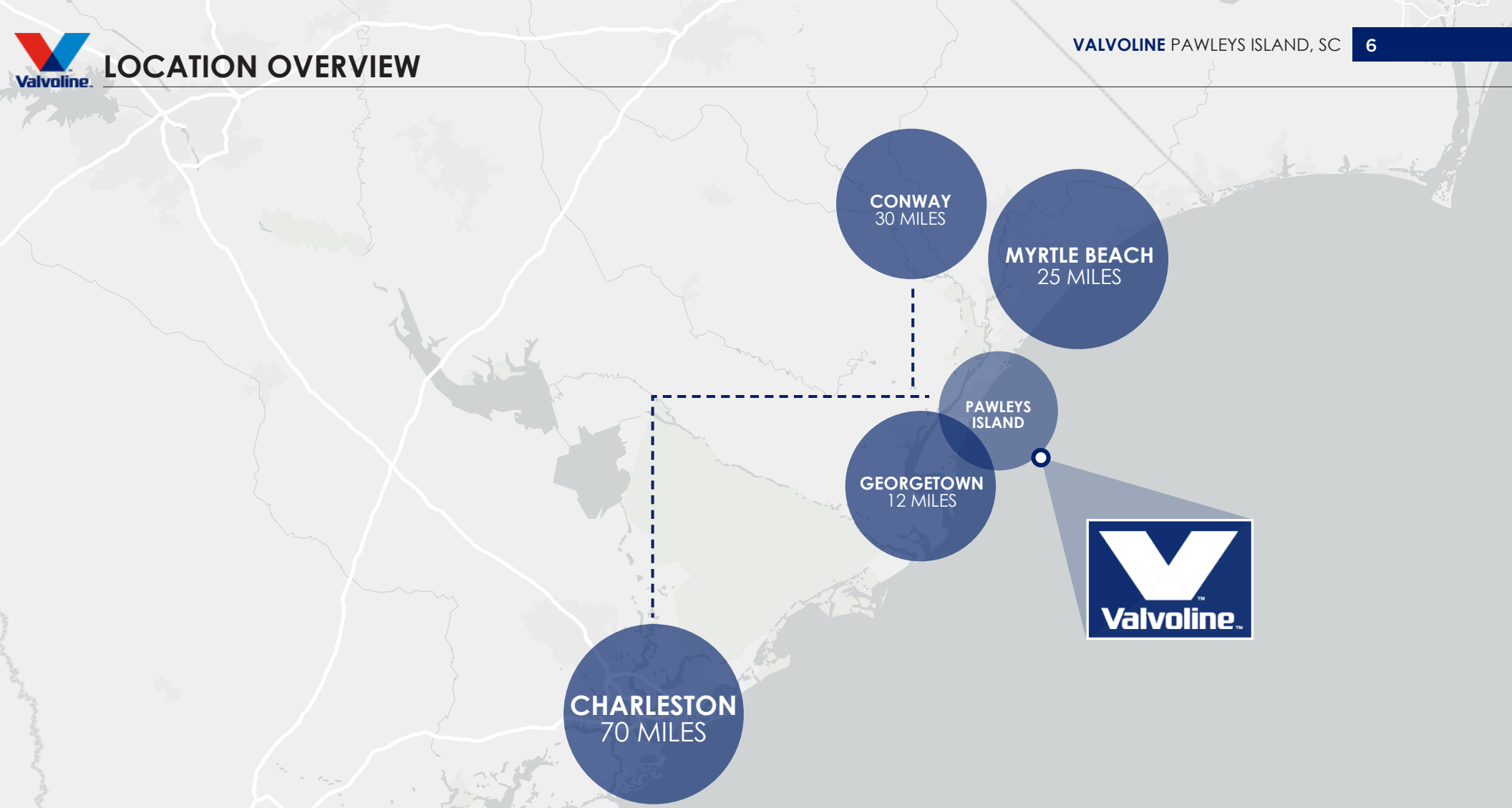


EAST AERIAL

NORTH ATLANTIC OCEAN



ValvolineTM
75 PETIGRU DR
PAWLEYS ISLAND, SC



The subject property is located at 75 Petigru Dr in Pawleys Island, South Carolina, a premier coastal community situated along the Grand Strand in Georgetown County. Pawleys Island is one of the oldest beach resorts on the East Coast and is recognized for its affluent, year-round residential base complemented by significant seasonal tourism. The site benefits from excellent visibility and access along Ocean Highway (US-17), one of the primary north-south arterials serving the Grand Strand corridor, carrying approximately 30,400 vehicles per day.

The immediate trade area reflects a high-income demographic profile, with an average household income of \$101,729 within one mile and \$116,799 within five miles — well above national averages — underscoring the area's wealth and spending power. The surrounding population of approximately 20,464 residents within five miles continues to grow, supported by ongoing residential development and an expanding retiree and second-home population along the Carolina coast.

Pawleys Island is strategically positioned within the broader Myrtle Beach–Conway–North Myrtle Beach MSA, one of the fastest-growing metropolitan areas in the United States. Myrtle Beach, the region's primary retail and entertainment hub, lies approximately 25 miles to the north, while historic Georgetown, the county seat, is located just 12 miles to the south. The Charleston metropolitan area, a major Southeast economic center, is accessible within approximately 70 miles. The Grand Strand MSA draws over 14 million tourists annually, generating substantial consumer traffic and retail demand that benefits service-oriented tenants such as Valvoline throughout the corridor.

TENANT OVERVIEW

Valvoline Inc. (NYSE: VVV) is one of the largest and fastest-growing retailers of automotive preventive maintenance services in North America. The Valvoline brand dates back to 1866, and the company has built a trusted national reputation for quick, convenient, quality service. Through its Valvoline Instant Oil Change network, the company offers 15-minute, stay-in-your-car oil changes along with battery, bulb, wiper, tire rotation and fluid services. Valvoline operates more than 2,300 franchised and company-operated service centers across the United States and Canada. It completes more than 30 million services a year, and Entrepreneur's Franchise 500 has ranked it the #1 automotive services retailer.

QAS Holdings, LLC (Quality Automotive Services) is one of the largest Valvoline Instant Oil Change franchisees in the country. Andrew Slattery founded the company in 2001, and it is headquartered in Charlotte, North Carolina. Since then it has grown from a single location to more than 200 service centers across 11 states in the Southeast and Mountain West, including a strong presence in South Carolina. QAS has grown through both new ground-up development, including the Pawleys Island, SC location, and acquisitions of other Valvoline franchise operators such as Superior Lube, Inc. and SteelToe Group, LLC. In 2022, Charlotte-based private equity firm Carousel Capital acquired a significant ownership stake in QAS to support its continued growth. QAS Holdings, LLC is the signatory and guarantor on the absolute NNN ground lease for this property.

VALVOLINE QUICK FACTS

Founded:	2001
Ownership:	Private
# of Locations:	200+
Headquarters:	Charlotte, NC
Guaranty:	QAS Holdings, LLC



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Exclusively Offered By



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