

# FOR SALE TAKE 5 OIL CHANGE



27266 Wesley Chapel Boulevard, Wesley Chapel, FL 33544

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# EXECUTIVE SUMMARY

**Sale Price**

**\$2,800,000**

## PROPERTY INFORMATION

Tenant:	Take 5
Net Operating Income:	\$147,350
Cap Rate:	5.26%
Lease Type:	NNN
Term Remaining:	11 Years
Lease Commencement Date:	Nov 9, 2020
Lease Expiration Date:	Nov 10, 2035
Option Periods:	4 (5) Year Options
Rent Increase:	10% Every 5 Years
Taxes and Insurance:	Tenant Responsibility
Roof & Structure:	Tenant Responsibility

## BUILDING INFORMATION

Building Size	1,406 SF
Lot Size	0.56 Acres
Year Built	2023

## LOCATION INFORMATION

Building Name	Take 5
Street Address	27266 Wesley Chapel Boulevard
City, State, Zip	Wesley Chapel, FL 33544
County	Pasco County





# INVESTMENT SUMMARY

## PROPERTY DESCRIPTION

Introducing an exceptional retail opportunity in Wesley Chapel, Florida. This well-appointed free-standing building, offering 1,406 square feet of modern retail space, is a compelling investment choice. Built to exacting standards in 2023, the property boasts contemporary design and meticulous attention to detail. Its strategic location in Wesley Chapel ensures high visibility and accessibility, making it an ideal choice for retail businesses seeking to capitalize on the area's burgeoning commercial activity. With an attractive modern facade, versatile layout, and desirable amenities, this property presents a turnkey investment opportunity for investors looking to secure a valuable asset in the retail sector.

## PROPERTY HIGHLIGHTS

- 1,406 SF modern free-standing building
- Constructed in 2023 with contemporary design
- NNN Lease/Zero Landlord Responsibilities
- Income Tax Free State
- Affluent area with Average Annual HH Income exceeding \$98K within a 3 Mile Radius
- Meticulously maintained interior and exterior
- Turnkey investment with attractive amenities
- Versatile layout for various retail concepts
- Prime signage opportunities for maximum exposure
- Strategic location for high business visibility

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## OFFERING SUMMARY

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Lease Expiration Date	Nov 10, 2035
Option Periods	4 (5) Year Options
Rental Increase	10% Every 5 Years
Taxes and Insurance	Tenant Responsibility
Roof and Structure	Tenant Responsibility
Lease Guarantee	Take 5

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	11,023	30,679	102,229
Total Population	30,862	86,622	272,587
Average HH Income	\$98,072	\$97,323	\$97,167



# LOCATION SUMMARY



★ Designed by TownMapsUSA.com



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## LOCATION DESCRIPTION

Wesley Chapel is a census-designated place in Pasco County, Florida, United States. The population was 64,866 at the 2020 census. It is a suburb in the Tampa Bay area.

Originally called Double Branch for the area's twin creeks, the community was named for the Methodist church that stood on the northwest corner of SR 54 and Boyette Road. A popular nickname for the area was "Gatorville".

Wesley Chapel has been a major catalyst in the rapid growth of Pasco County, the 38th fastest-growing county in the nation. and retains much in the way of wildlife.

Immerse yourself in the vibrant energy of Wesley Chapel, Florida, a prime location for retail and free-standing building investment. The area boasts a thriving commercial landscape, offering an array of shopping, dining, and entertainment options, and is seeing continuous growth and development.

With convenient access to major roadways, the property enjoys close proximity to notable destinations such as The Grove at Wesley Chapel, The Shops at Wiregrass, and the Tampa Premium Outlets. This bustling area also benefits from a robust community and recreational attractions, making it an ideal investment choice for those seeking to capitalize on the increasing consumer activity and business opportunities within this flourishing retail market.



# TENANT PROFILE



Take 5 Oil Change is (or should be) your neighborhood go-to oil change spot. We've been doing this for over 35 years now, and grown our drive-thru style (no fries served though) to half the country. We keep it friendly by letting you stay in the comfort of your car or truck while we change your oil. We've all heard from our dads that oil changes are important and at Take 5, we agree. We also know they aren't the most fun. Here at Take 5 Oil Change we try to make them the most enjoyable (and the quickest) as they can be. We pride ourselves in our friendly technicians, our oil change expertise and our efficient process that gets you on your way safely and swiftly.

Take 5 is an American oil change company that has 674 locations, as of 2022, in 25 U.S. states and three in British Columbia, Canada. The company is owned by Driven Brands Company, which is also the parent company of other well known car care companies such as Maaco and Meineke.

TENANT OVERVIEW		TENANT HIGHLIGHTS
Parent Company:	Driven Brands, Inc.	674 Locations
Founded:	1972	Ranked #161 among the Best 200 Companies in the Entrepreneur Magazine Top 500 for 2022
Total Revenue:	\$1 B	Awarded the J.D. Power Award for highest overall customer satisfaction in 2021
Headquarters:	Charlotte, NC	#19 on the 2022 Franchise Times "Fast and Serious" List
Website:	<a href="http://www.take5oilchange.com">www.take5oilchange.com</a>	

# DEMOGRAPHICS MAP & REPORT



POPULATION	3 MILES	5 MILES	10 MILES
Total Population	30,862	86,622	272,587
Average Age	37.7	38.1	40.0
Average Age (Male)	35.3	36.5	39.2
Average Age (Female)	39.8	39.3	40.9

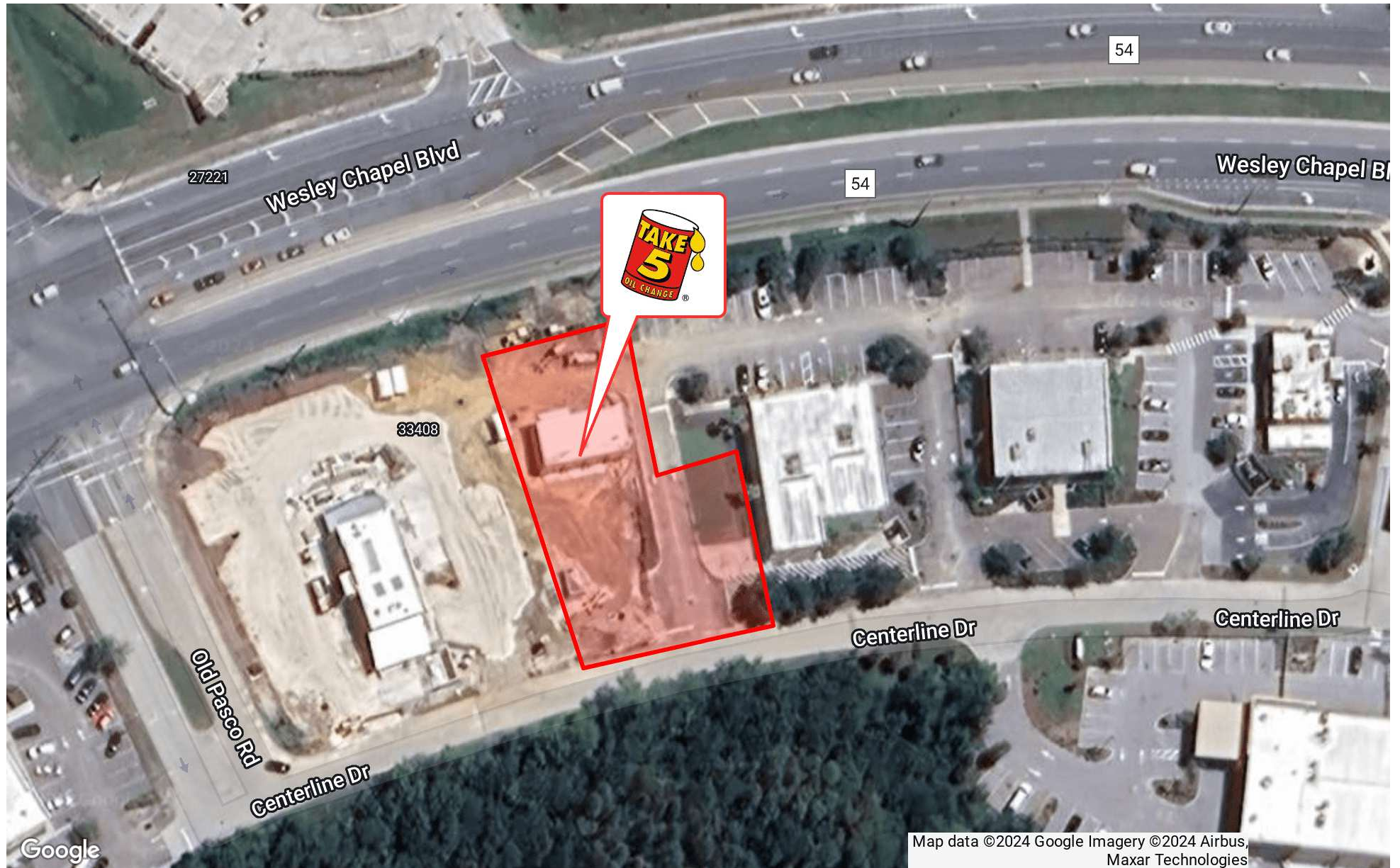
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	11,023	30,679	102,229
# of Persons per HH	2.8	2.8	2.7
Average HH Income	\$98,072	\$97,323	\$97,167
Average House Value	\$265,644	\$261,112	\$267,397

2020 American Community Survey (ACS)



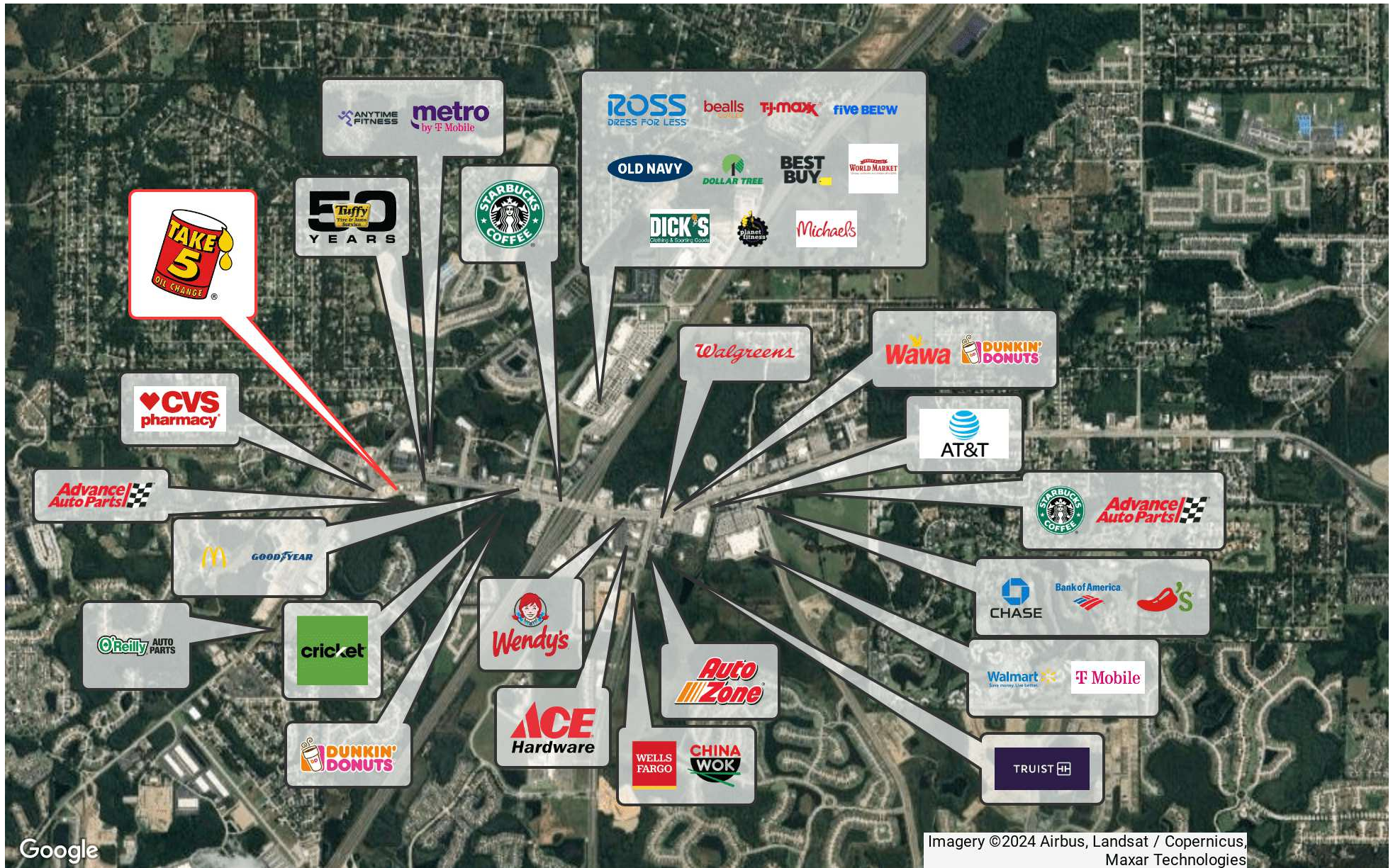


# AERIAL MAP



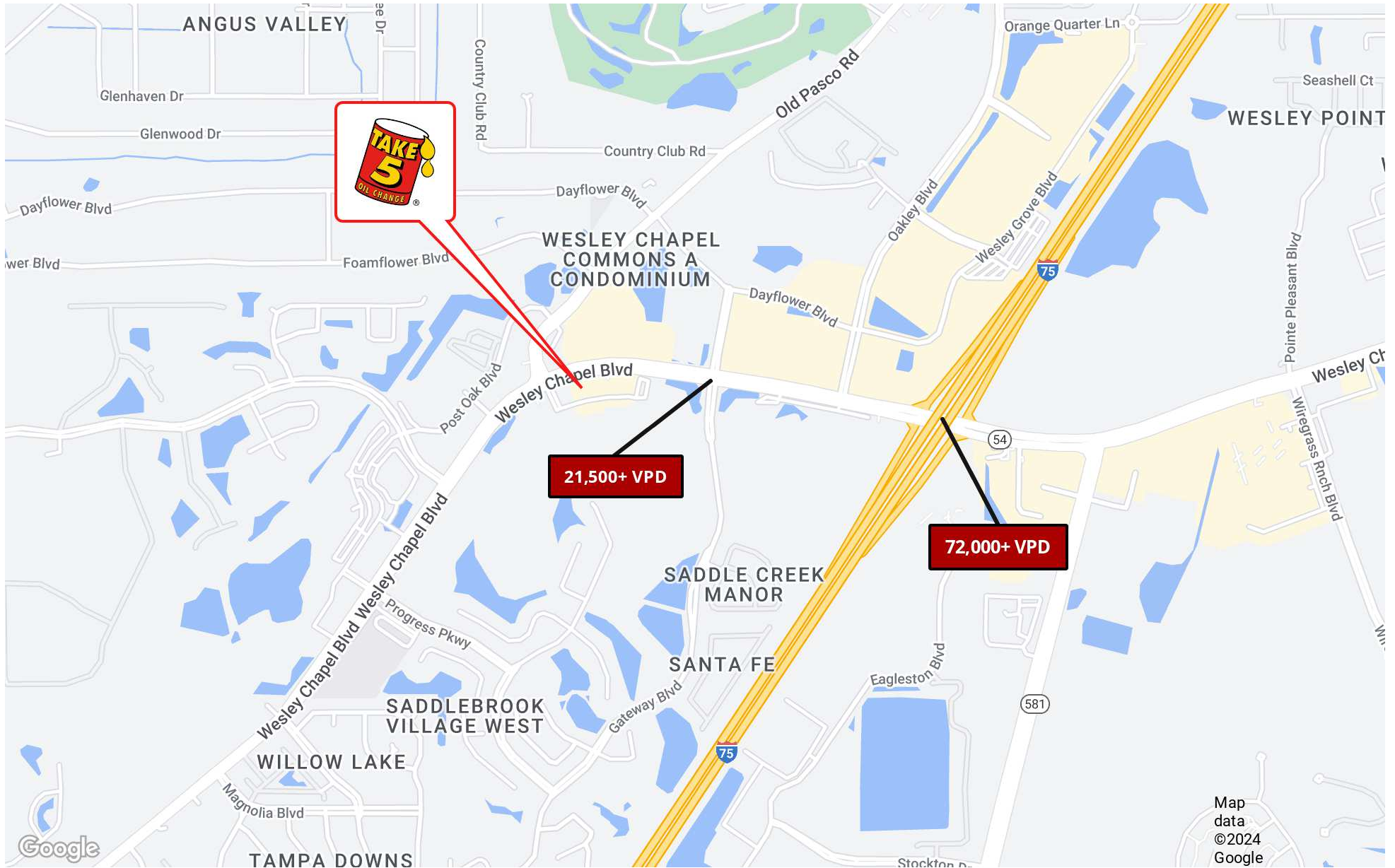


# RETAILER MAP





# PARCEL AND TRAFFIC COUNTS



# MEET THE TEAM



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