



SANDS INVESTMENT GROUP  
NET INVESTMENTS... NET RESULTS



Take 5 Oil Change  
2604 S Highway 301  
Tampa, FL 33619



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# INVESTMENT SUMMARY

Sands Investment Group is Pleased to Exclusively Offer For Sale the 1,300 SF Take 5 Oil Change at 2604 S Highway 301 in Tampa, FL. This Opportunity Includes a Long-Term 11 Year Absolute Triple Net (NNN) Ground Lease With Zero Landlord Responsibilities, Providing For a Secure Investment.

## OFFERING SUMMARY

PRICE	\$1,369,321
CAP	5.25%
NOI	\$71,889
PRICE PER SF	\$1,053.32
GUARANTOR	Corporate

## PROPERTY SUMMARY

ADDRESS	2604 S Highway 301 Tampa, FL 33619
COUNTY	Hillsborough
BUILDING AREA	1,300 SF
LAND AREA	1.42 AC
BUILT	2020





# HIGHLIGHTS

- New Construction - Store Opened February 2020
- Long-Term 11 Year Absolute Triple Net (NNN) Ground Lease With Zero Landlord Responsibilities
- Corporate Guaranty From Driven Systems, LLC
- Take 5 Oil Change Has Been in Business For Over 33 Years and Has Designed the First “5 Minute Drive-Thru Oil Change” Where Customers Can Stay in Their Car During the Process
- Driven Brands, Inc. Operates as an Automotive Franchise Company That Provides Aftermarket Services and Has Over 2,800 Locations
- Driven Brands is a Subsidiary of Roark Capital Group, Which Operates Over 30,000 Units Across 64 Franchise Brands in All 50 States and 78 Countries
- Strategically Located Just Off a Busy Signalized Intersection With Dual Access From Hwy 301 and Causeway Blvd With a Combined Traffic Count of Over 140,800 Vehicles Per Day
- Excellent Demographics - Located in a Dense Residential Neighborhood With a Population of Over 91,057 Residents Making an Average Household Income of \$64,845 Within a 3-Mile Radius
- The Area Within a 5-Mile Radius of This Property is Expected to Experience a 10% Growth Rate By 2024
- Positioned With Direct Access to Interstate 75 - the North/South State Corridor to Venice, Fort Myers and East to Into Fort Lauderdale
- Nearby Tenants Include: Publix, Starbucks, McDonald's, Pizza Hut, Walmart, Subway, Home Depot, Burger King, Dunkin' and More





# LEASE SUMMARY

TENANT	Take 5 Oil Change
PREMISES	A Building of Approximately 1,300 SF
LEASE COMMENCEMENT	February 28, 2020
LEASE EXPIRATION	February 28, 2031
LEASE TERM	~11 Years Remaining
RENEWAL OPTIONS	4 x 5 Years
RENT INCREASES	10% in Year 6 and Options
LEASE TYPE	Ground Lease
PERMITTED USE	Automotive
PROPERTY TAXES	Tenant's Responsibility
INSURANCE	Tenant's Responsibility
COMMON AREA	Tenant's Responsibility
ROOF & STRUCTURE	Tenant's Responsibility
REPAIRS & MAINTENANCE	Tenant's Responsibility
HVAC	Tenant's Responsibility
UTILITIES	Tenant's Responsibility
RIGHT OF FIRST REFUSAL	No

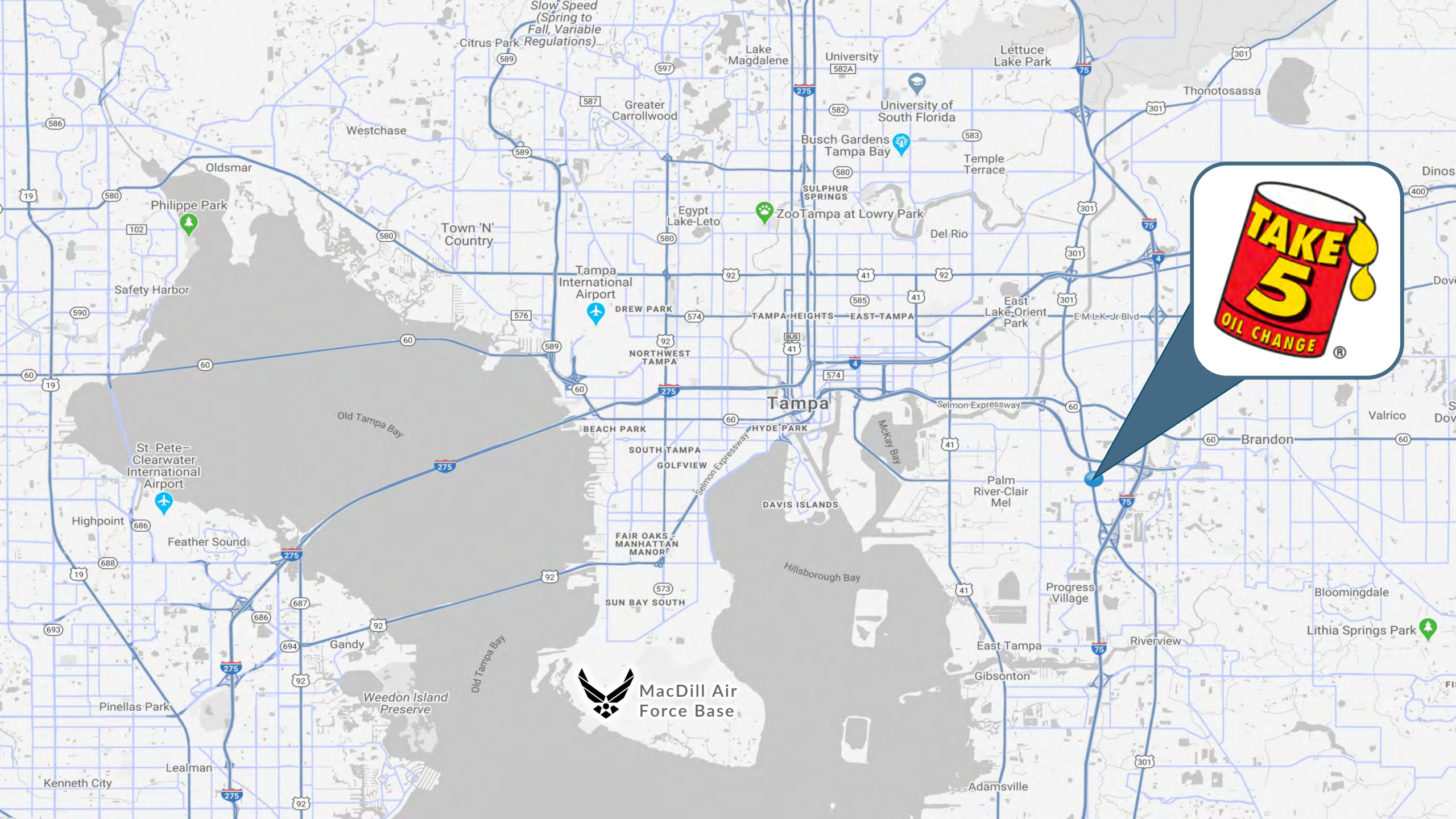
SQUARE FOOTAGE	ANNUAL BASE RENT	RENT PER SF
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1,300 SF	\$71,889	\$55.30
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TOPGOLF



CAMDEN

Westfield

BRANDON

1,100,000 SF Mall -  
Includes Over 253 of the  
Finest Stores & Restaurants



Causeway Blvd



JOANN



KOHL'S

Publix



Public Storage



Walgreens

DUNKIN'

Waffle House

PLATO'S CLOSET

verizon



LOWE'S

LAIFITNESS

MAXIMUS







PROGRESSIVE

Publix



Spectrum

Legacy Park Windsor Club

OASIS at Brandon

KEARNEY COMPANIES

OASIS

PEARCE PAVILION LUXURY APARTMENTS

retreat AT CROSSTOWN

MAXIMUS

WINDERMERE APARTMENTS



Causeway Blvd





SPRINGHILL SUITES MARIOTT COUNTRY INNS & SUITES **Aaron's**  
**THE HOME DEPOT** **HOOTERS** **LA Z BOY**  
**Office DEPOT** **OfficeMax** **BURGER KING**  
**McDonald's** **SUBWAY** **ETHAN ALLEN**



**BEST BUY** **petco** **Staples** **Marshalls**  
**Ashley HOMESTORE** **TJ-maxx** **OLD NAVY**  
**Michaels** **KIRKLAND'S** **RED LOBSTER** **Olive Garden**  
**Moe's** **ULTA BEAUTY** **SALLY BEAUTY** **amc** **Starbucks**  
**Great Expressions** **corner bakery CAFE** **Holiday Inn Express** **DOLLAR TREE** **five BEL'W**  
**Rainbow** **LA QUINTA INNS & SUITES** **extended STAY AMERICA** **SHOE CARNIVAL** **FANTASTIC SAM'S**



Selmon Expy

**TAKE 5 OIL CHANGE**

**Bass Pro Shops**

**TOPGOLF**



**Wawa**

**Walmart Supercenter** **LONGHORN STEAKHOUSE**  
**McDonald's** **DUNKIN'** **Mobil**

**Target** **macy's** **JCPenney** **Dillard's**  
**Apple** **FOREVER 21** **Chick-fil-A**  
**DICK'S SPORTING GOODS** **AMERICAN EAGLE** **BED BATH & BEYOND**  
**ROSS DRESS FOR LESS** **PF CHANG'S** **Bath & Body Works**  
**Party City** **PRADA EXPRESS** **Quesecake Factory** **Starbucks** **SMOKEY BONES**  
**sears** **HOLLISTER** **COTTON: ON** **Abercrombie & Fitch** **Panera**  
**Macaroni GRILL** **RACK ROOM SHOES** **FOSSIL** **VICTORIA'S SECRET**  
**CHIPOTLE MEXICANO** **villa** **Red Robin** **BARNES & NOBLE** **AÉROPOSTALE**  
**DSW DESIGNER SHOE WAREHOUSE** **CHAMPS SPORTS** **Buckle**  
**THE CHILDREN'S PLACE** **Justice** **FINISH LINE**  
**VALUE CITY FURNITURE** **claire's** **Sprint** **EXPRESS**  
**BAM!** **SEPHORA** **CVS pharmacy**  
**MATTRESS FIRM** **carter's** **francesca's**  
**TILLY'S** **CHARLEY'S** **LOFT** **rue21**  
**FYoufit HEALTH CLUBS** **GNC** **the Vitamin Shoppe** **aerie**  
**PACSUN** **MAC** **metro by T-Mobile**  
**SKECHERS** **ALDO** **cricket**  
**sleep number** **chico's** **Foot Locker**  
**NEW YORK & COMPANY** **MEN'S WEARHOUSE**

**Publix** **Save a lot**  
**SUBWAY** **Pizza Hut** **Starbucks** **McDonald's**  
**HEARTLAND** **DUNKIN'**  
**GNC** **metro by T-Mobile** **InTown SUITES**

**CIRCLE K** **Shell**  
**SUBWAY**

Causeway Blvd

**LOWE'S** **JOANN** **COSTCO WHOLESALE** **KOHL'S** **PETSMART**  
**ALDI** **Planet Smoothie** **Aspen Dental** **NORDSTROM rack** **Total Wine** **Starbucks** **TACO BELL**  
**tropical CAFE** **LAQUENA FLATS** **SUNTRUST** **FREEZE** **Smile Brands Group** **cicis** **WELLS FARGO**  
**SUBWAY** **REGIONS** **HAND & STONE** **FANTASTIC SAM'S** **hair cuttery**  
**Public Storage** **LANE BRYANT** **buybuy BABY** **verizon** **metrowashroom** **metro by T-Mobile** **Superman**



Tampa is a major city in, and the county seat of, Hillsborough County, Florida. It is on the west coast of Florida on Tampa Bay, near the Gulf of Mexico. Tampa is the largest city in the Tampa Bay Area. With a population of 392,890 residents in 2018, Tampa is the third-largest city in Florida, after Miami and Jacksonville. The bay's port is the largest in the state, near downtown's Channel District. Bayshore Boulevard runs along the bay, and is east of the historic Hyde Park neighborhood. Today, Tampa is part of the metropolitan area most commonly referred to as the "Tampa Bay Area". For U.S. Census purposes, Tampa is part of the Tampa-St. Petersburg-Clearwater, Florida Metropolitan Statistical Area. The four-county area is composed of roughly 3.1 million residents, making it the second largest metropolitan statistical area (MSA) in the state, and the fourth largest in the Southeastern U.S.

Finance, retail, healthcare, insurance, shipping by air and sea, national defense, professional sports, tourism, and real estate all play vital roles in the area's economy. Several Fortune 1000 companies are headquartered in Tampa, including OSI Restaurant Partners, WellCare, TECO Energy, and Raymond James Financial. MacDill Air Force Base remains a major employer as the parent installation for over 15,000 active uniformed military in the Tampa Bay area. Tampa's port is now the seventh largest in the nation and Florida's largest tonnage port, handling nearly half of all seaborne commerce that passes through the state. Tampa ranks second in the state behind Miami in terms of cruise ship travel. Besides smaller regional cruise ships such as Yacht Starship and SunCruz Casino, Tampa also serves as a port of call for three cruise lines: Holland America's MS Ryndam, Royal Caribbean's Grandeur of the Seas and Radiance of the Seas, and Carnival's Inspiration and Legend.

Tampa is a city on Tampa Bay, along Florida's Gulf Coast. A major business center, it's also known for its museums and other cultural offerings. Busch Gardens is an African-themed amusement park with thrill rides and animal-viewing areas. The historic Ybor City neighborhood, developed by Cuban and Spanish cigar-factory workers at the turn of the 20th century, is a dining and nightlife destination. The city is also home to the Florida Aquarium which is a 250,000-square-foot aquarium home to exotic animals.



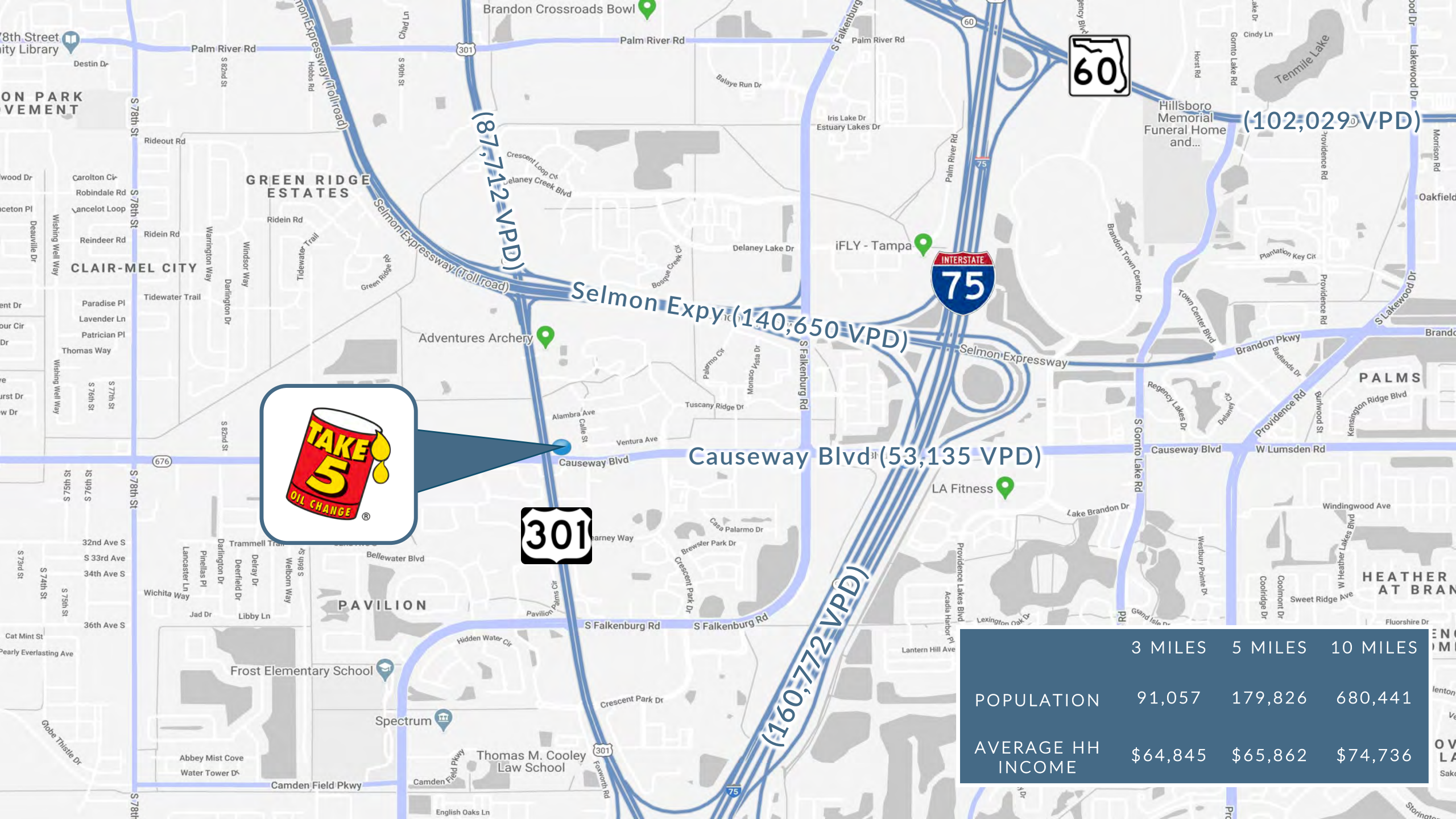
CLEARWATER BEACH



BUSCH GARDENS







	3 MILES	5 MILES	10 MILES
POPULATION	91,057	179,826	680,441
AVERAGE HH INCOME	\$64,845	\$65,862	\$74,736



TAKE 5 OIL CHANGE

# TENANT PROFILE

Take 5 Oil Change first opened in Metairie, Louisiana in 1984 and they currently own and operate locations in 18 states across the country! Take 5 Oil Change has been serving customers for more than 30 years and their mission is to set service standards and achieve customer satisfaction standards that exceed every customer's expectation by maintaining the highest possible level of employee training and development. In 1996, Take 5 designed the first "5 Minute Drive-Thru Oil Change" location. The company is the market leader in speed and quality, and is the fastest growing quick lube chain in the country. Their revolutionary drive-through oil change services can be found in over 500 locations in 17 states. As the company continues to expand their brand, their focus is to grow through franchising in the Southeast United States.

Take 5 Oil Change was acquired by Driven Brands in March 2016, which has helped the brand grow tremendously. Driven Brands™, headquartered in Charlotte, NC, is the parent company of North America's leading automotive aftermarket brands across four distinct verticals: Repair & Maintenance, housing Meineke Car Care Centers®; Paint & Collision, housing Maaco®, CARSTAR®, and ABRA®; Distribution, housing 1-800-Radiator & A/C®; and Quick Lube, housing Take 5 Oil Change®. Driven Brands has over 2,800 centers across North America, and combined; all businesses generate more than \$2.8 billion in system sales and service approximately 8 million vehicles annually.



COMPANY TYPE  
Subsidiary



FOUNDED  
1984



# OF LOCATIONS  
500+



HEADQUARTERS  
Metairie, LA



WEBSITE  
[take5oilchange.com](http://take5oilchange.com)



# CONFIDENTIALITY AGREEMENT

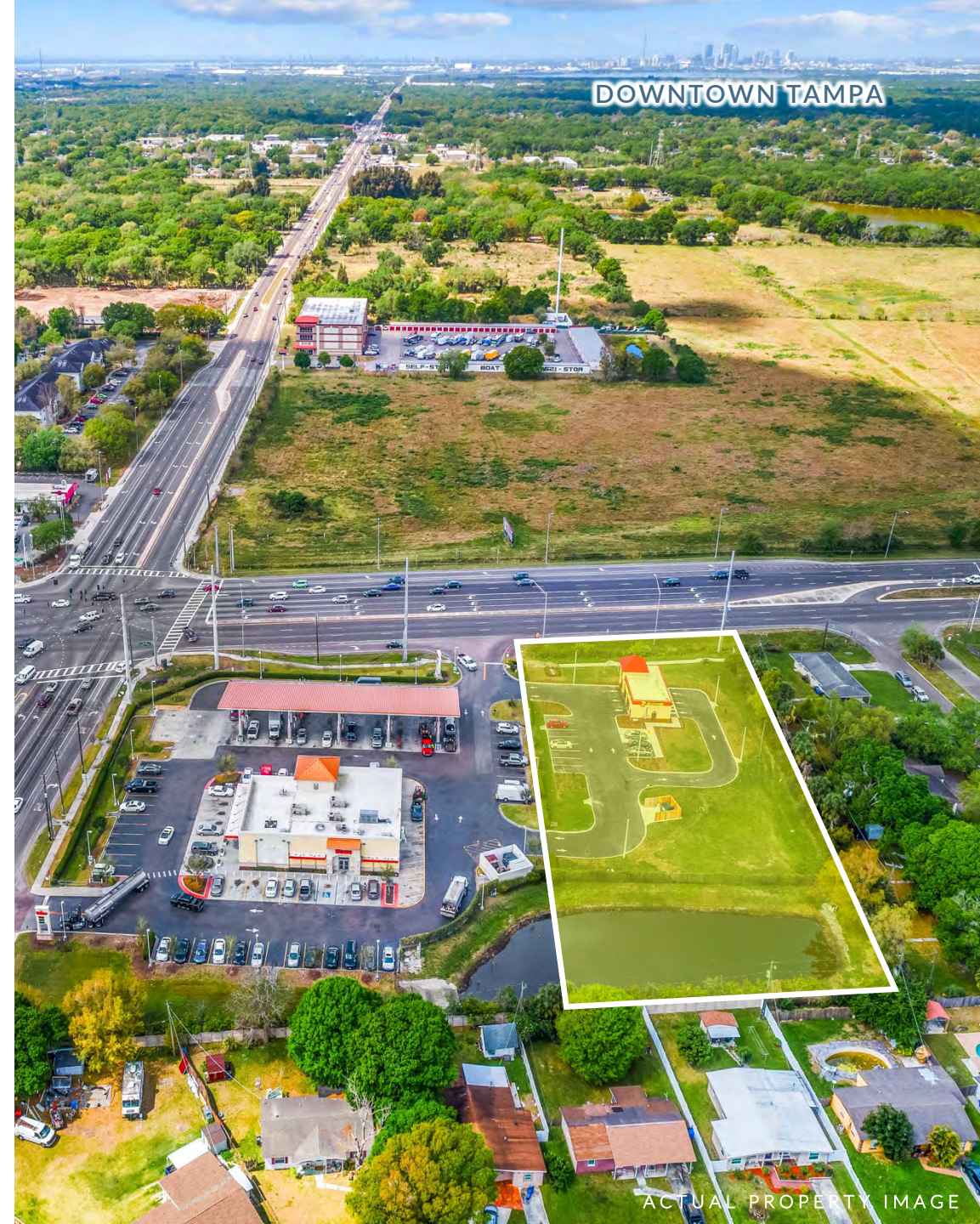
The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Sands Investment Group and should not be made available to any other person or entity without the written consent of Sands Investment Group.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Sands Investment Group has not verified, and will not verify, any of the information contained herein, nor has Sands Investment Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release Sands Investment Group and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.







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