



TAKE 5 OIL CHANGE GROUND LEASE

2015 WEST BROAD STREET, ATHENS, GA 30606



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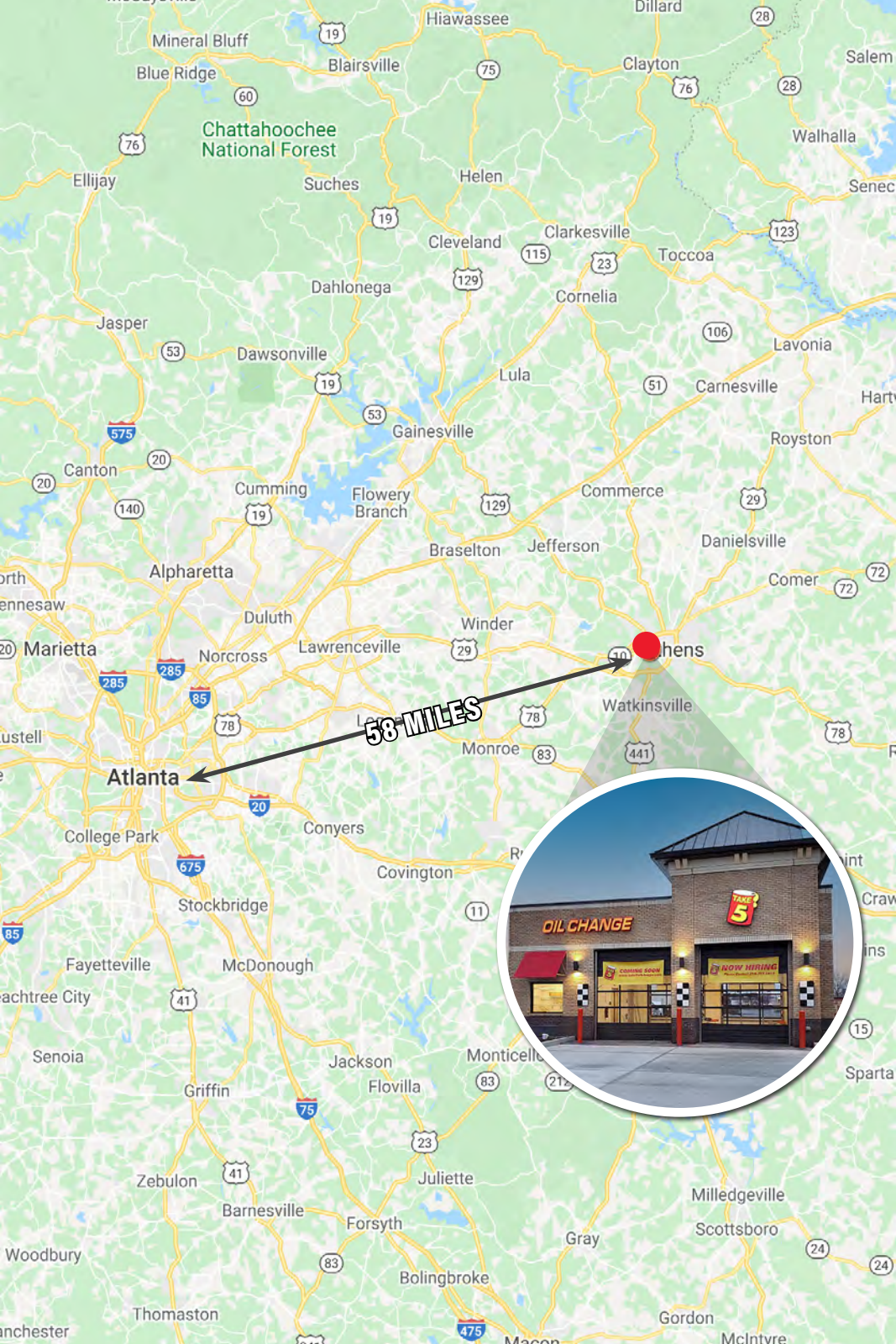


TABLE OF CONTENTS

Investment Overview	4
Property Description	5
Investment Highlights	6
Aerial	7
Site Plan	8
Lease Summary	9
Tenant Overview	10
Area Overview	11



NNN GROUND LEASE OPPORTUNITY IN ATHENS, GEORGIA

CBRE's Net Lease Property Group is pleased to exclusively offer for sale the 1,430-square-foot Take 5 Oil Change situated on 0.67 acres in Athens, GA (MSA Population: 213,750). Currently under construction, Take 5 Oil Change's NNN ground lease is expected to commence in December 2021 and will feature 10 years of primary term with 10% rent increases every 5 years throughout the initial term and in each of the four 5-year renewal options. Additionally, the lease boasts a guaranty from Toxaway Automotive Group, LLC.

Located 1.5 miles west of downtown Athens, Take 5 Oil Change is situated with excellent access and visibility along West Broad Street (37,200 VPD), which serves as the primary east-west artery for the surrounding area. The property is positioned immediately adjacent to McAllister's Deli, American Deli, Cook Out, and AutoZone, and is directly across from Red Lobster, Verizon, and SPARC Gym.

Take 5 Oil Change benefits from its position within Athens' primary retail and commercial corridor with 4.2 MSF of retail, 2.9 MSF of office, 1.8 MSF of industrial, and 7,011 multifamily units within a 3-mile radius. The site is located 0.5 miles north of the Colonial Promenade Beechwood Shopping Center, which is a 350,795-square-foot shopping center anchored by The Fresh Market, Michaels, TJ Maxx, HomeGoods, and Rack Room Shoes and further occupied by Beechwood Cinemas, Crunch Fitness, Bath & Body Works, Stein Mart, Talbots, Bank of America, UPS, and more. Other major retailers with a presence in the immediate vicinity include Target, Kroger, At Home, Burlington, Joann, Ag-Pro, Five Below, Office Depot, BMW, Toyota, Subaru, SunTrust, O'Reilly, Walgreens, and Chipotle, to name a few. The site is also proximate to some of the area's primary traffic drivers which include The University of Georgia (39,147 Enrollment; 2.0 miles east), Clarke Central High School (1,771 students; 1.4 miles east), the Georgia Square Mall (4.0 miles west), and St. Mary's Hospital (196 beds; 0.6 miles south).

In recent years, Athens has experienced substantial growth, due to a number of student housing and commercial developments. In Fall 2022, Athens is expecting to open The Wright House – a luxury 123-unit student housing complex just 1.3 miles east of the site. Additionally, located just 3.5 miles north of the site is the brand new Athens Amphitheater which is scheduled to open Fall 2021. The new development is situated on 86-acres and will seat 10,000 guests.

Take 5 Oil Change enjoys dynamic demographics with a population of 68,551 and an average household income of \$63,930 within a 3-mile radius.

Take 5 Oil Change Athens, GA





PROPERTY DESCRIPTION



PRICE
\$1,260,870



CAP RATE
5.75%



NOI
\$72,500

PROPERTY SUMMARY

ADDRESS:	2015 West Broad Street, Athens, Georgia 30606
GUARANTOR:	Toxaway Automotive Group, LLC
TENANT:	Toxaway Automotive Athens, LLC
BUILDING SIZE:	1,430 Square Feet
PARCEL SIZE:	0.67 Acres
NUMBER OF BAYS:	3 Bays
PARKING:	5 Spaces
YEAR BUILT:	2021

DEMOGRAPHICS

	1 mile radius	3 mile radius	5 mile radius
POPULATION:	11,623	68,551	112,797
AVERAGE HOUSEHOLD INCOME:	\$62,974	\$63,930	\$65,692

TRAFFIC COUNTS

WEST BROAD STREET:	37,200 VPD
HAWTHORNE AVENUE:	13,700 VPD

Take 5 Oil Change Athens, GA

Actual Site Photos



INVESTMENT HIGHLIGHTS



PREMIER TENANT & OPERATOR

Owned by Driven Brands, Take 5 Oil Change is one of the largest quick lube chains in the United States. The company offers a range of services such as their famous 10-minute oil change service and four ancillary services such as air filter, wiper blade changes, and transmission and radiator fluid replacements. Since opening their first location in Metairie, Louisiana, Take 5 Oil Change has grown rapidly with over 600 locations in 22 states across the U.S. The tenant under the lease is Toxaway Automotive Athens, LLC—a 10+ unit subsidiary of Toxaway Automotive Group. Toxaway Automotive Group acquires, owns, operates, and manages Take 5 Oil Change franchises in the eastern greater Atlanta area including Barrow, Clarke, DeKalb, Gwinnett, Jackson, Newton, Oconee, Rockdale, and Walton counties.



NNN GROUND LEASE WITH GUARANTY | NEW CONSTRUCTION

Currently under construction, Take 5 Oil Change's NNN ground lease is expected to commence in December 2021 and will feature 10 years of primary term with 10% rent increases every 5 years throughout the initial term and in each of the four 5-year renewal options. Additionally, the lease boasts a guaranty from Toxaway Automotive Group, LLC.



EXCELLENT ACCESS & VISIBILITY

Located 1.5 miles west of downtown Athens, Take 5 Oil Change is situated with excellent access and visibility along West Broad Street (37,200 VPD), which serves as the primary east-west artery for the surrounding area. The property is positioned immediately adjacent to McAllister's Deli, American Deli, Cook Out, and AutoZone, and is directly across from Red Lobster, Verizon, and SPARC Gym.



STRATEGIC LOCATION

The property is positioned immediately adjacent to McAllister's Deli, American Deli, Cook Out, and AutoZone, and is across from Red Lobster, Verizon, and SPARC Gym. Other major retailers with a presence in the immediate vicinity include Target, Kroger, At Home, Burlington, Joann, Ag-Pro, Five Below, Office Depot, BMW, Toyota, Subaru, SunTrust, O'Reilly, Walgreens, and Chipotle, to name a few.



PRIMARY RETAIL & COMMERCIAL CORRIDOR

Take 5 Oil Change benefits from its position within Athens' primary retail and commercial corridor with 4.2 MSF of retail, 2.9 MSF of office, 1.8 MSF of industrial, and 7,011 multifamily units within a 3-mile radius. The site is located 0.5 miles north of the Beechwood Shopping Center, which is a 350,795-square-foot shopping center anchored by The Fresh Market, Michaels, TJ Maxx, HomeGoods, and Rack Room Shoes, and is further occupied by Beechwood Cinemas, Crunch Fitness, Bath & Body Works, Stein Mart, Talbots, Bank of America, UPS, and more.



PROXIMATE TO MAJOR TRAFFIC DRIVERS

The site is also proximate to some of the area's primary traffic drivers which include The University of Georgia (39,147 Enrollment; 2.0 miles east), Clarke Central High School (1,771 students; 1.4 miles east), the Georgia Square Mall (4.0 miles west), and St. Mary's Hospital (196 beds; 0.6 miles south).



NEW DEVELOPMENTS

In recent years, Athens has experienced substantial growth, due to a number of student housing and commercial developments. In Fall 2022, Athens is expecting to open The Wright House – a luxury 123-unit student housing complex just 1.3 miles east of the site. Additionally, located just 3.5 miles north of the site is the brand new Athens Amphitheater which is scheduled to open Fall 2021. The new development is situated on 86-acres and will seat 10,000 guests.



DYNAMIC DEMOGRAPHICS

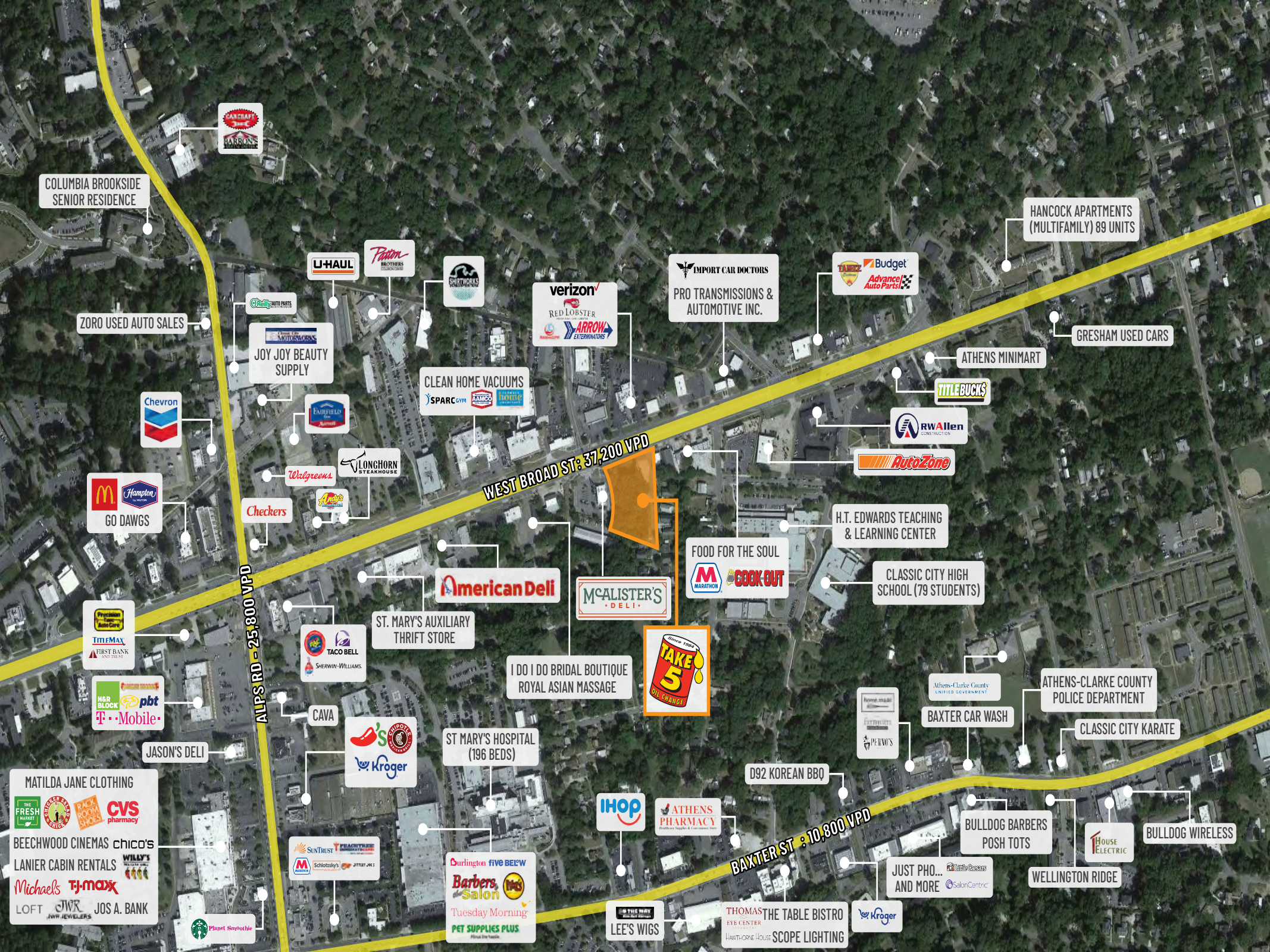
Take 5 Oil Change enjoys dynamic demographics with a population of 68,551 and an average household income of \$63,930 within a 3-mile radius.



ATHENS-CLARKE COUNTY MSA ADVANTAGE

Located 70 miles northeast of downtown Atlanta, Athens is the sixth-largest city in Georgia, and the principal city of the Athens-Clarke County metropolitan area (Population: 213,750). Home to the University of Georgia, a thriving music scene, critically acclaimed restaurants and a full range of can't-miss attractions, Athens, GA is a vibrant college town immersed in Southern charm. The region boasts a diverse business mix, with major Fortune 500 companies and local entrepreneurial startups calling the area home.





COLUMBIA BROOKSIDE
SENIOR RESIDENCE

HANCOCK APARTMENTS
(MULTIFAMILY) 89 UNITS

IMPORT CAR DOCTORS
PRO TRANSMISSIONS &
AUTOMOTIVE INC.

GRESHAM USED CARS

ATHENS MINIMART

CLEAN HOME VACUUMS

TITLEBUCKS

RWAllen
CONSTRUCTION

AutoZone

H.T. EDWARDS TEACHING
& LEARNING CENTER

CLASSIC CITY HIGH
SCHOOL (79 STUDENTS)

ATHENS-CLARKE COUNTY
POLICE DEPARTMENT

CLASSIC CITY KARATE

BAXTER CAR WASH

Athens-Clarke County
UNIFIED GOVERNMENT

D92 KOREAN BBQ

BULLDOG BARBERS
POSH TOTS

House
ELECTRIC

BULLDOG WIRELESS

WELLINGTON RIDGE

JUST PHO...
AND MORE

THOMAS
EYE CENTER
THE TABLE BISTRO
SCOPE LIGHTING

LEE'S WIGS

Durington FIVE BELOW
Barbers
Salon
Tuesday Morning
PET SUPPLIES PLUS

SUNTRUST
Scholarship
ATTEST UNIT

ST MARY'S HOSPITAL
(196 BEDS)

Kroger

CAVA

TACO BELL
SHERWIN-WILLIAMS

ST. MARY'S AUXILIARY
THRIFT STORE

American Deli

FOOD FOR THE SOUL
MARATHON COOK OUT

McALISTER'S
DELI

I DO I DO BRIDAL BOUTIQUE
ROYAL ASIAN MASSAGE

TAKE 5
OUTLET

LONGHORN
STEAKHOUSE

Checkers

Walgreens

Fairfield

JOY JOY BEAUTY
SUPPLY

Chevron

GO DAWGS
McDonald's

TimeMax
FIRST BANK

HER BLOCK
pbt
T-Mobile

JASON'S DELI

MATILDA JANE CLOTHING
THE FRESH MARKET
CVS pharmacy
BEECHWOOD CINEMAS
LANIER CABIN RENTALS
Michael's TJ-maxx
LOFT JWR JEWELERS
JOS A. BANK

Planet Smoothie

ZORO USED AUTO SALES

CAN CRAFT
HARBOR

U-HAUL

Patton
BROTHERS
COLLECTIONS

SANITARIAS

verizon
RED LOBSTER
ARROW
EXTERMINATORS

Budget
Advance
Auto Parts

SITE PLAN



LEASE SUMMARY

GUARANTOR:	Toxaway Automotive Group, LLC
TENANT:	Toxaway Automotive Athens, LLC
LEASE TYPE:	NNN Ground
LEASE TERM:	10 Years
RENT COMMENCEMENT:	Estimated Rent Commencement: December 14, 2021 The Rent Commencement Date shall be the earlier of (a) the date Tenant opens its door for business, or (b) 120 days after the later of (i) Landlord's written notice to Tenant that it has delivered the Premises in Delivery Condition, or (ii) satisfaction of all contingencies set forth in Lease Section 6.1 and 6.2, or (iii) receipt of all permits required for Tenant's Work and Landlord's delivery of the Premises in Delivery Condition or waiving of the Permitting Contingency set forth in Lease Section 6.3.
LEASE EXPIRATION:	December 31, 2031
INITIAL TERM RENT:	Years 1-5: \$72,500 Years 6-10: \$79,500
RENT ESCALATIONS:	10% Increase in Year 6
RENEWAL OPTIONS:	Four 5-Year Options
OPTION RENT:	Option 1: \$87,200 Option 2: \$95,670 Option 3: \$104,987 Option 4: \$115,236
OPTION RENT INCREASES:	10% Increase in Each Option Period
TAXES:	Tenant shall pay all real estate taxes and special assessments assessed against the Premises ("Property Taxes") during the term of this Lease or any extension hereof.
INSURANCE:	Tenant shall at all times maintain in effect the following policies of insurance: (i) commercial general liability insurance for the Property in a combined coverage for bodily injury and property damage in an amount not less than \$3,000,000; (ii) builder's risk property insurance during any period of construction of improvements in form mutually acceptable to Tenant and by Landlord; and (iii) all risk property insurance insuring the Tenant Improvements in an amount at least equal to the replacement cost thereof as reasonably approved by Landlord.
REPAIRS & MAINTENANCE:	Tenant shall, at Tenant's sole cost and expense, maintain the premises and all Improvements thereon in good condition and repair and in accordance with all laws, ordinances and regulations of governmental bodies having or claiming jurisdiction and all their respective agencies, departments, bureaus, and officials materially affecting the property.



CONCEPT OVERVIEW

Established in 1984, Take 5 Oil Change is one of the largest quick lube chains in the United States. The company offers a range of services such as their famous 10-minute oil change service and four ancillary services including air filter, wiper blade changes, transmission and radiator fluid replacements. Since opening their first location in Metairie, Louisiana, Take 5 Oil Change has grown rapidly with over 600 locations in 22 states across the United States.

In March 2016, Take 5 Oil Change was acquired by Driven Brands, which is the largest operator of aftermarket automotive service locations in the country with over 4,300 locations across 12 different brands that generate more than \$3.2 billion in system-wide sales and services approximately 50 million vehicles annually. In February of 2021, Driven Brands was taken public on the NASDAQ under the ticker DRVN. The company reported exceptional second-quarter results with revenue of \$374 million and system-wide sales of \$1.2 billion, indicating an increase of 65% over the prior year.

TENANT OVERVIEW

Toxaway Automotive Group, LLC is an Atlanta-based Take 5 franchisee. The company acquires, owns, operates, and manages Take 5 Oil Change franchises in the eastern Greater Atlanta area including Barrow, Clarke, Dekalb, Gwinnett, Jackson, Newton, Oconee, Rockdale, and Walton Counties. Toxaway Automotive Group currently operates more than 10 locations. The franchisee has rapid expansion plans with plans to open 15-20 more units over the next 3-4 years.

COMPANY OVERVIEW

NUMBER OF EMPLOYEES:	2,000+
NUMBER OF LOCATIONS:	600+
HEADQUARTERS:	New Orleans, LA
OWNERSHIP:	Driven Brands
YEAR ESTABLISHED:	1984
WEBSITE:	www.take5oilchange.com



Representative Photo

AREA OVERVIEW

ATHENS-CLARKE COUNTY MSA OVERVIEW

Athens, officially Athens –Clarke County, is a consolidated city–county and college town in the state of Georgia. Athens lies about 70 miles northeast of downtown Atlanta and serves as a satellite city of the capital. Athens is the sixth-largest city in Georgia, and the principal city of the Athens-Clarke County metropolitan area (Population: 213,750). Home to the University of Georgia, a thriving music scene, critically acclaimed restaurants and a full range of can't-miss attractions, Athens, GA is a vibrant college town immersed in Southern charm.

Economy

Athens-Clarke metropolitan area serves as an employment, cultural, educational, and business center for surrounding counties and all of Northeast Georgia. The region boasts a diverse business mix, with major Fortune 500 companies and local entrepreneurial startups calling the area home. With a stable economy based on a broad mix of industry, healthcare facilities, service organizations, and governmental institutions. Athens –Clarke County remains the industrial and retail center for northeast Georgia and accounts for over 60% of the MSA's Labor Force. Athens-Clarke County's top five industry sectors are Education, Healthcare, Retail, Hospitality, and Manufacturing. The largest employers include the University of Georgia, Piedmont Athens Regional Medical Center, St. Mary's Health Care System, Pilgrim's, and Caterpillar. The area's manufacturing sector remains integral to the economy and employment.

Culture

Athens is a small city delivering a true mix of old and new. The historic neighborhoods display a variety of historic architecture including the Federal, Greek Revival, and Victorian styles. The energy of the University of Georgia's students and faculty brings a spark of contemporary style to the city. Downtown has a very active nightlife with a legendary music scene, distinctive dining options, and over 80 bars within a single square mile. Athens is also known for its lively art scene, from the state's official art Museum to numerous downtown galleries and boutiques that put local artists' works on display. Additionally, the impressive 313-acre State Botanical Garden of Georgia completes the unique blend of traditional heritage and trend-setting southern culture.



AREA OVERVIEW (CONTINUED)

Education

The city is home to the state's largest public research university and the oldest state-chartered university in the United States, the University of Georgia. With its comprehensive reach, the university's 18 colleges and schools enroll more than 37,000 students. The university is the area's largest employer and is also a significant tourism draw. UGA boasts more than 305,000 living alumni and countless other supporters in the region—the population of which nearly doubles on football weekends. The school has an annual \$6.5B impact on the state of Georgia and was ranked #16 on U.S. News & World Report's Best Colleges and #10 on The New York Times' College Access Index.

Transportation

The city of Athens operates the Athens-Ben Epps Airport, which is located approximately 3 miles from downtown Athens. The airport can accommodate single engines, twins, small jets, Citations, and Lear jets. In addition to a premium runway (6,000 ft. long and 100 ft. wide), the Athens airport boasted 40,250 flight operations and over 50,000 visitors in 2020 (8th in the state).





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