

# TAKE 5 OIL CHANGE

— INDIAN HARBOUR BEACH (PALM BAY-MELBOURNE MSA), FL —



BRAND NEW 15-YEAR LEASE  
WITH 10% RENT EXTENSIONS  
EVERY 5 YEARS



AFFLUENT TRADE AREA WITH  
\$115,125 AVERAGE HOUSEHOLD  
INCOME WITHIN 3 MILE RADIUS



STRONG DAYTIME  
POPULATION OF 100,996  
WITHIN A 5-MILE RADIUS





MANATEE COVE  
GOLF COURSE



25,500 VPD

SURFSIDE ELEMENTARY  
438 STUDENTS



EAU GALLIE  
YACHT CLUB



INDIAN HARBOUR PLACE  
SHOPPING CENTER



OCEAN BREEZE ELEMENTARY  
527 STUDENTS



S PATRICK DR

35,500 VPD



SUBJECT  
PROPERTY



SUPERCUTS

tropical CAFE



E EAU GALLIE BLVD

CAUSEWAY  
SHOPPING CENTER



RESIDENTIAL  
COMMUNITIES  
90,299 RESIDENTS IN  
PRIMARY TRADE AREA





MELBOURNE ORLANDO  
INTERNATIONAL AIRPORT (MLB)



EAU GALLIE HIGH  
1,657 STUDENTS



SHOPPES OF HIDDEN  
HARBOUR MALL



38,000 VPD



INDIAN RIVER

CAUSEWAY  
SHOPPING CENTER



INDIAN HARBOUR PLACE  
SHOPPING CENTER



EAU GALLIE  
YACHT CLUB

25,500 VPD

S PATRICK DR

10,690 VPD

N RIVERSIDE DR



SUBJECT  
PROPERTY

35,500 VPD

E EAU GALLIE BLVD



RESIDENTIAL  
COMMUNITIES  
90,299 RESIDENTS IN  
PRIMARY TRADE AREA





DUNKIN'

INDIAN RIVER

DUNKIN'

KINDRED HOSPITAL  
58 BEDS

MELBOURNE  
6 MILES

MELBOURNE CENTER

Publix DOLLAR TREE  
Firestone BEALLS  
BIG LOTS!

HOLMES MEDICAL CENTER  
500 BEDS & 500 PHYSICIANS

NASA PLAZA MALL

SONIC Walgreens

CAUSEWAY SHOPPING CENTER

ROSS DRESS FOR LESS  
Office DEPOT  
bp  
Panera BREAD

10,690 VPD

N RIVERSIDE DR

Auto Zone

Advance Auto Parts

Wendy's

verizon

SUPERCUTS

CALIBER CAR WASH

K

TIRES PLUS

TRUIST

35,500 VPD

E EAU GALLIE BLVD

US 518

SUBJECT PROPERTY

INDIAN HARBOUR PLACE SHOPPING CENTER

Publix AT&T  
Bank of America  
BEALLS

RESIDENTIAL COMMUNITIES  
90,299 RESIDENTS IN  
PRIMARY TRADE AREA





**Walmart**  
**DOLLAR TREE**  
**TEXAS ROADHOUSE**  
**Winn-Dixie**  
**McDonald's**

32,000 VPD



**MURPHY USA**



**tropical CAFE**

**SUPERCUTS**



**SUBJECT PROPERTY**

**Auto Zone**

**Advance Auto Parts**



**verizon**

**TRUIST**

**CAUSEWAY SHOPPING CENTER**

**ROSS**  
DRESS FOR LESS  
**Office DEPOT**  
**bp**  
**Panera Bread**

**INDIAN HARBOUR PLACE SHOPPING CENTER**

**Publix**  
**AT&T**  
**Bank of America**  
**BEALLS**

35,500 VPD







450 E EAU GALLIE BLVD,  
INDIAN HARBOUR BEACH, FL

**\$2,471,000**  
**6.00% CAP RATE**



GROSS LEASABLE AREA  
**1,438 SF**



LOT SIZE  
**0.74± ACRES**



YEAR BUILT  
**2023**



NOI  
**\$148,250**

## LEASE SUMMARY

LEASE TYPE	Absolute NNN
ROOF & STRUCTURE	Tenant Responsible
GUARANTOR	Purple Square Management Company, LLC
TENANT	P5 Orlando, LLC
LEASE TERM	15 Years
RENT COMMENCEMENT	Est. 7/15/2023
RENT EXPIRATION	Est. 7/14/2038
INCREASES	10% Every 5 Years
OPTIONS	Four, 5-Year

## RENT SUMMARY

TERM	MONTHLY	ANNUAL
Years 1 - 5	\$12,354	\$148,250
Years 6-10	\$13,590	\$163,075
Year 11-15	\$14,949	\$179,383
Option 1	\$16,443	\$197,321
Option 2	\$18,088	\$217,053
Option 3	\$19,897	\$238,758
Option 4	\$21,886	\$262,634



# INVESTMENT HIGHLIGHTS

## SECURE INCOME STREAM



- New 15-Year Absolute NNN Lease, Zero Landlord Responsibilities
- 10% Rent Increases Every 5 Years
- Brand New 2023 Construction, Latest Take 5 Prototype with 3 Service Bays
- Experienced Franchisee and Guarantor, Purple Square Operates Over 235 Locations Across Multiple Industries
- Growing Operator with 13 Locations, Expected to have 23 by 2024
- Rare Guaranty from Purple Square Management Company, LLC with 78 Dunkin' Locations (Inquire with Broker)
- Take 5 is a Subsidiary of Driven Brands, Inc. (4,700+ Units, \$5.3 Billion in Revenue)

## PROXIMITY



- Strong Daytime Population of 100,996 within 5-Mile Radius
- \$115,125 Average Household Income
- Excellent Access and Visibility to 35,500 VPD, Gateway to Indian Harbour Beach and Beachside Communities
- 90,299 Residents in Growing Primary Trade Area
- Part of Palm Bay-Melbourne-Titusville MSA with 616,628 Residents
- Adjacent to Publix and Ross Anchored Centers
- Minutes to Health First's Holmes Regional Medical Center with 550 Beds
- Dense Retail Corridor with Walmart, Lowe's, Winn-Dixie, Starbucks, McDonald's, AutoZone, Advance Auto Parts and Texas Roadhouse
- 5 Miles to Melbourne Orlando International Airport, 137.6 Million Visitors to Florida in 2022





# TENANT OVERVIEW

## TAKE 5 OIL CHANGE

Take 5 Oil Change began as Rapid Oil Change in 1984, doing minor repairs and maintenance services. Take 5 strives to waste no time, working quickly and efficiently but never cut corners on friendly, professional experiences service. In 2016, Take 5 Oil Change was acquired by Driven Brands, a portfolio company of Roark Capital and the nation's leading automotive franchiser. In 2019, Take 5 announced a strategic franchise growth initiative to increase its presence across the US. They now have more than 800 locations across the US and Canada. Take 5 was awarded the J.D Power Award for highest overall customer satisfaction in quick oil change in 2021. They were the #152 on the Franchise Times Top 400 and #161 on Entrepreneur Magazine's 2022 Franchise 500.

[WWW.TAKE5OILCHANGE.COM](http://WWW.TAKE5OILCHANGE.COM)

HEADQUARTERS <b>METAIRIE</b> LOUISIANA	LOCATIONS <b>800+</b>	OWNERSHIP <b>DRIVEN BRANDS</b>	FOUNDED <b>1984</b>
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## DRIVEN BRANDS

Drive Brands is the largest automotive services company in North America, providing a range of consumer and commercial automotive needs. Driven Brands has more than 4,700+ locations across 15 countries, and services over 50 million vehicles annually. Their network generates approximately \$1.9 billion in annual revenue from more than \$5.3 billion in system-wide sales.

[WWW.DRIVENBRANDS.COM](http://WWW.DRIVENBRANDS.COM)

HEADQUARTERS <b>CHARLOTTE</b> NORTH CAROLINA	LOCATIONS <b>4,700+</b>	SYSTEM-WIDE SALES <b>\$5.3 BILLION</b>	FOUNDED <b>1984</b>
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REPRESENTATIVE PHOTO





# FRANCHISEE OVERVIEW

## PURPLE SQUARE MANAGEMENT CO.

Purple Square Management Co. was founded in 2006 on the premise of taking brands and elevating them in the eyes of the consumer. They closely manage every touch point of the guest experience and consistently ensure they exceed all expectations. While Purple Square Management company was founded in Tampa Bay, FL, they are located across the country. Currently they operate over 235 franchise locations in AL, AZ, FL, GA, IN, KY, LA, MS, NC, OH, SC, TN, NY, PA and VA. Their brands include Dunkin' Donuts/Baskin Robbins, Popeyes Louisiana Kitchen, The Brass Tap, Rent-A-Center, RimTyme, Take 5 Oil Change and American Family Care. Purple Square has plans to continue to growth, with their current development pipeline for all brands, their goal is to have over 280 locations by the end of 2023.

[WWW.PURPLESQUAREMGMT.COM](http://WWW.PURPLESQUAREMGMT.COM)



13 LOCATIONS



98 LOCATIONS



30 LOCATIONS



2 LOCATIONS



64 LOCATIONS



27 LOCATIONS

HEADQUARTERS  
**TAMPA BAY**  
FLORIDA

LOCATIONS  
**235+**  
15 STATES

PROJECTED  
**280 LOCATIONS**  
GROWTH 2023

FOUNDED  
**2006**



ADDITIONAL PHOTOS  
TAKEN ON MARCH 17, 2023





# DRONE FOOTAGE



CLICK TO WATCH



# SITE OVERVIEW

LOT SIZE

**0.74±**

ACRES

VPD

**35,500**

OFF MAIN RETAIL CORRIDOR

PARKING

**14**

SPACES

NEARBY TENANTS

WALMART, STARBUCKS, PUBLIX,  
MCDONALD'S, DUNKIN', DOLLAR  
TREE, DOLLAR GENERAL AND  
MORE

DAYTIME POPULATION

**100,996**

TOTAL





# INDIAN HARBOUR BEACH, FLORIDA



## ABOUT INDIAN HARBOUR BEACH

Indian Harbour Beach, Florida is on the barrier island in Brevard County across the Banana River from the southern tip of Merritt Island known locally as Dragon Point. It has the Atlantic Ocean beach on its east side and the Banana and Indian Rivers on the west side. Settlers began to come into the area in the years just before and after the U.S. Civil War. The pioneer Floridian William Henry Gleason (1829-1902) owned the land on the barrier island that is now Indian Harbour Beach. Gleason was a prominent politician who became Florida's second Lieutenant Governor and also served briefly as Governor. Indian Harbour Beach was developed in response to the severe housing shortage caused by the massive employment of the space program in Brevard County. Unlike many Florida cities of its 1950s vintage, the town was professionally planned with circular and curvilinear streets and thoughtful placement of commercial and recreational areas.

### ATTRACTIONS



If you're looking for a breathtaking beach destination, look no further than Indian Harbour. With its turquoise waters and soft white sand beaches on the Atlantic coast, Indian Harbour Florida is the perfect place to relax and enjoy the sunny Florida weather. Located on the east coast of Florida, Indian Harbour Beach is home to miles of sandy beaches and crystal-clear waters. You can enjoy plenty of activities such as swimming, sunbathing, fishing, and kayaking. And when you're ready to explore beyond the beach, you'll find there's plenty to do in the nearby towns of Melbourne and Cocoa Beach. In addition to its natural beauty, Indian Harbour is also home to a variety of shops, restaurants, and cafes, making it the perfect place to spend a day exploring.



### EDUCATION

There are 33 colleges within 100 miles of Indian Harbour Beach enrolling a total of 269,639 students. The nearest and top-rated private 4-year college is Florida Institute of Technology in Melbourne at a distance of 6.5 miles from Indian Harbour Beach. The largest college in the area is the University of Central Florida enrolling 70,310 students.

### ECONOMY



Brevard County, Florida earned its name "The Space Coast" through decades of history-making pioneers and the workforce behind their legacy. Home to the world-famous Kennedy Space Center and Cape Canaveral Space Force Station, Florida's Space Coast has grown from a launching ground to the mecca of the nation's aerospace and aviation industry. Legacy powerhouses such as Boeing and Lockheed Martin both house headquarter offices on the north side of the Space Coast, while Collins Aerospace, Leonardo DRS, Northrop Grumman Corporation and Embraer hold major centers in the south. Technology pioneers such as Blue Origin, SpaceX and OneWeb Satellites are also laying claim to the new future of space, right from the same launchpads of the Apollo era. The area's largest employer in the industry, L3Harris, holds its main headquarters in the heart of the Space Coast in Melbourne, Florida.

### TRANSPORTATION



The nearest airport to Indian Harbour Beach is Melbourne Orlando International Airport which is 5 miles away. Other nearby airports include Orlando International Airport which lies 48 miles to the northwest, and Orlando Sanford International Airport sits 56 miles to the north.



# DEMOGRAPHICS

POPULATION	1 MI	3 MI	5 MI
<b>2022 Total</b>	<b>8,855</b>	<b>35,695</b>	<b>90,299</b>
2010 Total	8,022	33,261	83,495
2000 Total	7,110	33,496	86,607
Total Daytime Population	9,203	33,093	100,996

HOUSEHOLDS	1 MI	3 MI	5 MI
2022 Total Households	4,235	15,844	40,506

INCOME	1 MI	3 MI	5 MI
2022 Median Income	\$72,108	\$77,155	\$64,947
<b>2022 Average Income</b>	<b>\$111,823</b>	<b>\$115,125</b>	<b>\$98,901</b>

AGE/HOME VALUE	1 MI	3 MI	5 MI
2022 Est. Median Age	51.6	51.2	49.2
18 and Older	86.4%	84.8%	84.3%
2022 Est. Median Home Value	\$343,047	\$339,356	\$295,048
2027 Est. Median Home Value	\$372,993	\$364,149	\$337,363

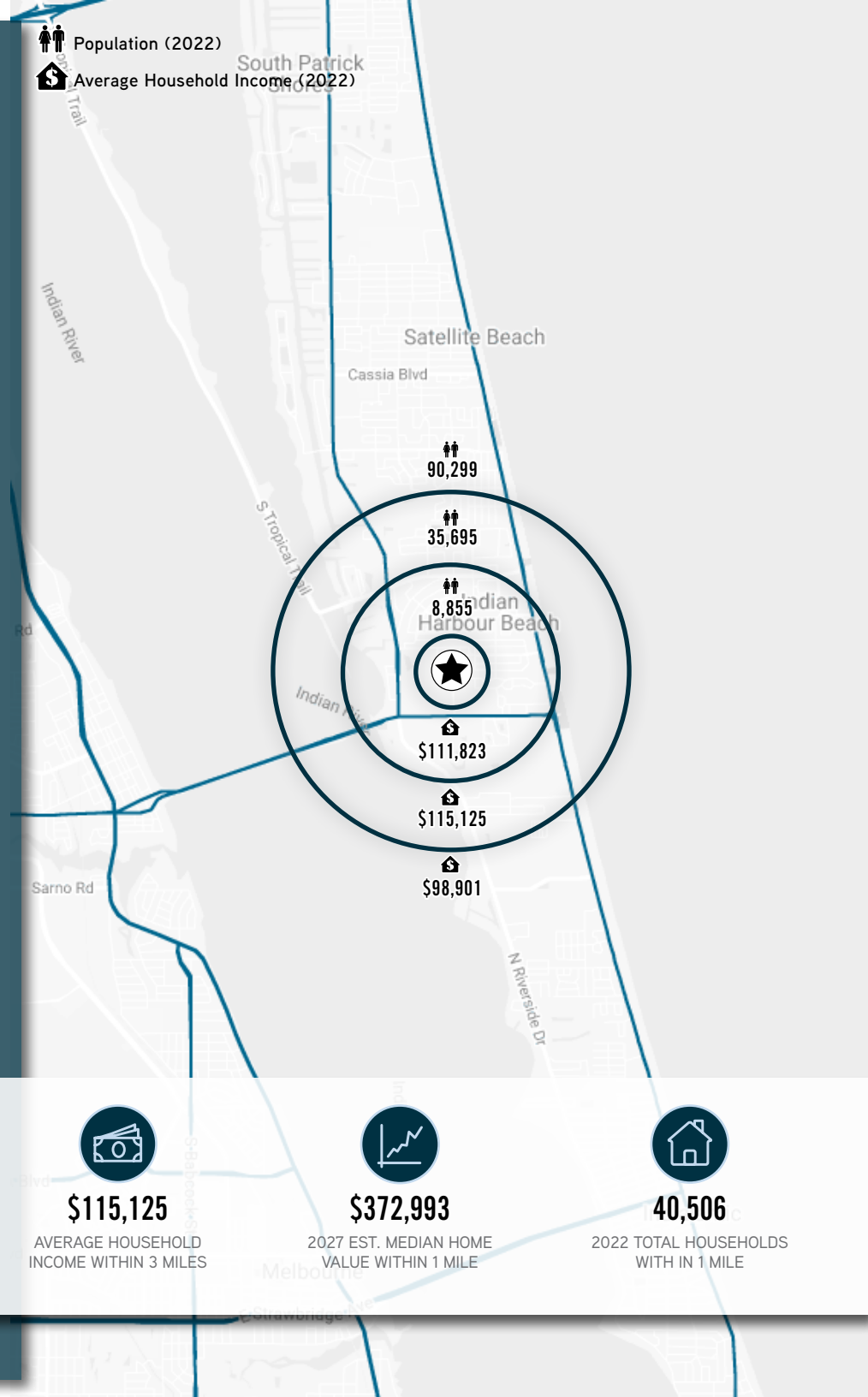
EDUCATION	1 MI	3 MI	5 MI
Bachelor's Degree or Higher	52.7%	47.3%	37.4%



Population (2022)



Average Household Income (2022)



**100,996**

TOTAL DAYTIME POPULATION  
WITHIN 5 MILES



**52.7%**

INDIVIDUALS WITH A BACHELOR'S  
DEGREE OR HIGHER WITHIN 1 MILE



**90,299**

2022 TOTAL POPULATION  
CONSENSUS WITHIN 5 MILES



**\$115,125**

AVERAGE HOUSEHOLD  
INCOME WITHIN 3 MILES



**\$372,993**

2027 EST. MEDIAN HOME  
VALUE WITHIN 1 MILE



**40,506**

2022 TOTAL HOUSEHOLDS  
WITHIN 1 MILE



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