



TAKE 5 OIL CHANGE

903 South Ohio Ave., Live Oak, FL 32064



INTERACTIVE OFFERING MEMORANDUM

OFFERING MEMORANDUM

TAKE 5 OIL CHANGE

903 South Ohio Ave., Live Oak, FL 32064

EXCLUSIVELY LISTED BY



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±1,823 SF
GLA



2019
(Retrofit)
Year Built



±17,992
Vehicles Per Day



NNN
Lease Type

PROPERTY OVERVIEW

LEASE & LOCATION HIGHLIGHTS

- 2019 retrofit of former Super Lube building
- The subject property qualifies for bonus depreciation (consult with your tax professional)
- ±9-years remaining on an absolute NNN lease with zero landlord responsibilities
- 10% rent increases every 5 years for the life of the lease (base term and options)
- Corporate guarantee from Driven Brands
- Traffic counts exceed ±17,992 vehicles daily
- Average household income of \$64,384 annually (ideal for full-service oil change business)

TENANT HIGHLIGHTS

- Take 5 is one of the nation's leading drive-thru oil change concepts with approximately 1,100 locations across the United States and Canada
- Take 5 is growing at an exponential rate and has recently begun franchising new locations
- Driven Brands owns Take 5 Oil along with Take 5 Car Wash, Meineke Car Care, Maaco, 1-800-Radiator, CARSTAR and more
- Driven Brands has more than 5,000 locations throughout 14 countries, and services more than 70 million vehicles annually



REPRESENTATIVE PHOTO

FINANCIAL SUMMARY



\$1,381,041
LIST PRICE



5.75%
CAP RATE



+0.43 AC
LOT SIZE

REPRESENTATIVE PHOTO

TENANT SUMMARY

Tenant Trade Name Take Five Oil Change

Type of Ownership Fee Simple

Lease Guarantor Corporate

Lease Type NNN

Roof and Structure Tenant Responsibility

Original Lease Term 15 Years

Rent Commencement Date 2/7/2019

Lease Expiration Date 2/6/2034

Term Remaining on Lease ±9 Years

Increases 10% Every 5 Years

Options Three, 5-Year Options

ANNUALIZED OPERATING DATA

LEASE YEAR	MONTHLY RENT	ANNUAL RENT	INCREASES	CAP RATE
Years 6- 10	\$6,617.49	\$79,409.88	10%	5.75%
Years 11-15	\$7,279.24	\$87,350.87	10%	6.33%
Option 1	\$8,007.16	\$96,085.95	10%	6.96%
Option 2	\$8,807.88	\$105,694.55	10%	7.65%
Option 3	\$9,688.67	\$116,264.01	10%	8.42%



REPRESENTATIVE PHOTO



TENANT OVERVIEW

Since opening their first location in Metairie, Louisiana in 1984, Take 5 Oil Change has grown rapidly to become one of the largest quick lube chains in the U.S. with over 750 shops across 18 states and Canada.

Take 5 Oil Change is owned by Driven Brands, the leading franchisor of automotive aftermarket services in North America with more than 2,800 locations, including brands such as CARSTAR®, Meineke®, Maaco®, ABRA®, and 1-800-Radiator®.

Take 5 Oil Change is a provider of automotive oil-change services intended to offer engine oil along with the filter.

HEADQUARTERS
Metairie, LA

YEAR FOUNDED
1984

OF LOCATIONS
±1,100



W HOWARD ST

Dixie Grill
EST. 1959

Auto Zone

OHIO AVES ± 17,992 VPD

DOLLAR GENERAL

HCA Florida
Healthcare™

Hardee's

TD Bank

Pizza Hut

DQ KFC

TAKE 5
OIL CHANGE

SUBJECT PROPERTY

Advance Auto Parts
O'Reilly AUTO PARTS
PROFESSIONAL PARTS PEOPLE

CVS
pharmacy®

Winn-Dixie

BIG! LOTS bealls
OUTLET

save a lot HARBOR FREIGHT
Quality Tools at Remarkably Low Prices
Walgreens

SUWANNEE HIGH SCHOOL
276 STUDENTS

SUWANNEE HIGH SCHOOL
276 STUDENTS



OHIO AVES ± 17,992 VPD



SUBJECT PROPERTY



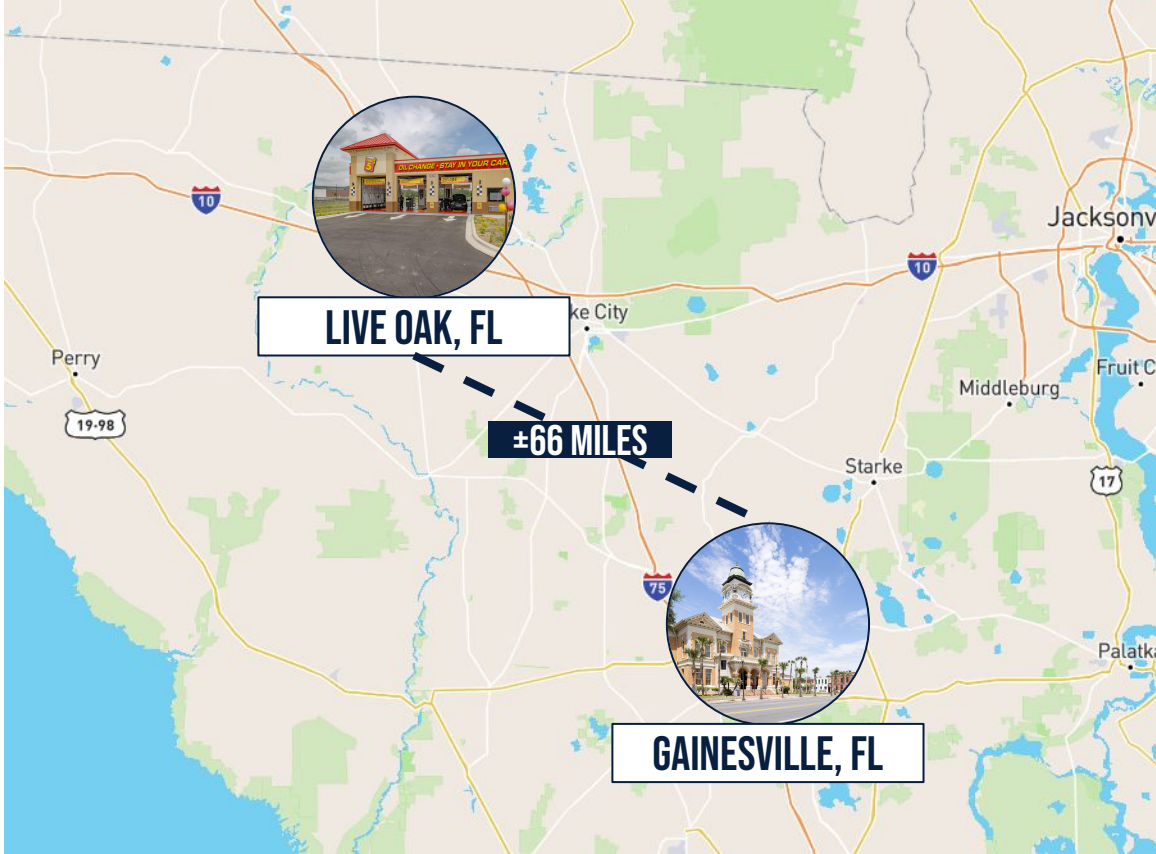
MARKET OVERVIEW

Live Oak, Florida, serves as the county seat of Suwannee County and has a population of approximately 7,000, with the broader county home to around 44,000 residents. Positioned along U.S. Highway 90 and close to Interstate 10, Live Oak benefits from steady traffic flow, making it a practical location for retail and service businesses. The local economy is driven by agriculture, manufacturing, and logistics, with major employers including Pilgrim's Pride and Suwannee County Schools. The area's cost of living is below the national average, and recent trends indicate gradual population growth, supporting a stable customer base for businesses like Take 5 Oil Change.

Live Oak has historical significance dating back to its role as a railroad hub in the 19th century, and today it retains a small-town feel with annual events such as the Suwannee River Jam attracting visitors. The city is known for its outdoor recreation, with the Suwannee River and numerous springs drawing tourists for fishing, kayaking, and camping. Gainesville, home to the University of Florida, is about ±70 miles southeast, offering access to a larger regional market and additional economic opportunities. With a location along key transit routes and a steady flow of residents and visitors needing vehicle maintenance, Live Oak presents a favorable environment for an automotive service business.

DEMOGRAPHICS			
POPULATION	3-MILE	5-MILE	10-MILE
Current Year Estimate	10,957	14,463	25,427
HOUSEHOLDS	3-MILE	5-MILE	10-MILE
Current Year Estimate	4,026	5,302	9,280
INCOME	3-MILE	5-MILE	10-MILE

Average Household Income	\$64,384	\$67,671	\$67,676
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GAINESVILLE, FL MSA

Gainesville, FL, is the economic and cultural hub of North Central Florida, anchored by the University of Florida (UF) and its associated healthcare and research institutions. With a population of over 140,000 and a metropolitan area exceeding 340,000, the city maintains a steady demand for retail, dining, and commercial real estate. The presence of UF, which enrolls more than 60,000 students annually, provides a built-in consumer base that supports businesses year-round. In addition to the student population, UF Health Shands Hospital serves as one of the region's largest employers, further stabilizing the local economy and driving demand for commercial services.

Gainesville's commercial corridors, including Archer Road, Newberry Road, and the downtown district, are key areas of retail and restaurant activity, benefiting from high daily traffic counts and a mix of local and national tenants. The city's expanding residential developments and strong job market contribute to consistent consumer spending, making it an attractive location for commercial investments. With ongoing infrastructure improvements and a growing workforce, Gainesville presents a stable environment for retail and hospitality businesses looking to capitalize on a mix of student, professional, and residential customers.



3 MILLION+
NUMBER OF ANNUAL VISITORS



\$190 MILLION+
REVENUE

UF | UNIVERSITY *of* FLORIDA

OVERVIEW

The University of Florida (UF), located in Gainesville, is one of the largest and most prestigious universities in the United States. Established in 1853, UF is a public research university and a member of the Association of American Universities, a group of leading research institutions in North America. The university is consistently ranked among the top public universities in the nation, known for its comprehensive range of programs across various fields, including engineering, business, law, and the sciences.

UF is home to a vibrant and diverse student body, with over 50,000 students enrolled in undergraduate, graduate, and professional programs. The university's campus is sprawling and picturesque, featuring state-of-the-art facilities, libraries, and research centers that support its commitment to academic excellence and innovation. The Gators, UF's athletic teams, are a significant part of the university's culture, with a strong tradition in NCAA Division I sports, particularly in football, basketball, and baseball.

In addition to its academic and athletic achievements, UF is a leader in research, with extensive contributions in fields such as agriculture, health, and technology. The university's partnerships with industries and government agencies drive forward initiatives that address global challenges. With a strong emphasis on sustainability and community engagement, UF continues to play a crucial role in shaping the future through education, research, and public service.



CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **903 South Ohio Ave., Live Oak, FL 32064** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services™. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services™ has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

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2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews Real Estate Investment Services™ is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews Real Estate Investment Services™, the property, or the seller by such entity.

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If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services™ or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.

REPRESENTATIVE PHOTO

MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES



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