



FranklinStreet

Offering Memorandum



VALVOLINE GROUND LEASE

1512 W. McIntosh Rd, Griffin, GA 30223
Atlanta MSA | Walmart Outparcel | Oversized 1.49 AC Lot

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This is a confidential Offering Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest into the acquisition of the Subject Property.

This Offering Memorandum contains selected information pertaining to the Property and does not purport to be a representation of state of affairs of the Owner or the Property, to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition, and other factors beyond the control of the Owner or Franklin Street Real Estate Services, LLC. Therefore, all projections, assumptions, and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to all interested and qualified prospective purchasers. Neither the Owner or Franklin Street Real Estate Services, LLC, nor any of their respective directors, officers, affiliates or representatives are making any representation or warranty, expressed or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Offering Memorandum or use of its contents; and you are to rely solely on your own investigations and inspections of the Property in evaluating a possible purchase of the real property.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Offering Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered, and approved by the Owner and any obligations therein have been satisfied or waived.

By receipt of the Offering Memorandum, you agree that this Offering Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Offering Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or the Franklin Street Real Estate Services, LLC.

Furthermore, you agree not to use this Offering Memorandum or any of its contents in a manner detrimental to the interest of the Owner or Franklin Street Real Estate Services, LLC. In this Offering Memorandum, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are so advised and expected to review all such summaries and other documents of whatever nature independently and not to rely on the contents of this Offering Memorandum in any manner.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR FRANKLIN STREET REAL ESTATE SERVICES, LLC AGENT FOR MORE DETAILS.

Disclaimer: The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Franklin Street has not verified, and will not verify, any of the information contained herein. All potential buyers must take appropriate measures to verify all of the information set through the due diligence period.

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PROPERTY INFORMATION

Valvoline Ground Lease | Griffin, GA



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OFFERING MEMORANDUM



VALVOLINE GROUND LEASE

1512 W. McIntosh Rd, Griffin, GA 30223




OFFERING SUMMARY


Sale Price:	\$2,095,000
Cap Rate:	5.25%

NOI:	\$110,000
Building Size:	1,870 SF
Price PSF:	\$1,120.32
Year Built:	2026
Lot Size:	1.49 Acres
Zoning:	PCD
Lease Type:	NNN Ground Lease
Ownership:	Fee Simple
Lease Start:	1/28/2026
Lease End:	1/31/2041
Term Remaining:	15 Years
Options:	4 Five-Year Options
Increases:	10% Every 5 Years
Parcel Number:	066-01-053





2.8M ANNUAL VISITS
to Walmart behind the property. Top
92% in Georgia.



\$102,000 HHI
within 5 miles of the property



PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- New Construction Valvoline Ground Lease in the Atlanta MSA (6.4M Residents)
- 15 Year Lease Term With 10% Increases Every 5 Years
- Outparcel to Major Retail Development Anchored by a Walmart Supercenter (Top 92% in State)
- Located Near the Intersection of US Highway 19-41 (47,500 VPD) and Highway 92 (13,300 VPD)
- Corporate Tenant: BB Credit Rating by S&P 500
- Oversized Lot: 1.49 Acres at Entrance to Larger Development
- Valvoline Instant Oil Change is the #1 Ranked Quick-lube Service Retailer in the U.S. and Canada and the Second-Largest Overall Provider of Oil Changes in the U.S.
- Corporate Guarantee With 2,380+ Locations Nationwide

PROPERTY DESCRIPTION

Franklin Street is pleased to present this new construction Valvoline corporate ground lease in Griffin, Georgia, a southern suburb in the Atlanta MSA. Metro Atlanta is one of the fastest-growing and largest metro areas in the U.S., with the city of Atlanta also holding the world's busiest airport. Griffin boasts a diverse, manufacturing-driven economy located about 35 miles south of Atlanta, featuring major employers like Caterpillar, Bandag, Otsuka Chemical Co., Toppan USA, and Rinnai along with the Spalding Regional Hospital. The property is located at the entrance to a cohesive development that includes Walmart, Marshalls, Regal Cinemas, Dollar Tree, Chick-fil-A, Wendy's, Zaxby's, Aspen Dental, Murphy Oil, Whataburger, IHOP, among a long list of other tenants. Combined the development attracts 6.4 million annual visits to the site benefiting all retailers. The Walmart has been expanded to their largest prototype at 220,000 SF and ranks as a top location in the state and country. Valvoline recently opened under a new 15 year lease that offers attractive rental increases every 5 years, and a completely passive NNN lease. The site is on an oversized parcel (1.49 Acres) versus a typical Valvoline site of less than an acre, allowing for strong intrinsic value. Valvoline is experiencing strong growth, driven by its expanding quick-lube network, reporting 11% revenue growth to \$462 million in Q1 2026 and 5.8% same-store sales growth. The company is aggressively expanding its footprint, adding 200 stores in the quarter largely via the Breeze acquisition—and aiming for 330–360 new stores in fiscal 2026.

VALVOLINE OVERVIEW



Company Website

www.valvoline.com

Lease Type

NNN Ground Lease

Guarantor

Corporate

Lease Space

1.49 Acres

Original Lease Term

15 Years

Lease Term Remaining

15 Years

Rent Increases

10% Every 5 Years

Renewal Options

4 Five-Year Options

Rent Commencement Date

1/28/2026

Rent Expiration Date

1/31/2041

Company Sales

\$1.71 Billion

ABOUT THE TENANT

Valvoline Inc. is an American retail automotive services company based in Lexington, Kentucky (NYSE: VV). It licenses the name for a number of Valvoline-labeled automotive oil, additives, and lubricants. It also owns the Valvoline Instant Oil Change, Great Canadian Oil Change and Valvoline Express Care car repair chains. With Valvoline's goal to grow its network to 3,500-plus stores, the addition of Breeze Autocare will bring the total store count to more than 2,380 locations across North America.

BASE RENT	LEASE YEARS	ANNUAL	% INCREASE
Primary Term	1-to-5	\$110,000	-
Primary Term	6-to-10	\$121,000	10%
Primary Term	11-to-15	\$133,100	10%

OPTION RENT	LEASE YEARS	ANNUAL	% INCREASE
Option 1	16-to-20	\$146,410	10%
Option 2	21-to-25	\$161,051	10%
Option 3	26-to-30	\$171,156	10%
Option 4	31-to-35	\$188,872	10%

DISCLAIMER

The statements and figures herein are secured from sources we believe authoritative. References to square footage or age are approximate. This summary is for information only and does not constitute all or any part of an offer or contract. Buyer must verify all information and bears all risk for any inaccuracies. Seller does not warrant any inaccuracies and pricing is subject to change.

AERIAL VIEW



LOWE'S

Kroger

THE HOME DEPOT

ALDI

GEORGIA FoodPIC

ExtraSpace Storage

HOME 2 SUITES BY HILTON

Hilton Garden Inn AN IHG HOTEL

REGAL CINEMAS

GRIFFIN CROSSROADS

SPALDING VILLAGE
HOBBY LOBBY ROSS DRESS FOR LESS
goodwill
CLUE'S OUTLET CATO MATTRESS FIRM

Walmart Supercenter
DOLLAR TREE
Marshall's
HIBBET SPORTS
petsense by Tractor Supply

Valvoline

HIGHWAY 92
13,300 VPD

HIGHWAY 19-41
47,500 VPD

NORTH GRIFFIN SQUARE

BEALLS PETSMART belk
Burlington ULTA
five BELOW CITITRENDS

AERIAL VIEW



Griffin High School
1,479 Students

GRIFFIN CROSSROADS
Walmart Supercenter
Marshalls
DOLLAR TREE
HIBBETT SPORTS
petsense
Tractor Supply

American Deli
MOE's

HIGHWAY 92
13,300 VPD

Pizza Hut

SUBWAY

NORTH GRIFFIN SQUARE
BEALLS
PETSMART
belk
Burlington
ULTA
five BELOW
CITITRENDS

AERIAL VIEW



Cowan Road Middle School
555 Students

Cowan Road Elementary School
561 Students

GRIFFIN CROSSROADS
Walmart Supercenter
Marshalls
DOLLAR TREE
HIBBITT SPORTS
petsense
by Tractor Supply

Valvoline

NORTH GRIFFIN SQUARE
BEALLS
PETSMART
belk
Burlington
ULTA
five BELOW
CITITRENDS

HIGHWAY 92
13,300 VPD

HIGHWAY 19-41
47,500 VPD



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MARKET OVERVIEW

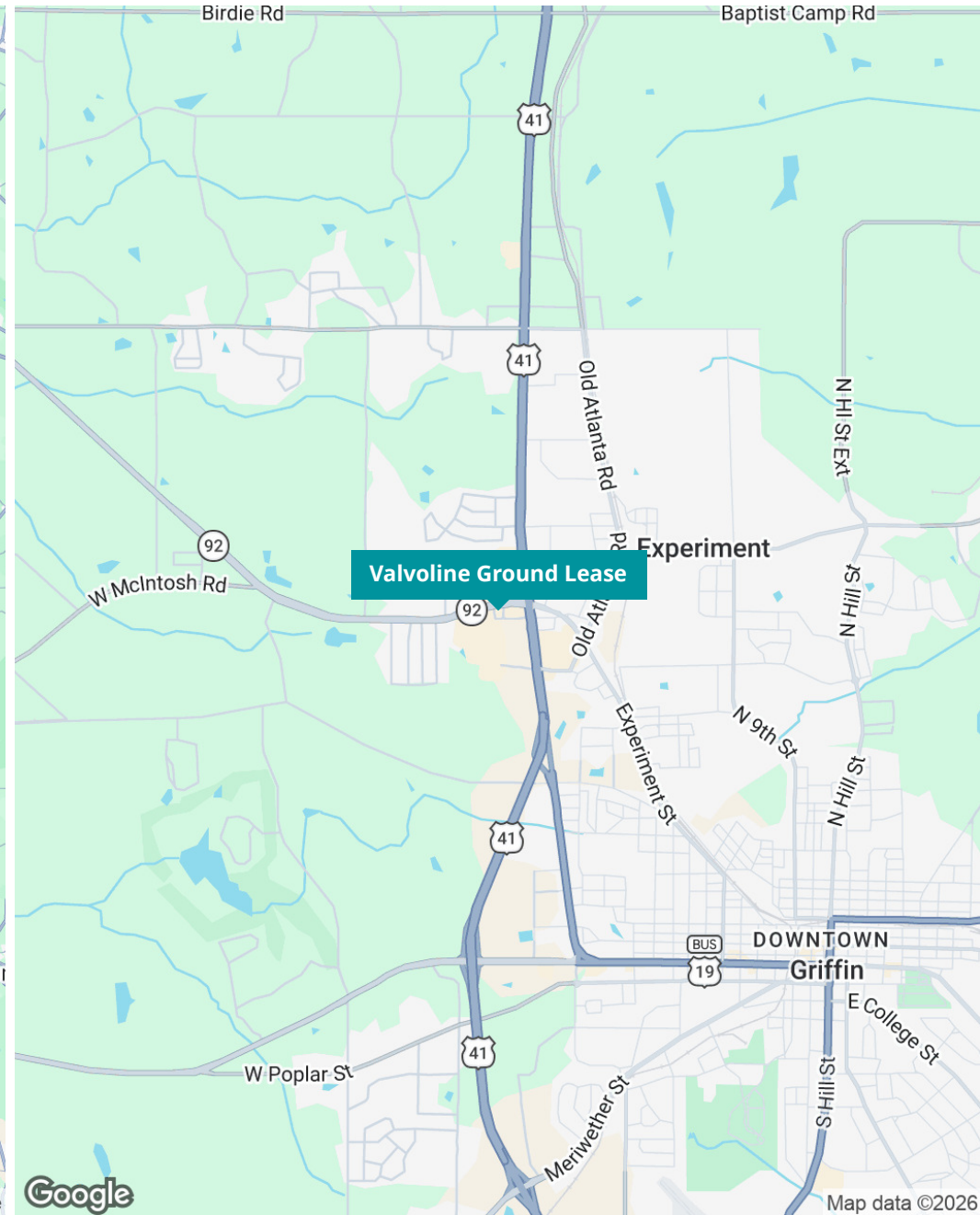
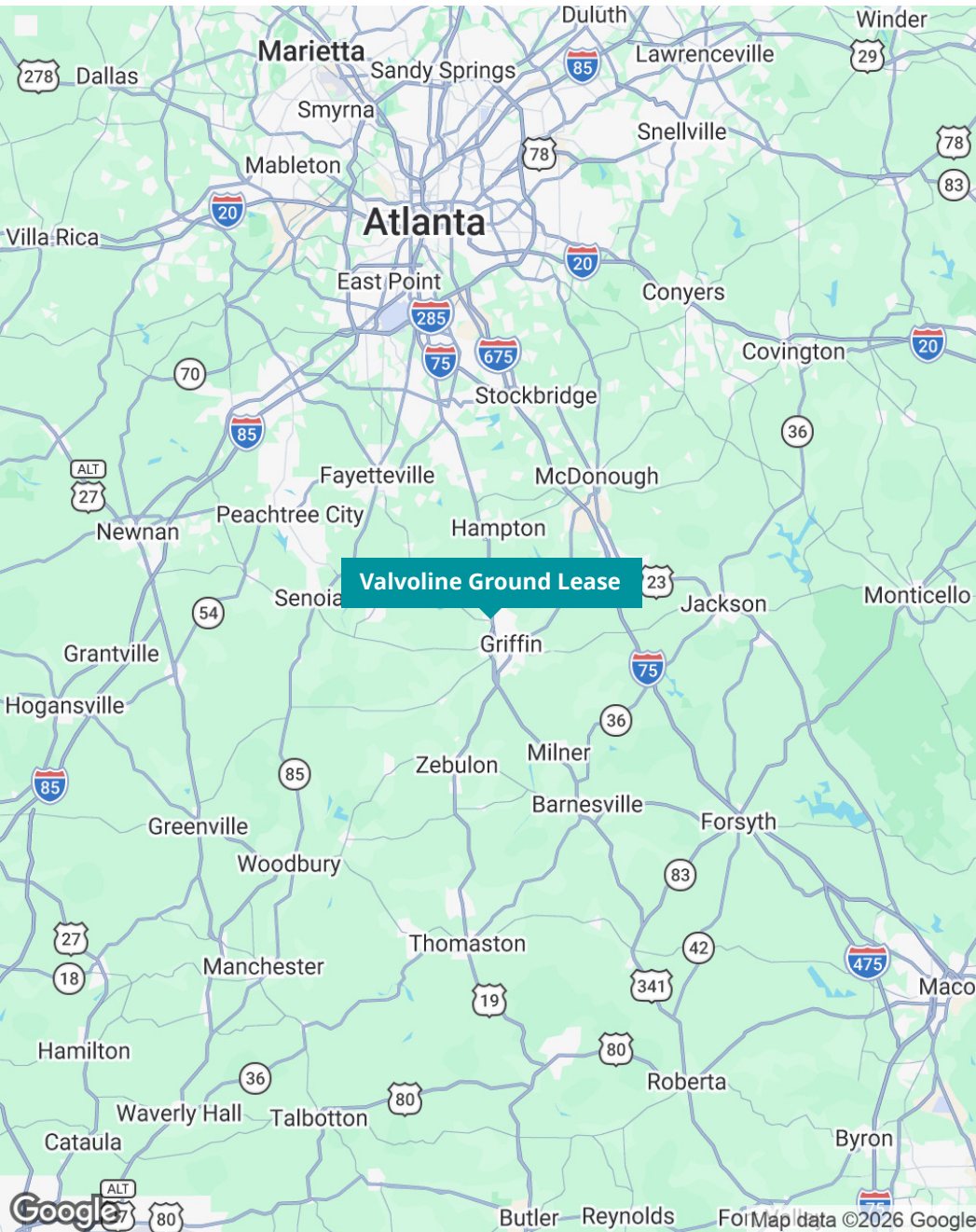
Valvoline Ground Lease | Griffin, GA



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OFFERING MEMORANDUM

REGIONAL & LOCAL MAP



LOCATION OVERVIEW

ABOUT GRIFFIN

Griffin, Georgia, is a historic and growing city located in Spalding County, approximately 40 miles south of Atlanta. Interstate 75 is located just a few miles to the east, providing a direct route to Atlanta and Hartsfield-Jackson International Airport. Commuters also utilize U.S. Routes 19 and 41, which run directly through the city. The area is rich in historical and recreational points of interest, most notably as the birthplace of the legendary Western figure John Henry "Doc" Holliday. Visitors can explore the Doc Holliday Museum or take a self-guided film tour to see locations used in productions such as *The Walking Dead* and *Fried Green Tomatoes*. Outdoor enthusiasts frequent the world-class Spalding County Pickleball Complex at Wyomia Tyus Olympic Park, which features 18 courts, or Quarry's Edge Park, which offers four miles of trails and a challenging bouldering section for rock climbers. The city's social calendar is anchored by several popular annual festivals that draw crowds from across the state. The most prominent is the Doc Holliday Festival and BBQ Competition held each September, which features Wild West reenactments and professional cook-offs. Other major events include the June Jam Beach Party, which brings over 100 tons of sand to downtown Solomon Street, and the monthly Second Saturday series that offers themed markets and live music. The holiday season is marked by the Hometown Holliday Illuminated Parade, featuring over 100 lighted floats.

Griffin is experiencing a residential boom with numerous new construction communities like Sun City Peachtree, Fox Crossing, and Teamon Pointe currently under development. These projects are introducing hundreds of new homes with average prices ranging from the high \$200,000s to over \$500,000. Commercial growth is also evident in the downtown area, highlighted by the recent opening of a second taproom for the award-winning Fire Maker Brewing Company in a renovated 114-year-old historic building. Griffin serves as a regional hub for manufacturing and education, with a diverse industrial base. Major employers include global names such as Caterpillar, which produces power generation equipment, and International Paper, alongside significant textile manufacturers like 1888 Mills. The public sector and healthcare industries also play a vital role, led by the Griffin-Spalding County School System and Wellstar Spalding Regional Medical Center. Additionally, the presence of the University of Georgia's Griffin Campus and Southern Crescent Technical College fosters a strong environment for research and workforce development.

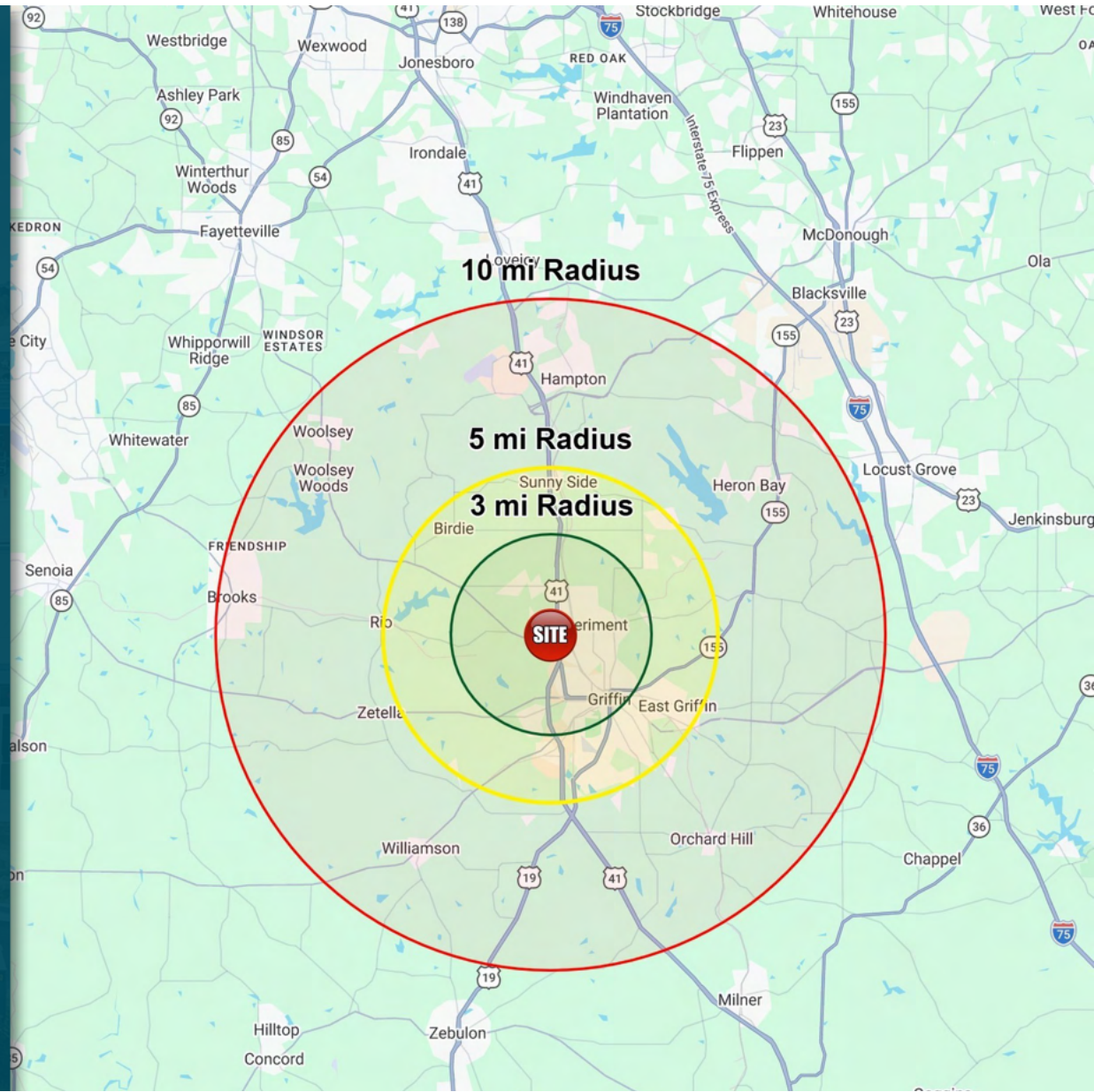


AREA DEMOGRAPHICS

DEMOGRAPHICS

	3 MILE	5 MILE	10 MILE
POPULATION			
Total Population (2025)	27,831	49,913	109,874
Census Population (2020)	27,005	47,442	103,754
HOUSEHOLDS & INCOME			
Total Households (2025)	10,384	19,331	40,457
Avg. HHI (2025)	\$69,815	\$102,753	\$109,826
Median HHI (2025)	\$46,678	\$61,659	\$77,202
Avg. HH Net Worth (2025)	\$472,654	\$817,355	\$1.02M

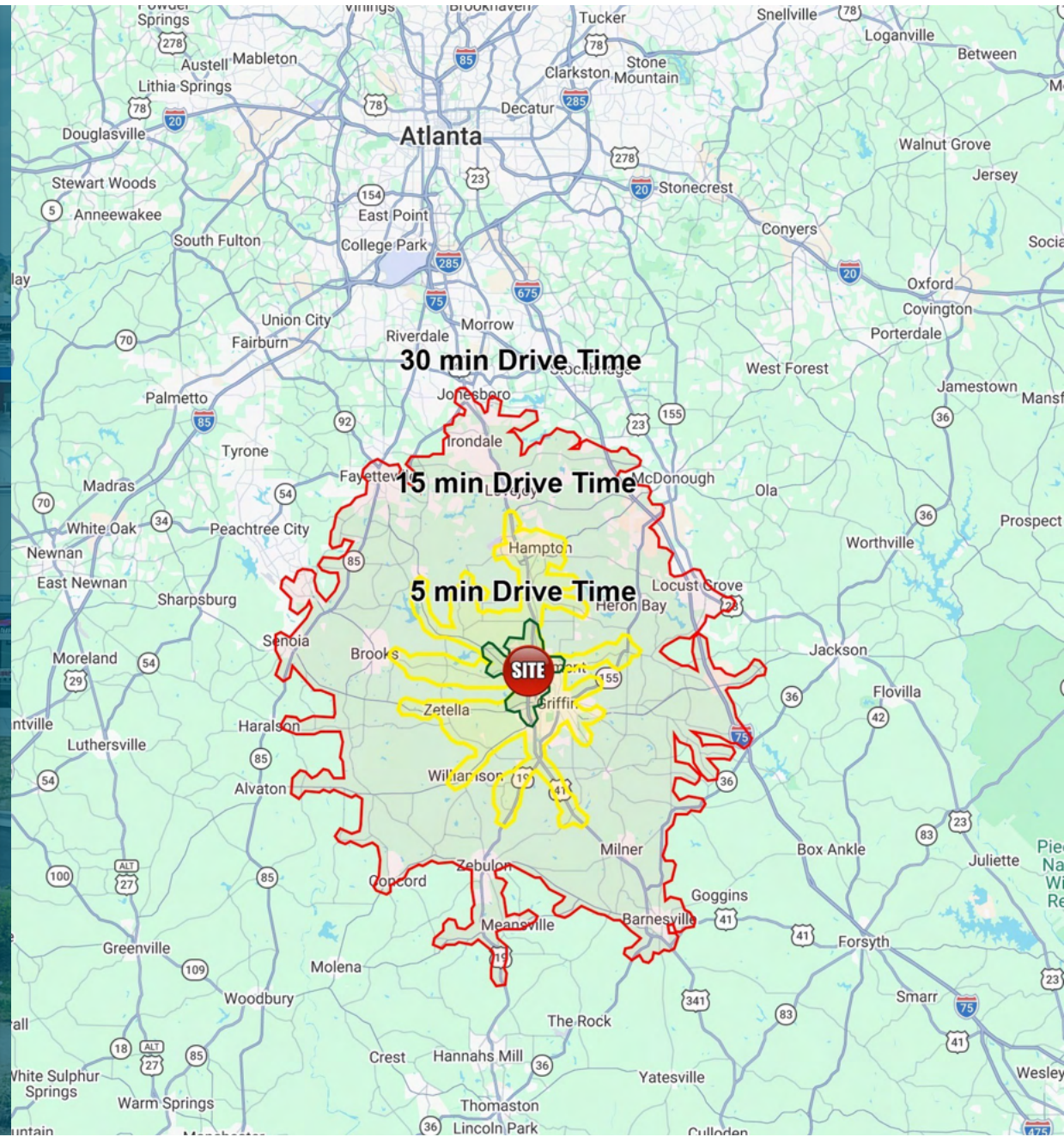
* Demographic data derived from REGIS Online



DRIVE TIME DEMOGRAPHICS

DEMOGRAPHICS

	5 MIN	15 MIN	30 MIN
POPULATION			
Total Population (2025)	13,533	61,073	273,909
Census Population (2020)	13,530	58,137	251,497
HOUSEHOLDS			
Total Households (2025)	5,078	22,872	97,999
Census Households (2020)	4,980	21,575	88,893
HOUSEHOLD INCOMES			
Avg. HHI (2025)	\$78,037	\$102,867	\$112,938
Median HHI (2025)	\$54,232	\$64,696	\$86,578
Avg. HH Net Worth (2025)	\$549,414	\$816,727	\$1.08M



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Atlanta MSA

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