



Take 5 Oil Change (2025 Construction)

Brand New 15-Year Lease | 10% Increases every 5 Years | Absolute NNN | NY Location





995 FAIRMOUNT AVENUE, JAMESTOWN, NY 14701

Single-Tenant Net Leased Take 5 Oil Change

The Offering

Newmark, as an exclusive advisor, is pleased to present the opportunity to acquire a single-tenant, net leased Take 5 Oil Change in Jamestown, NY.

\$2,282,000

ASKING PRICE

7.00%

CAP RATE

NNN

LEASE STRUCTURE

15 Years

LEASE TERM REMAINING

Fee Simple

OWNERSHIP INTEREST



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Investment Highlights

Brand New 2025 Construction | Take 5 Oil Change | Owned by Driven Brands (NASDAQ: DRVN) | Purple Square Management Guaranty (~325 Unit Franchisee)

- 2025 construction
- Prominent drive-thru oil change retailer, 1,000+ locations in 23 states
- Subsidiary of Driven Brands (NASDAQ: DRVN- S&P: B); Driven Brands generated \$2.3 Billion in revenue in 2023
- Guaranty from Purple Square Management, an established ~325-unit franchisee

15-Year Primary Term + 4 (5-Year) Options | Absolute NNN | 10.00% Rental Increases Every 5 Years

- Absolute NNN lease- zero landlord responsibilities
- 15-year primary term plus 4 (5-Year) options
- 10.00% increases every 5 years through the primary and option term(s)

Outparcel to a Dominant Grocery Anchored Retail Center anchored by Target, Wegmans, and the Home Depot | Half-Mile east of the 435K SF Chautauqua Regional Mall | Strong Frontage and Visibility along Hwy 394 (19,223 VPD)

- Outparcel to the Wegmans anchored retail center Co-Anchored by Target and Home Depot
- Half-mile East of the JCPenney anchored 435K SF Chautauqua Regional Mall
- Highly visible and easily accessible, with two (2) curb cuts along Hwy 394 (19,223 VPD)
- Additional nearby national retailers/companies include: Walmart Supercenter, Target, Home Depot, ALDI, Tractor Supply Co., PetSmart, T.J. Maxx, Michael's, and Harbor Freight
- Additional nearby STNL tenants: AutoZone, Burger King, Starbucks, McDonald's, Rite Aid, Runnings, Applebee's Grill + Bar, Olive Garden, Wendy's, KFC, Panera Bread, Taco Bell, Tim Horton's, La Cocina, M&T Bank, Buddy's Brewster's Ale House, Northwest Bank

Located 42 Miles East of Downtown Erie, PA | Diverse & Dynamic Economic Center | Strong Demographics in Trade Area | 43,088 People with an Average Household Income of \$59,264 within 5 Miles

- 42 miles East of Downtown Erie, PA and 57 miles Southwest of Buffalo, NY
- Jamestown has a population of approximately 32,000 residents with a median age of 37.3
- The city of Jamestown has a diverse and dynamic economy with significant contributions from the Healthcare, Education, Government, and Manufacturing sectors (Largest employers: Cummins (1,500+ Employees), UPMC Chautauqua (1,200+ Employees), Jamestown Public Schools (800+ Employees), SKF Aerospace (600+ Employees), TitanX Engine Cooling Inc. (400+ Employees), and Bush Industries, Inc. (250+ Employees)
- 43,088 people with an average household income of \$59,264 within 5 miles of the subject property





Investment Overview

Price/Cap Rate

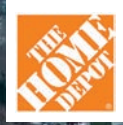
Purchase Price	\$2,282,000
Cap Rate	7.00%
Annual Base Rent	\$159,750

Executive Summary

Address	995 Fairmount Avenue Jamestown, NY 14701
Tenant	Take 5 Oil Change
Guarantor	Purple Square Management Co., LLC
Use	Retail
Rentable Building Area (SF)	1,610
Acreage	0.71 Acres
Expense Structure	NNN
Rent Increases	10% every 5 years
Rent Commencement Date	Anticipated RCD: February 22, 2025
Lease Expiration Date	March 31, 2040
Initial Term	Fifteen (15) Years
Lease Term Remaining	15 Years Remaining
Renewal Options	4 (5-Year) Options
Ownership Interest	Fee Simple (Land & Building)



Aerial - East



Wegmans



Northwest Bank



Chautauqua Mall

- OLD NAVY maurices
- FINISH LINE KAY JEWELERS
- JOANN FIVE GUYS
- OLLIE'S JCPenney



394

Walmart



Tim Hortons



19-223 VPD
FAIRMOUNT AVE



La Cocina

M&T Bank



Aerial - West



HARBOR FREIGHT

La Cocina



M&T Bank

PETSMART

Panera BREAD

Michaels

Walmart

Tim Hortons

TJ-maxx

Northwest Bank

Chautauqua Mall
OLD NAVY maurices
FINISH LINE KAY JEWELERS
JOANN FIVE GUYS
OLLIE'S JCPenney

TRACTOR SUPPLY CO

Applebee's GRILL + BAR

Wendy's

394

Chautauqua Lake

19223 VPD

FARMOUNT AVE



Wegmans



AutoZone

Runnings

The Investment





Lease Abstract & Property Details

Property Overview

Rentable Building Area (SF)	1,610
Acres	0.71
Year Built/Renovated	2025
Parcel	063889 386.10-1-2

Lease Abstract

Address	995 Fairmount Avenue Jamestown, NY 14701
Tenant Trade Name	Take 5 Oil Change
Lease Entity	P5 NY, LLC
Guarantor	Purple Square Management Co., LLC
Rent Commencement Date	Anticipated RCD: February 22, 2025
Lease Expiration Date	March 31, 2040
Lease Term Remaining	15 Years
Renewal Options	4 (5-Year)
Annual Rent	\$159,750
Percentage Rent	None
Rent Increases	10% every 5 years
Lease Structure	NNN
Landlord Responsibilities	None
Utilities	Tenant Responsibility
Taxes	Tenant Responsibility
CAM	Tenant Responsibility
HVAC	Tenant Responsibility
Insurance	Tenant Responsibility
ROFR	None
Financial Reporting	None

Rent Schedule

Lease Years	Annual Rent	PSF	Monthly Rent	PSF	% Increase
Years 1-5	\$159,750.00	\$99.22	\$13,312.50	\$8.27	-
Years 6-10	\$175,725.00	\$109.15	\$14,643.75	\$9.10	10.00%
Years 11-15	\$193,297.50	\$120.06	\$16,108.13	\$10.01	10.00%
Option 1: Years 16-20	\$212,627.25	\$132.07	\$17,718.94	\$11.01	10.00%
Option 2: Years 21-25	\$233,889.98	\$145.27	\$19,490.83	\$12.11	10.00%
Option 3: Years 26-30	\$257,278.97	\$159.80	\$21,439.91	\$13.32	10.00%
Option 4: Years 31-35	\$283,006.87	\$175.78	\$23,583.91	\$14.65	10.00%

Bold = Current Rent



Market Overview - Jamestown, NY

Jamestown, NY

Jamestown, New York is a city located in Chautauqua County, New York, situated within the broader Chautauqua Lake region. It is roughly 42 miles east of Downtown Erie, PA and 57 miles southwest of Buffalo, NY. The city has a population of approximately 32,000 residents with a median age of 37.3. It is known for its charming downtown, and scenic outdoor landscape including numerous recreational activities around the lake.

Key Highlights:

- **Location:** 42 miles East of downtown Erie, PA, and 57 miles Southwest of Buffalo, NY
- **Population:** Approximately ~32,000 residents in the MSA

Major Attractions/Landmarks:

- **Chautauqua Mall:** 435K SF regional mall anchored by JCPenney
- **Jamestown Airport:** ~9,000 arrivals and departures
- **Northwest Arena:** 3,400 seat concert hall

Economic Overview

Key Industries

Manufacturing remains a pivotal industry, continuing Jamestown’s legacy as a manufacturing hub. The area hosts a range of manufacturers, including those specializing in furniture, industrial equipment, and precision parts, which benefit from a skilled local workforce.

Healthcare is another cornerstone of the Jamestown economy, with UPMC Chautauqua and other healthcare providers playing significant roles as employers. The sector supports a wide range of ancillary services and offers substantial employment opportunities.

Education is vital to the economy, driven by institutions like Jamestown Public Schools and Jamestown Community College, which not only provide education and training but also employment.

Largest Employers in Jamestown, NY

Employer	Industry	Number of Employees
Cummins Engine Plant Jamestown	Manufacturing	1,500+
UPMC Chautauqua	Healthcare	1,200+
Jamestown Public Schools	Education	800+
SKF Aerospace	Manufacturing	600+
TitanX Engine Cooling Inc.	Manufacturing	400+
Bush Industries, Inc.	Manufacturing	250+
Maplevale Farms, Inc.	Manufacturing	200+

Demographics	1 Mile	3 Mile	5 Mile
2024 Population	3,048	22,967	43,088
2024 Households	1,345	10,318	18,861
2024 Avg. Household Income	\$62,781	\$61,398	\$59,264



Chautauqua Harbor Hotel



Jamestown, NY



Tenant Synopsis - Take 5 Oil Change

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Take 5 Oil Change is a prominent player in the automotive service industry, offering a unique drive-thru oil change experience. Founded in Metairie, Louisiana, the company has grown significantly. Today, the company operates over 1,000+ locations in 23 states. Its primary services include oil changes with various oil options, filter replacements, fluid checks, and wiper blade replacements, all designed to be completed efficiently with customers remaining in their vehicles.

The target market for Take 5 Oil Change includes vehicle owners who desire fast and reliable maintenance solutions without the hassle of scheduling appointments. This makes their services especially appealing to busy professionals and families. Locations are strategically chosen in suburban and urban areas with high visibility and traffic, offering easy access for customers. The real estate requirements often include facilities with multiple service bays to accommodate the drive-thru service model.

Take 5 Oil Change continues to expand throughout the U.S. with ~1,000 locations in the development pipeline and plans for further expansion into new additional states. Long term their goal over the next ten years is to grow to more than 2,000 locations by entering new markets and increasing brand presence through franchising and acquisitions. This expansion underscores their commitment to making automotive maintenance convenient and accessible.

Driven Brands

Driven Brands is one of the largest automotive service franchisors in North America, encompassing a diversified portfolio of brands that provide a range of automotive services. Headquartered in Charlotte, North Carolina, Driven Brands operates and franchises over 4,100 locations across various segments, including automotive repair, maintenance, and vehicle painting. It sells its products and services under the CARSTAR, IMO, MAACO, Meineke Car Care Centers, PH Vitres D'Autos, Take 5 Oil Change, Take 5 Car Wash, Auto Glass Now, Fix Auto USA, and 1-800-Radiator & A/C, Spire Supply, and Automotive Training Institute brands. These brands collectively offer services that range from quick oil changes and routine maintenance to specialized vehicle repairs, collision repair, and custom paint jobs.

Driven Brands Holdings Inc. (NASDAQ: DRVN)

Credit Rating	S&P: B+ / Outlook: Stable
Number of Locations	4,100+
Geographic Dispersion	Nationwide
2024 Full Time Employees	10,600
2023 Revenue	\$2.3 Billion
2023 Assets	\$5.9 Billion

Purple Square Management (~325 Unit Franchisee)

Founded in 2006 by Vik Patel, Purple Square Management, the company has expanded to operate approximately 325 retail locations in 15 states. Purple Square's portfolio includes Dunkin', Baskin Robbins, Popeyes, The Brass Tap, Rent-A-Center, Rim Tyme, Take 5 Oil Change, American Family Care, Smalls, and Content Recovery Specialists. The company has plans for aggressive expansion via their development pipeline and expects over 325 locations by the end of 2024. Patel and team remain committed to exceptional company culture and emphasize employee development and community engagement.

Take 5 Oil Change - Jamestown, NY

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