

VALVOLINE - 15 YEAR GROUND LEASE

5315 WILLIAM FLINN HIGHWAY, GIBSONIA, PA 15044 (PITTSBURGH MSA)



ACTUAL SUBJECT SITE

OFFERING MEMORANDUM

Marcus & Millichap



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Executive Summary

5315 William Flinn Highway, Gibsonia (Pittsburgh), PA 15044

FINANCIAL SUMMARY

Price	\$1,273,000
Cap Rate	5.50%
Building Size	2,100 SF
Net Cash Flow	5.50% \$70,000
Year Built	2024
Lot Size	1.567 Acres

LEASE SUMMARY

Lease Type	Absolute-Net (NNN) Ground Lease
Tenant	Valvoline LLC
Guarantor	Corporate
Rent Commencement Date	April 25, 2024
Lease Expiration Date	April 30, 2039
Lease Term Remaining	13+ Years
Rental Increases	10% Every 5 Years
Renewal Options	3, 5 Year Options
Right of First Refusal	None

ANNUALIZED OPERATING DATA

Lease Years	Annual Rent	Cap Rate
1 - 5	\$70,000.00	5.50%
6 - 10	\$77,000.00	6.05%
11 - 15	\$84,700.00	6.65%
Options	Annual Rent	Cap Rate
Option 1	\$93,170.00	7.32%
Option 2	\$102,487.00	8.05%
Option 3	\$112,735.70	8.86%

Base Rent	\$70,000
Net Operating Income	\$70,000
Total Return	5.50% \$70,000





Walmart

DOLLAR TREE
McDonald's
CHRYSLER
Jeep DODGE

Shop'n Save
T.J. MAXX
KOHL'S

KeyBank

The Exquisite Bride

RICHLAND TOWNSHIP
WATER AUTHORITY

U-HAUL

LIQUOR STORE

33,000 CPD
WILLIAM FLINN HWY

OFFICES

THE CLUBHOUSE
SPORTS BAR

UPMC
LIFE CHANGING MEDICINE

verizon

Advance
Auto Parts

Valvoline





OFFICES

33,000 CPD
WILLIAM FLINN HWY



LIQUOR STORE



Property Description



INVESTMENT HIGHLIGHTS

- » 13+ Years Remaining on Absolute Triple-Net (NNN) Ground Lease with Corporate Guaranty by Valvoline (NYSE: VVV)
- » 10 Percent Rental Increases Every Five Years with Multiple Renewal Options
- » **New High-Quality 2024 Construction**
- » Valvoline Operates ±2,180 Service Center Locations Across North America
- » **Dense Trade Area in the Pittsburgh MSA with 67,303 Residents in a 5-Mile Radius**
- » Excellent Visibility and Access Along William Flinn Highway (33,000 Cars per Day), Less Than 1 Mile Off the I-76 Freeway
- » **Average Household Income Exceeds \$155,000 in the Surrounding Area**
- » Close Proximity to National Retailers - Walmart, Kohl's, Dollar Tree, McDonald's, etc.



DEMOGRAPHICS

1-mile

3-miles

5-miles

Population

2030 Projection	5,097	27,571	67,686
2025 Estimate	5,115	27,592	67,303

Households

2030 Projections	2,101	11,159	27,311
2025 Estimate	2,098	11,149	27,143

Income

2025 Est. Average Household Income	\$137,568	\$155,656	\$150,842
2025 Est. Median Household Income	\$112,183	\$126,383	\$123,522

Tenant Overview



LEXINGTON, KENTUCKY
Headquarters



±2,180
Locations



VALVOLINE.COM
Website



±11,000
Employees



NYSE: VVV
Stock Symbol

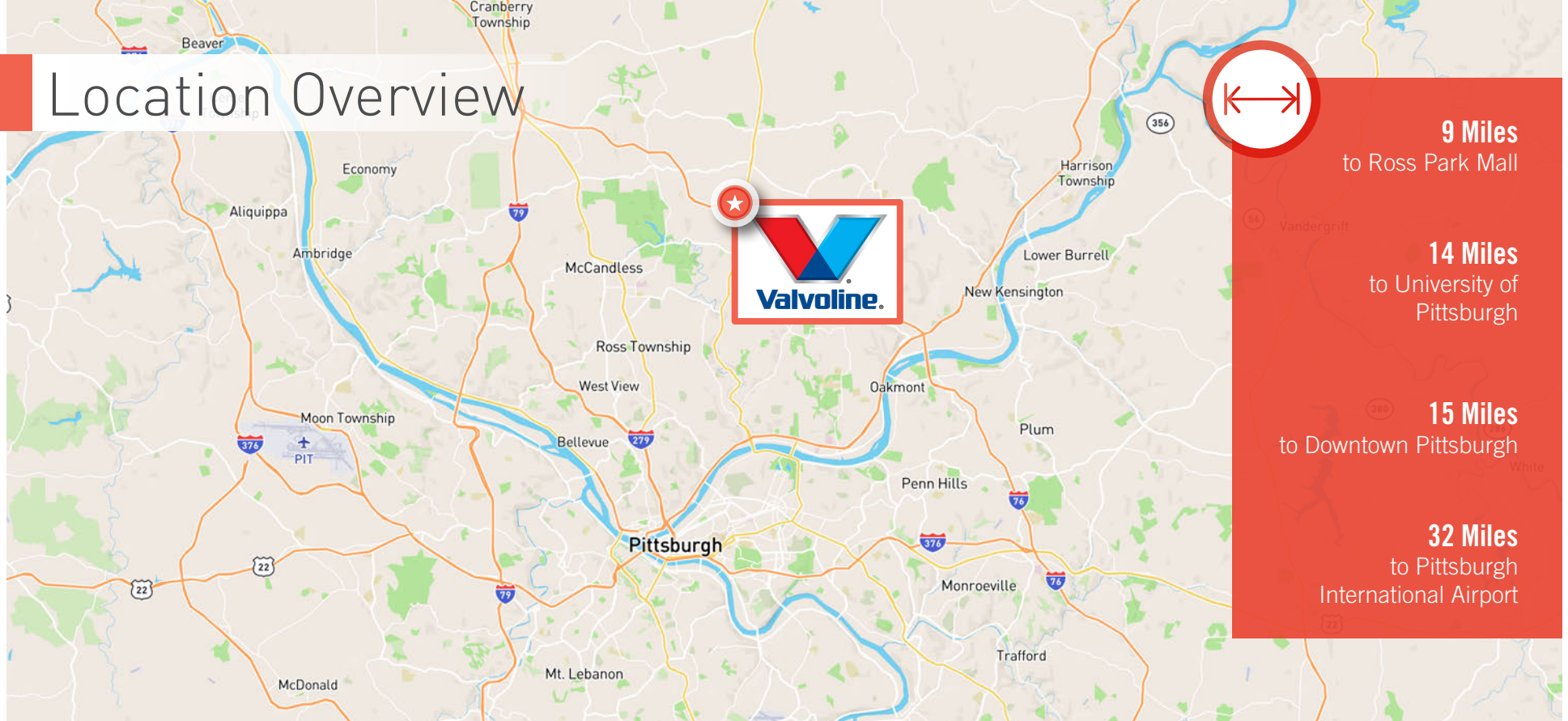
Valvoline Inc. (NYSE: VVV) is an industry leader in automotive service innovations. With an average consumer rating of 4.6 out of 5 stars (based on a survey of more than 600,000 Valvoline Instant Oil Change customers annually), Valvoline upholds a legacy of transparency and convenience that simplifies consumers' lives. From its 15-minute, stay-in-your-car oil changes to battery replacements and tire rotations, the company's model offers maintenance solutions for all types of vehicles.

Valvoline operates and franchises over 2,180 service center locations through its Valvoline Instant Oil Change and Valvoline Great Canadian Oil Change retail brands, and helps independent operators grow their businesses through its nearly 300 Valvoline Express Care locations in North America. In fiscal year 2025, system-wide store sales reached \$3.5 billion and net sales were \$1.7 billion. This marks 19 consecutive years of same-store sales growth across the system.

Property Photos



Location Overview



Gibsonia is a community in Richland Township, Allegheny County, in the state of Pennsylvania. Situated just north of Pittsburgh, Gibsonia is home to an estimated 2,785 residents. The surrounding Richland Township spans 14.6 square miles and is home to nearly 12,000 residents.

PITTSBURGH METROPOLITAN AREA

Pittsburgh, often referred to as the "Steel City" or the "City of Bridges," is a vibrant and historically rich city located in southwestern Pennsylvania. With a population of around 300,000 residents, Pittsburgh is the second-largest city in Pennsylvania, 68th largest city in the U.S., and serves as the county seat of Allegheny County. Major companies, including Google, Uber, and PNC Financial

Services, have a significant presence in Pittsburgh. The city's universities and research institutions, such as Carnegie Mellon University and the University of Pittsburgh, contribute to its status as a hub for innovation and technology. Known for its industrial heritage, stunning skyline, and thriving cultural scene, Pittsburgh is a dynamic metropolis with a diverse economy and a strong sense of community. Pittsburgh's economy has evolved significantly since the decline of the steel industry in the 20th century. Today, the city boasts a diversified economy, with strengths in technology, healthcare, education, finance, and advanced manufacturing. The city offers a wealth of attractions and cultural experiences, from museums and sports events to arts destinations, festivals, and parks.

[exclusively listed by]

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investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

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