

TAKE 5 OIL CHANGE

ORLANDO, FL



[VIEW DRONE FOOTAGE](#)

REPRESENTATIVE PHOTO



BRAND NEW 15-YEAR ABSOLUTE
NNN LEASE, 10% INCREASES
EVERY FIVE YEARS



EXCELLENT ACCESS AND
VISIBILITY TO 66,065 VPD AT
HARD CORNER AND SIGNALIZED
INTERSECTION



285,388 RESIDENTS IN PRIMARY
TRADE AREA WITH \$93,651
AVERAGE HOUSEHOLD INCOME

CLICK TO VIEW DRONE FOOTAGE



PINE HILLS MARKETPLACE



MAGIC MALL



ORLANDO HEALTH REGIONAL MEDICAL CENTER
THE 808-BED FLAGSHIP OF ORLANDO HEALTH WITH 4,300 EMPLOYEES



DOWNTOWN
4 MILES

90,812 VPD



ORANGE BLOSSOM CENTER



59,437 VPD



ORLANDO EXECUTIVE AIRPORT
54.6M PASSENGERS A YEAR

4.49 ACRE FUTURE DEVELOPMENT



SUBJECT PROPERTY



6,628 VPD

HOLDEN AVE

S. ORANGE BLOSSOM TRL



RESIDENTIAL COMMUNITIES
285388 RESIDENTS IN PRIMARY TRADE AREA

CLICK TO VIEW DRONE FOOTAGE



PARKWAY PLAZA



THE MALL AT MILLENIA



MILLENNIA PLAZA



ORANGE BLOSSOM CENTER



4.49 ACRE FUTURE DEVELOPMENT

6,628 VPD



59,437 VPD

S. ORANGE BLOSSOM TRL

SUBJECT PROPERTY



HOLDEN AVE

RESIDENTIAL COMMUNITIES
285388 RESIDENTS IN
PRIMARY TRADE AREA

▶ CLICK TO VIEW DRONE FOOTAGE



Publix, Chick-fil-A, Office DEPOT, Walgreens, Starbucks, ROSS DRESS FOR LESS, Walmart Neighborhood Market, Wawa, DOLLAR TREE

LAKE FEDRICA CENTER
 Lowe's, Walmart, Publix, McDonald's, 7-Eleven

SHERWIN WILLIAMS, Wendy's, PEPBOYS, Walmart Neighborhood Market, DUNKIN', DOLLAR TREE, Walgreens

LEE VISTA PROMENADE
 Academy SPORTS+OUTDOOR, BEALLS, HomeGoods, ROSS DRESS FOR LESS, petco

Chick-fil-A, TEXAS, Wawa

CONWAY 6 MILES

Aaron's, dd's DISCOUNTS

Auto Zone

6,628 VPD

Public Storage

bp

SUBJECT PROPERTY

S. ORANGE BLOSSOM TRL

59,437 VPD

ORANGE BLOSSOM CENTER
 HIBBETT SPORTS, DOLLAR TREE, FAMILY DOLLAR, CITI TRENDS

4.49 ACRE FUTURE DEVELOPMENT

HOLDEN AVE

RESIDENTIAL COMMUNITIES
 285388 RESIDENTS IN PRIMARY TRADE AREA

CLICK TO VIEW DRONE FOOTAGE



CROSSING OF ORLANDO
HARBOR FREIGHT TOOLS
Quality Tools at Ridiculously Low Prices

THE FLORIDA MALL

UNIVERSAL RESORT
16,000 EMPLOYEES AND
OVER 10M ANNUAL VISITORS

SKYVIEW PLAZA

ORLANDO SQUARE

ROSS HIBBETT TACO BELL
DRESS FOR LESS SPORTS
Marshalls IHOP AT&T

OLIE'S BAKERY Office DEPOT
GOOD STUFF CHEAP Chick-fil-A

SEAWORLD ORLANDO

ALDI TARGET.

chili's

THE HOME DEPOT

Wawa

jiffylube Valvoline BURGER KING

Walgreens KFC

OAK RIDGE HIGH
2,477 STUDENTS

Walmart POPEYE'S
CVS pharmacy McDonald's CAPTAIN JACK'S

Walgreens DUNKIN' Advance Auto Parts

CVS pharmacy

Auto Zone

Public Storage

4.49 ACRE FUTURE DEVELOPMENT

PARKWAY PLAZA

Aaron's dd's DISCOUNTS

SUBJECT PROPERTY

bp

McDonald's

Publix 7 ELEVEN McDonald's

ALDI

59,437 VPD

Public Storage

ORANGE BLOSSOM CENTER

HIBBETT SPORTS DOLLAR TREE
FAMILY DOLLAR CITI TRENDS

S. ORANGE BLOSSOM TRL

RESIDENTIAL COMMUNITIES
285388 RESIDENTS IN
PRIMARY TRADE AREA

OFFERING SUMMARY



NEQ S. ORANGE BLOSSOM TRAIL AND HOLDEN AVE ORLANDO, FL 32839

\$2,930,000
6.00% CAP RATE



GROSS LEASABLE AREA
1,732± SF



LOT SIZE
0.67± ACRES



YEAR BUILT
2024



NOI
\$175,774

LEASE SUMMARY

LEASE TYPE	Absolute NNN
ROOF & STRUCTURE	Tenant Responsible
TENANT	P5 Orlando, LLC
GUARANTOR	Purple Square Management
LEASE TERM	15 Years
RENT COMMENCEMENT	Est. 12/31/2024
RENT EXPIRATION	Est. 12/30/2039
INCREASES	10% Every 5 Yrs.
OPTIONS	Four, 5-Year

RENT SUMMARY

TERM	MONTHLY	ANNUAL
YEARS 1-5	\$14,648	\$175,774
YEARS 6-10	\$16,113	\$193,351
YEARS 11-15	\$17,724	\$212,687
OPTION 1	\$19,496	\$233,956
OPTION 2	\$21,446	\$257,351
OPTION 3	\$23,591	\$283,086
OPTION 4	\$25,950	\$311,395

INVESTMENT HIGHLIGHTS



SECURE INCOME STREAM

- **New 15-Year Absolute NNN Lease** – zero landlord responsibilities
- **10% Rent Increases Every Five Years** – including four, 5-year renewal options
- **Brand New 2024 Construction** – latest Take 5 prototype with 3 service bays
- **Experienced Franchisee and Rare Guaranty from Purple Square Management Company, LLC** – over 290 locations across multiple industries (inquire with Broker)
- **Growing Operator with 37 Locations** – expected to have over 50 by end of 2025
- **Take 5 is a Subsidiary of Driven Brands, Inc.** – with over 4,700 units, \$5.3 billion in revenue



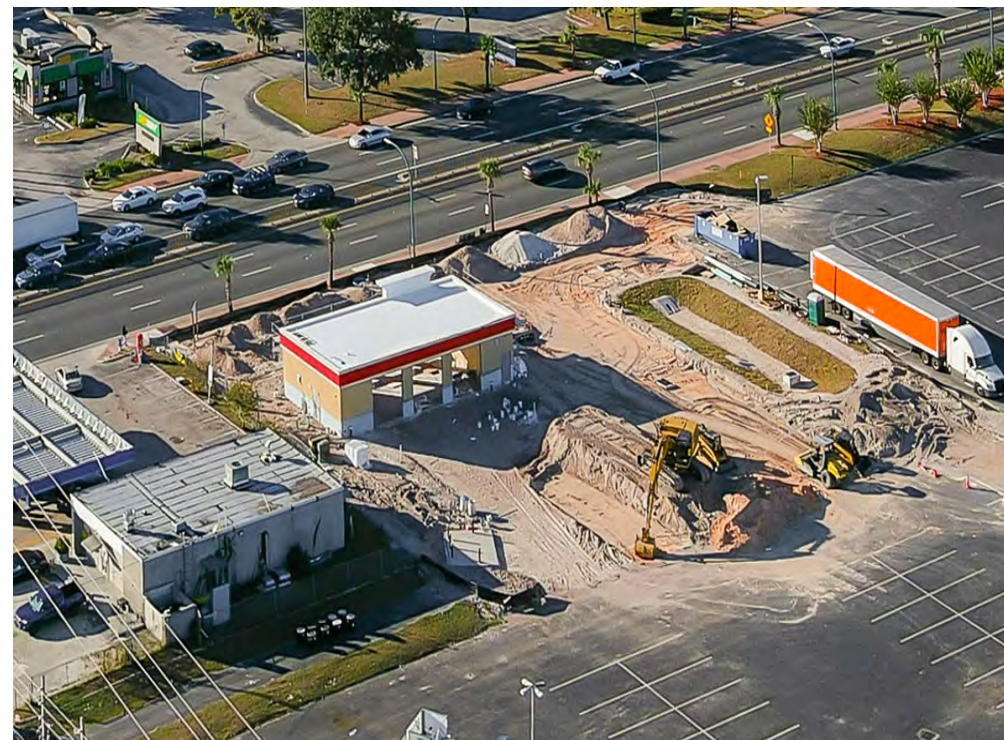
PROXIMITY

- **285,388 Residents in Primary Trade Area** – \$93,651 average household income
- **Excellent Access and Visibility to 66,065 VPD** – at hard corner and signalized intersection
- **Just off I-4 with 90,812 VPD** – direct access to downtown Orlando
- **3 Miles to Orlando Health Regional Medical Center** – the 808-bed flagship of Orlando Health with 4,300 employees
- **Minutes to Universal Resort** – 16,000 employees and over 10M annual visitors
- **Strong Daytime Population** – 438,229 employees in 5-mile radius
- **Close Proximity to Orlando International Airport** – serving 54.6M passengers per year

REPRESENTATIVE PHOTO

ADDITIONAL PHOTOS

TAKEN NOVEMBER 21ST, 2024



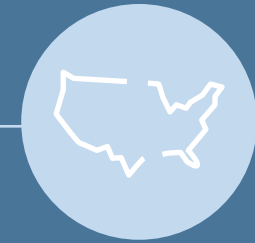
TENANT OVERVIEW

TAKE 5 OIL CHANGE

Take 5 Oil Change is a fast-service automotive maintenance provider known for its efficient, customer-focused approach. Established in 1984, the company has grown into a well-recognized brand with numerous locations across the United States. Its primary service is drive-thru oil changes, which allow customers to stay in their vehicles while technicians perform the service in about ten minutes. This convenience-oriented model has earned Take 5 a reputation for saving time while delivering high-quality work. They now have more than 1,000 locations across the US and Canada and were 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.

In addition to oil changes, the company offers various preventative maintenance services, such as air filter replacement, wiper blade installation, and fluid refills. Take 5 emphasizes transparency, with technicians clearly explaining services and costs before performing any work. With a commitment to customer satisfaction, accessibility, and speed, Take 5 Oil Change has positioned itself as a go-to option for those looking to maintain their vehicles without the hassle of traditional auto shops.

WWW.TAKE5.COM



1,000+
LOCATIONS



HEADQUARTERS
METAIRIE
LOUISIANA



OWNERSHIP
DRIVEN
BRANDS

OWNERSHIP OVERVIEW



4,800+
LOCATIONS ACROSS
15 COUNTRIES



70M
VEHICLES SERVICED
ANNUALLY



105,000+
TOTAL
EMPLOYEES

DRIVEN BRANDS

Driven Brands stands as a premier automotive franchiser with a broad and dynamic portfolio spanning the automotive aftermarket services sector. Established in 2002 and based in Charlotte, North Carolina, the company has experienced remarkable growth, propelled by a combination of organic expansion and strategic acquisitions. While Take 5 Oil Change is a notable part of their offerings, Driven Brands' portfolio encompasses many renowned brands under its umbrella, including Meineke Car Care Centers, Maaco, CARSTAR, and many more.

Today, Driven Brands operates an extensive network with over 4,800 locations spread across 14 countries and supported by a dedicated team of 105,000 employees. Their expansive reach allows them to service over 70 million vehicles annually. Their network generates approximately \$2.3 billion in annual revenue from more than \$6.3 billion in system-wide sales. With a clear vision to be the best automotive franchise in the world, Driven Brands continues to prioritize growth, customer satisfaction, and operational excellence in all its endeavors.

WWW.DRIVENBRANDS.COM

DrivenBrands®



REPRESENTATIVE PHOTO

FRANCHISE OVERVIEW

PURPLE SQUARE MANAGEMENT

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 280 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.

WWW.PURPLESQUAREMGMT.COM



290+ TOTAL LOCATIONS



37 LOCATIONS



105 LOCATIONS



45 LOCATIONS



10 LOCATIONS



2 LOCATIONS



64 LOCATIONS



28 LOCATIONS



290+
LOCATIONS



HEADQUARTERS
TAMPA BAY
FLORIDA



2006
FOUNDED

DEMOGRAPHICS ORLANDO

POPULATION	1 MI	3 MI	5 MI
2024 Total	19,899	123,259	285,388
2010 Total	16,469	107,562	241,875
2000 Total	15,546	103,492	221,684
Total Daytime Population	13,724	195,163	438,229
HOUSEHOLDS	1 MI	3 MI	5 MI
2024 Total Households	7,597	45,854	114,230
INCOME	1 MI	3 MI	5 MI
2024 Median Income	\$46,563	\$57,466	\$62,052
2024 Average Income	\$65,568	\$82,086	\$93,651

HIGHLIGHTS

285,388 Total Population within 5 Miles

\$93,651 Average Income within 5 Mile

114,230 Total Households within 5 Miles



DRONE FOOTAGE



SITE OVERVIEW

LOT SIZE

0.67±

ACRES

VPD

66,065

AT SIGNALIZED INTERSECTION

PARKING

9

SPACES

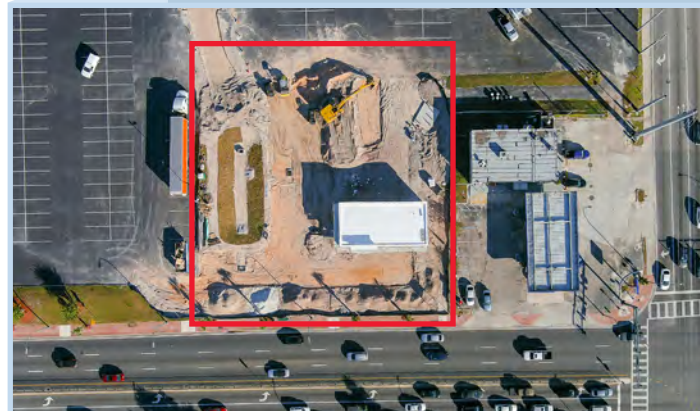
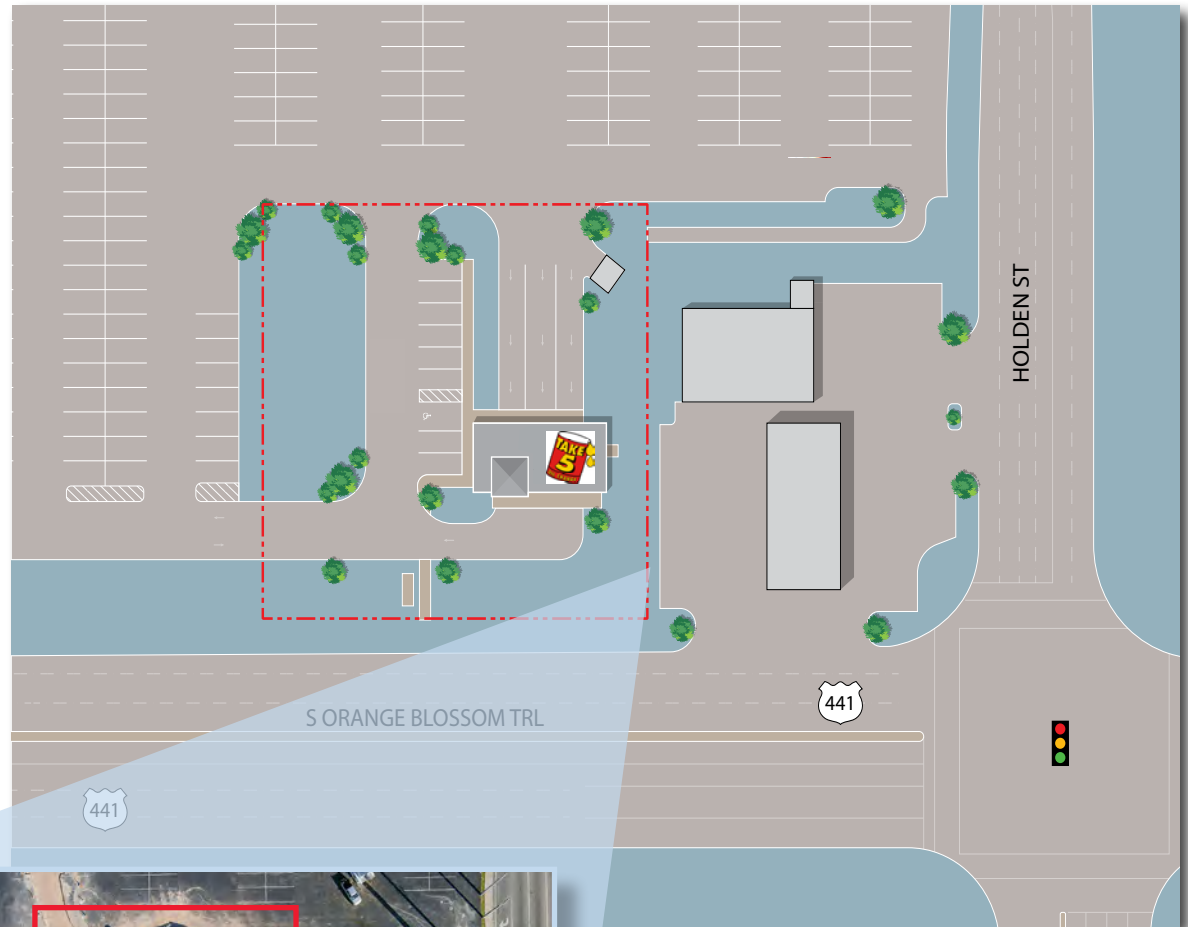
NEARBY TENANTS

HIBBET SPORTS, WALMART,
ALDI, AUTOZONE, LOWE'S,
ACADEMY SPORTS, PUBLIX
AND MORE

DAYTIME POPULATION

438,229

TOTAL



ORLANDO, FLORIDA



THEME PARK CAPITAL OF THE WORLD

Orlando is a vibrant city in Central Florida renowned for its world-class attractions and sunny climate. Known as the “Theme Park Capital of the World,” Orlando is home to iconic destinations like Walt Disney World, Universal Studios, and SeaWorld, which draw millions of visitors annually. Beyond its amusement parks, the city boasts a thriving cultural scene with art galleries, theaters, and live music venues, as well as lush parks and lakes for outdoor enthusiasts. Its diverse dining options and bustling downtown area reflect a mix of cultures and flavors. Orlando also serves as a hub for technology, education, and healthcare, making it a dynamic and multifaceted city.



ATTRACTIONS

Orlando is celebrated for its incredible lineup of world-famous attractions that offer endless entertainment for all ages. At the heart of the city’s appeal are iconic theme parks like Walt Disney World, with its enchanting Magic Kingdom and Epcot, and Universal Orlando Resort, home to thrilling rides and The Wizarding World of Harry Potter. SeaWorld Orlando provides unforgettable marine experiences, while LEGOLAND Florida caters to families with young adventurers. Beyond the parks, attractions like ICON Park with its towering observation wheel, Kennedy Space Center just a short drive away, and a variety of water parks and nature reserves make Orlando a hub of excitement and discovery.



ECONOMY

This city boasts a dynamic and diverse economy driven by tourism, technology, and innovation. As a global vacation destination, the city’s tourism industry, anchored by world-renowned theme parks, generates billions annually and supports a thriving hospitality sector. Beyond tourism, Orlando is a growing hub for technology and innovation, with industries like aerospace, simulation, and biotechnology making significant contributions. The city is also home to a robust healthcare and life sciences sector, as well as a strong educational foundation fueled by institutions like the University of Central Florida. With its strategic location and business-friendly environment, Orlando continues to attract companies and talent from around the world.



EDUCATION

Orlando is a hub for educational excellence, offering a wide range of opportunities from early learning to higher education. The city is home to the University of Central Florida (UCF), one of the largest universities in the U.S. Valencia College is another amazing College in Orland and is home to almost 46,000 students. Orlando also features top-rated public and private schools, as well as specialized institutions like Full Sail University, which focuses on media, arts, and technology. With a commitment to lifelong learning, Orlando’s educational ecosystem supports the city’s growing industries and vibrant community.



TRANSPORTATION

Orlando offers a well-connected and growing transportation network that makes getting around convenient for residents and visitors alike. The city is served by Orlando International Airport (MCO), one of the busiest in the U.S., providing domestic and international flights. A modern highway system, including Interstate 4 and toll roads like SR 408 and SR 528, ensures easy access to key destinations. Additionally, Orlando’s compact layout and emerging bike-friendly infrastructure make it increasingly accessible for various modes of travel.

CONFIDENTIALITY DISCLAIMER

The information contained herein, including an pro forma income and expense information (collectively, the “Information”) is based upon assumption and projections and has been compiled or modeled from sources we consider reliable and is based on the best available information at the time the brochure was issued. However, the Information is subject to change and is not guaranteed as to completeness or accuracy. While we have no reason to believe that the Information set forth in this brochure, underwriting, cash flows, valuation, and other financial information (or any Information that is subsequently provided or made available to you) contains any material inaccuracies, no representations or warranties, express or implied, are made with respect to the accuracy or completeness of the Information. Independent estimates of pro forma income and expenses should be developed before any decision is made on whether to invest in the Property. Summaries of any documents are not intended to be comprehensive or all-inclusive, but rather only outline some of the provisions contained therein and are qualified in their entirety by the actual document to which they relate. You understand that the Information is confidential and is furnished solely for the purpose of your review in connection with a potential investment in the Property. You further understand that the Information is not to be used for any purpose or made available to any other person without express written consent of Colliers International. This offering is subject to prior placement and withdrawal, cancellation, or modification without notice. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2024. All rights reserved.




Accelerating success.



REPRESENTATIVE PHOTO

 **VIEW DRONE FOOTAGE**

LP LADT | PATEL
INVESTMENT ADVISORS

 Colliers International
5901 Priestly Dr, Suite 100 Carlsbad, CA 92008

Accelerating success
Colliers Broker of Record | Alex Evan | Alex.Evans@colliers.com

Thomas T. Ladt
+1 760 930 7931
Thomas.Ladt@colliers.com
CA License No. 01803956

Jay Patel
+1 619 666 6339
JPatel@colliers.com
CA License No. 01512624

Nico Lautmann
+1 650 575 6219
Nico.Lautmann@colliers.com
CA License No. 01915278