



# Take 5 Oil Change

15-YEAR SALE LEASEBACK IN AFFLUENT FAIRFIELD COUNTY,  
CONNECTICUT

STRATFORD, CT



**CP PARTNERS**  
COMMERCIAL REAL ESTATE

In Association with ParaSell, Inc. | A Licensed Connecticut Broker #REB.0792680



**CP PARTNERS**  
COMMERCIAL REAL ESTATE

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# Take 5 Oil Change

1683 BARNUM AVE, STRATFORD, CT 06614 [📍](#)

**\$1,750,000**

PRICE

**6.00%**

CAP RATE

NOI	\$105,000
LEASE TYPE	NNN
LEASE TERM	15-Years
LEASABLE AREA	1,730 SF
LAND AREA	0.38 AC
PARKING	7 Spaces
YEAR BUILT	2023



## Long term sale leaseback with expanding national brand

This Take 5 Oil Change features a **15-year sale leaseback with 10% rental increases** every 5 years during the primary term. Strong national tenant, with parent company system-wide sales of over \$6.2 billion (FY, 2023). A proven location in a dense residential & retail area with over 100,000 residents in a 3-mile radius and traffic counts exceeding 21K VPD at the signalized corner intersection.

## New Construction Building with National Tenant

- 15-Year, true NNN, sale leaseback at close of escrow
- New construction building with 3-service bays
- 10% rental increases every 5 years during primary term & option periods
- Excellent visibility & signage from the corner location of Barnum Avenue (Route 1) and W Broad Street with 21K VPD on the hard corner

## Strategic Location in Highly Desirable Fairfield County, Connecticut

- Rare opportunity to purchase a nationally branded absolute NNN asset in Fairfield County, Connecticut, with \$90K HH Incomes and over 100K residents in a 3-mile radius
- Subject property is located within the Interstate 95 corridor in a dense retail & residential neighborhood
- High barrier of entry store location within approximately 1-mile of the 160,000 SF Stratford Square and the Walmart/Home Depot anchored Stratford Crossing

## Proven Store- Experienced Take 5 Oil Operator

- New construction store that has been open and operating since July 2023 with a proven track record and book of business
- Faulkner is a well-capitalized operation and first Northeast franchisee for Take 5 Oil with exclusive territory spanning densely populated counties: Westchester (NY), Fairfield, New Haven, Middlesex, New London, and the western half of Hartford (all CT)
- Faulkner Island Development has the exclusive rights to develop and operate eleven (11) Take 5 Oil locations – Faulkner currently operates Take 5 locations in West Haven, Stratford, and Norwich, CT, also under construction are sites in Groton and Branford, CT



		CURRENT
Price		\$1,750,000
Capitalization Rate		6.00%
Building Size (SF)		1,730
Lot Size (Acres)		0.38
<b>Stabilized Income</b>	<b>\$/SF</b>	
Scheduled Rent	\$60.69	\$105,000
<b>Less</b>	<b>\$/SF</b>	
Taxes	NNN	\$0.00
Insurance	NNN	\$0.00
Capital Expenditure Reserve	NNN	\$0.00
Total Operating Expenses	NNN	\$0.00
<b>Net Operating Income</b>		<b>\$105,000.00</b>



Tenant Info		Lease Terms		Rent Summary					
TENANT NAME	SQ. FT.	TERM YEARS		CURRENT RENT	MONTHLY RENT	YEARLY RENT	MONTHLY RENT/FT	YEAR RENT/FT	
Faulkner Island Development d/b/a Take 5 Oil Change	1,730	1	5	\$105,000	\$8,750	\$105,000	\$5.06	\$60.69	
		6	10		\$9,625	\$115,500	\$5.56	\$66.76	
		11	15		\$10,588	\$127,050	\$6.12	\$73.44	
		Option 1	16	20		\$11,646	\$139,755	\$6.73	\$80.78
		Option 2	21	25		\$12,811	\$153,731	\$7.41	\$88.86
		Option 3	26	30		\$14,092	\$169,104	\$8.15	\$97.75
<b>TOTALS:</b>	<b>1,730</b>			<b>\$105,000</b>	<b>\$8,750</b>	<b>\$105,000</b>	<b>\$5.06</b>	<b>\$60.69</b>	

## Premises & Term

<b>TENANT</b>	Faulkner Island Development d/b/a Take 5 Oil Change
<b>LEASE SIGNATORY</b>	Faulkner Island Development
<b>LEASE TERM</b>	15 Years at Close of Escrow
<b>RENT COMMENCEMENT</b>	Close of Escrow
<b>LEASABLE SF</b>	1,730 SF

## Expenses

<b>TAXES</b>	Tenant Responsible
<b>INSURANCE</b>	Tenant Responsible
<b>UTILITIES</b>	Tenant Responsible
<b>MAINTENANCE</b>	Tenant Responsible

## Disclaimer

The details contained within the Lease Abstract are provided as a courtesy to the recipient for purposes of evaluating the subject property's initial suitability. While every effort is made to accurately reflect the terms of the lease document(s), many of the items represented herein have been paraphrased, may have changed since the time of publication, or are potentially in error. CPP and its employees explicitly disclaim any responsibility for inaccuracies and it is the duty of the recipient to exercise an independent due diligence investigation in verifying all such information, including, but not limited to, the actual lease document(s).



LEGEND



Property Boundary

1,730

Rentable SF

0.38

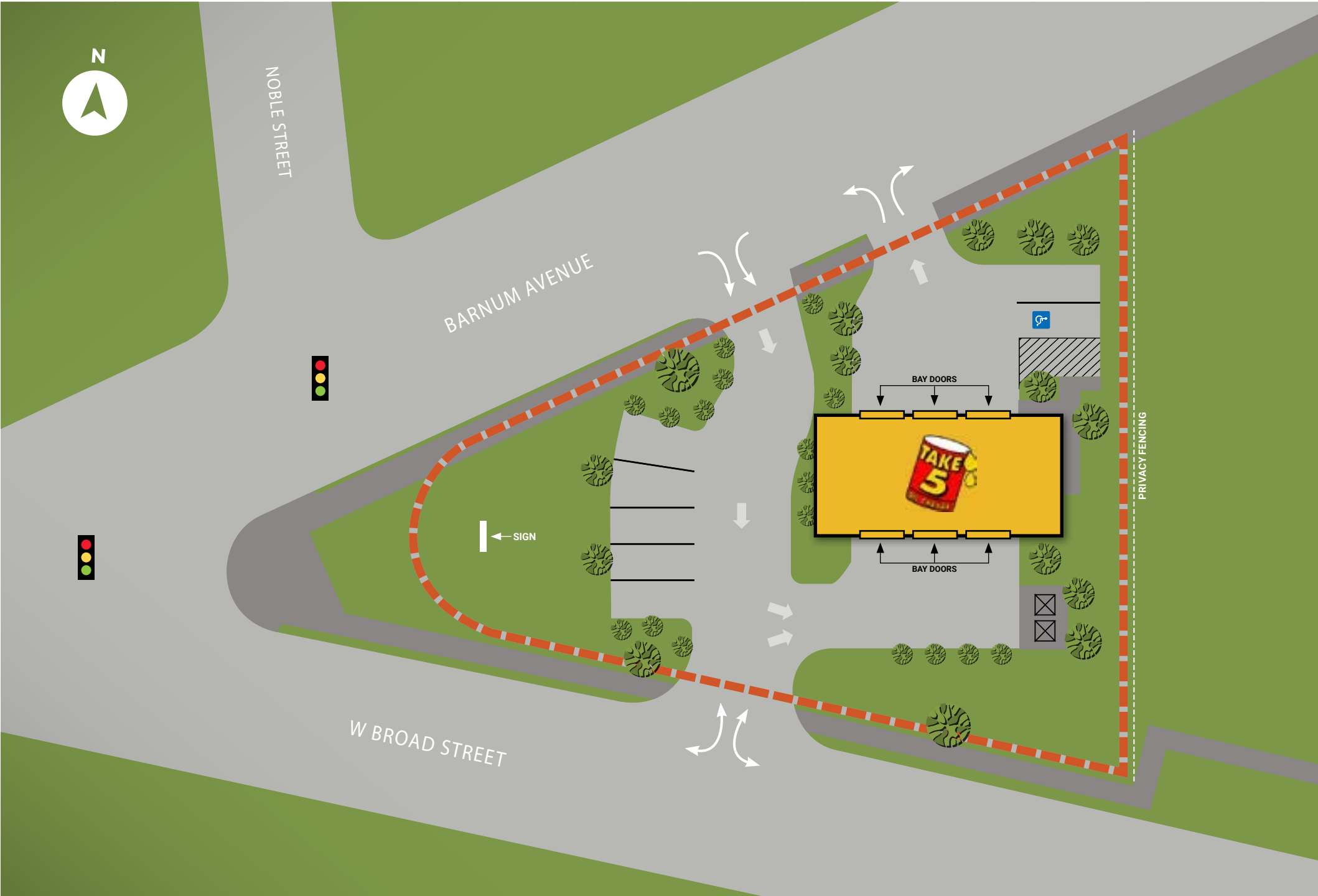
Acres

7

Parking Spaces



Egress





# A Quick Service Auto Company



## About Take 5 Oil Change

- Established in 1984, Take 5 Oil Change® is a quick lube service featuring a unique drive-thru concept that allows customers to never leave the comfort of their car
- The brand offers an on average 10-minute oil change service and ancillary services such as air filter replacement, wiper blade changes, and coolant exchanges
- Take 5 has more than 800 company-owned and franchised service centers throughout the United States and Canada
- Awarded the J.D. Power Award for highest overall customer satisfaction in quick oil change in 2021
- Take 5 was #152 on the Franchise Times Top 400 and #161 on Entrepreneur Magazine’s 2022 Franchise 500

## Driven Brands

- In 2016, Driven Brands Holdings Inc. acquired Take 5 Oil Change, scaling the business from less than 50 locations to more than 800
- Headquartered in Charlotte, NC, Driven Brands (NASDAQ: DRVN) is the largest automotive services company in North America and the parent company of some of North America’s leading automotive service businesses including Take 5 Oil Change®, Take 5 Car Wash®, Meineke Car Care Centers®, Maaco®, 1-800-Radiator & A/C®, and CARSTAR®
- Driven Brands continued its strong growth trajectory in 2023 with \$6.3 billion in system-wide sales and \$2.3 billion in revenue

**1,000+**

TAKE5LOCATIONSIN THE U.S.. & CANADA

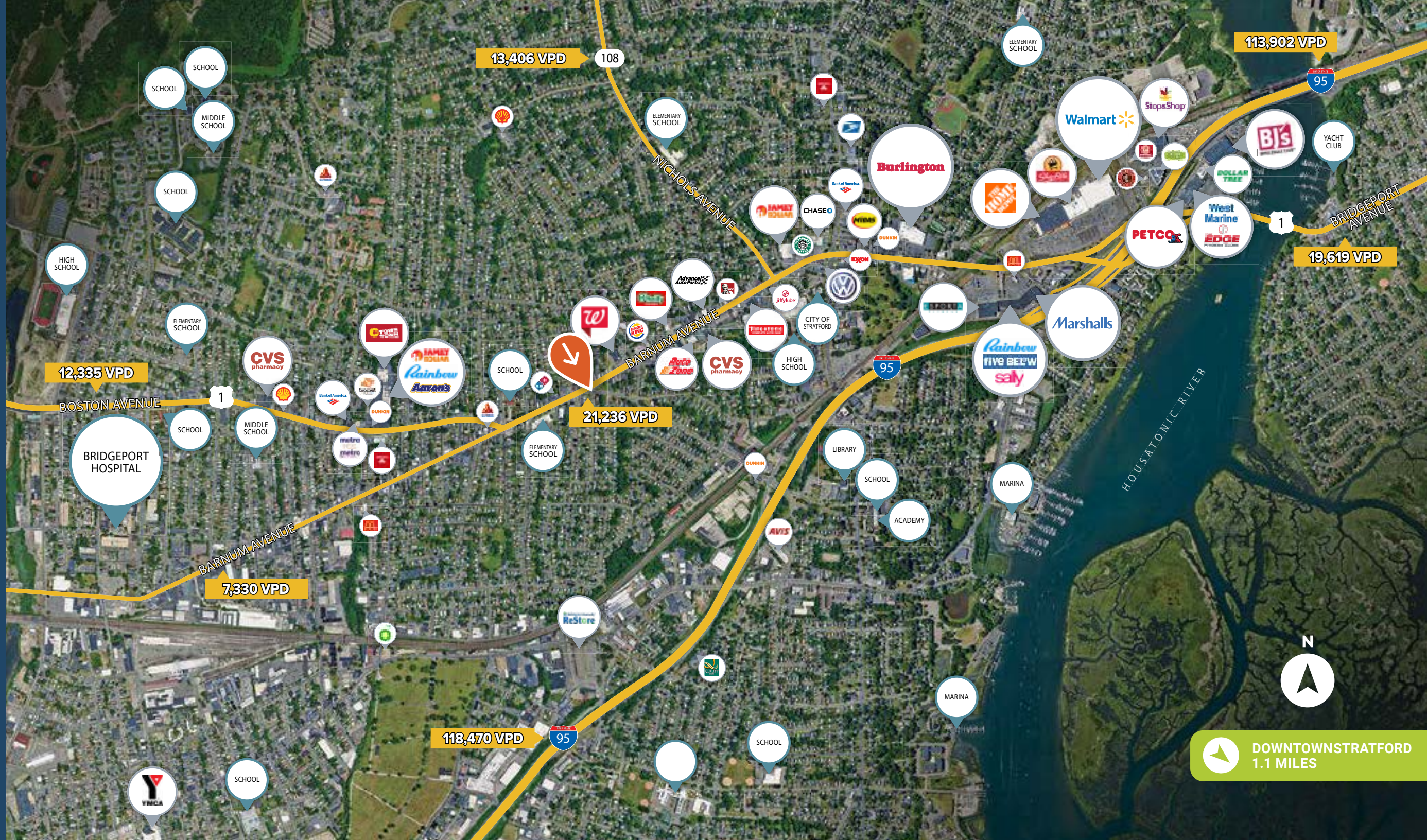
**\$1.38M**

TAKE5AVERAGE ANNUAL SALES

**\$6.3B**

DRIVEN BRANDS SYSTEM-WIDE SALES (Q12024)

[Tenant Website](#)



 DOWNTOWN STRATFORD  
1.1 MILES





NEW HAVEN  
17.9 MILES

### Ring Radius Population Data

	1-MILE	3-MILES	5-MILES
2023	22,175	118,247	247,392

### Ring Radius Income Data

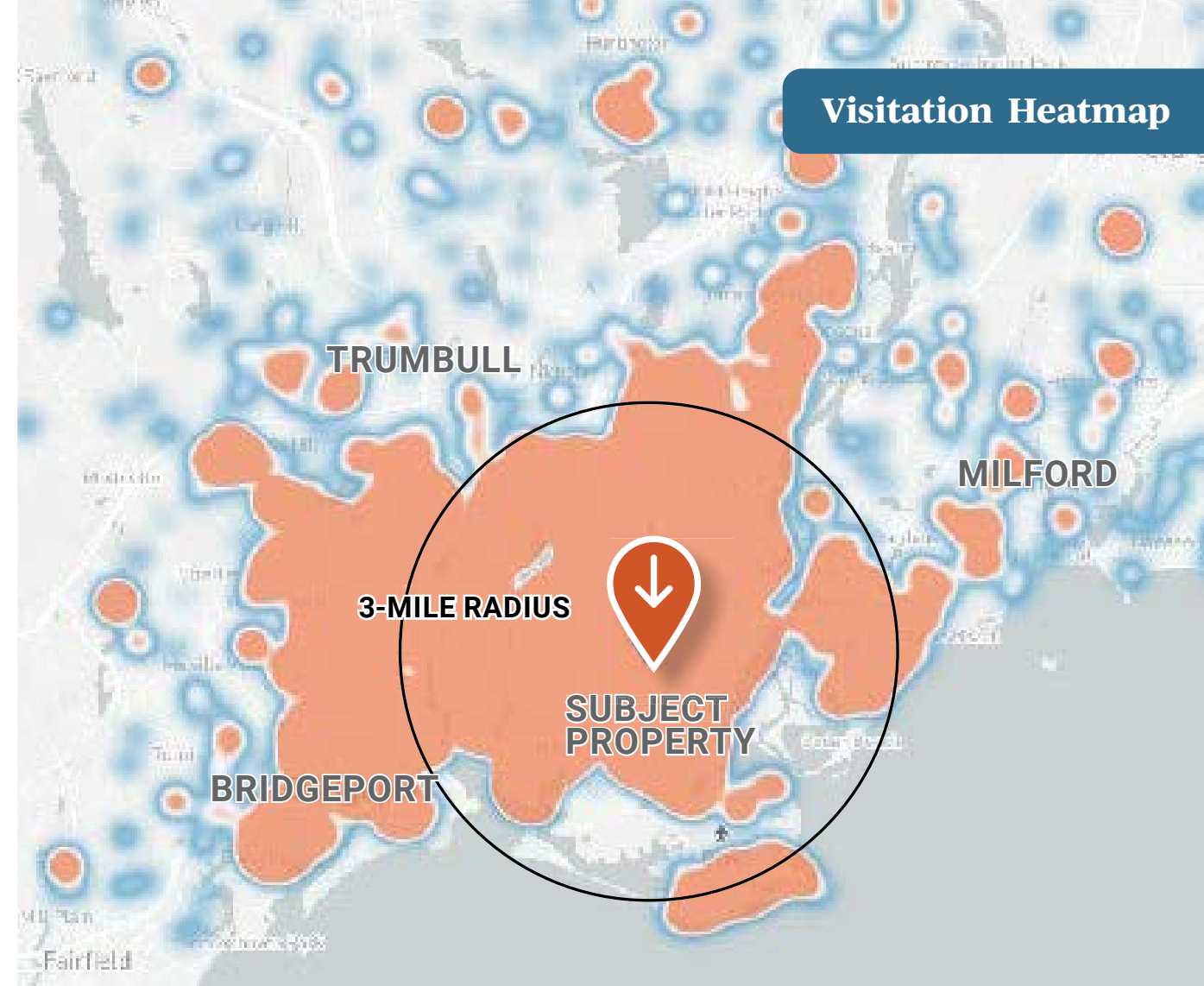
	1-MILE	3-MILES	5-MILES
Average	\$87,704	\$90,737	\$96,740
Median	\$68,327	\$69,188	\$69,321

**569.6 K Visits**

OVER PAST 12 MONTHS AT THE NEARBY WALGREENS

**5.45 Visits**

AVERAGE NUMBER OF VISITS PER PERSON OVER THE PAST 12 MONTHS TO THE NEARBY WALGREENS



**Visitation Heatmap**

The shading on the map above shows the **home location of people who visited the nearby Walgreens over the past 12 months**. Orange shading represents the highest concentration of visits.

\*Map and data on this page provided by Placer.ai. Placer.ai uses location data collected from mobile devices of consumers nationwide to model visitation and demographic trends at any physical location.

# Stratford, CT

A HISTORIC GEM EVOLVING INTO A MODERN HUB



## Historic Waterfront Town

- Founded in 1639, Stratford offers rich history and natural beauty, with 18 miles of coastline and waterfront amenities like public beaches, marinas, and fishing piers
- Strategically located within an hour of New York City, with access to major highways, Metro North, Amtrak, and ferry service to Long Island
- Abundant natural resources, including Roosevelt Forest and the Great Meadows Salt Marsh, alongside cultural landmarks like the Shakespeare Theatre and Boothe Memorial Park

## Fairfield County

- Part of the metro New York economy and home to four of Connecticut's most dynamic metropolitan areas
- Known as Connecticut's "Gold Coast" due to the high concentration of wealth has created a large network of venture capital firms in the area
- Home to nineteen Fortune 1000 corporations including General Electric, Xerox, and Priceline Group Inc.

## New York City Metro Area

- The largest metropolitan area in the world by urban landmass, and one of the most populous urban agglomerations in the world
- The MSA is estimated to produce a gross metropolitan product (GMP) of \$2.1 trillion as of 2022
- Many Fortune 500 companies have their headquarters in the MSA including Verizon Communications Inc., JPMorgan Chase & Co, and Pfizer Inc
- The New York MSA is home to many prestigious institutions of higher education including three Ivy League universities: Columbia University, Princeton University, and Yale University

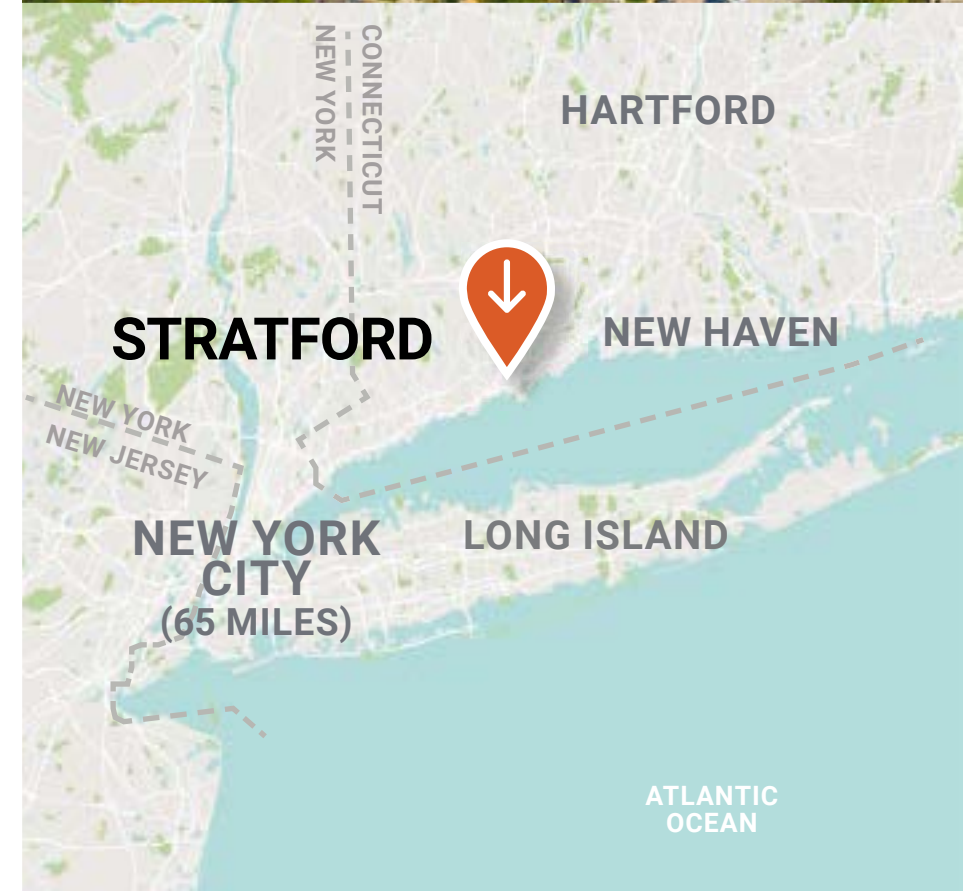
**957,419**

FAIRFIELD COUNTY  
ESTIMATED POPULATION

**\$104.3 M**

FAIRFIELD COUNTY 2022  
GDP

Fairfield County



ATLANTIC  
OCEAN



## Listing Team

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