

STRICKLAND BROTHERS 10 MINUTE OIL CHANGE

CHARLESTON, WV



[VIEW DRONE FOOTAGE](#)



BRAND NEW 15 YEAR
ABSOLUTE NNN LEASE WITH
10% INCREASES EVERY 5 YEARS



66,610 RESIDENTS IN PRIMARY
TRADE AREA WITH \$104,379
AVERAGE HOUSEHOLD
INCOME IN 3-MILE RADIUS



EXCELLENT ACCESS AND VISIBILITY
TO 20,300 CARS/DAY ALONG MAIN
RETAIL CORRIDOR

ACTUAL SITE



UNIVERSITY OF CHARLESTON
3,059 STUDENTS & 449 EMPLOYEES



WEST VIRGINIA UNIVERSITY
CHARLESTON DIVISION

CHARLESTON AREA MEDICAL CENTER
838-BED HOSPITAL, LARGEST EMPLOYER
IN CHARLESTON

WEST VIRGINIA
INTERNATIONAL AIRPORT



KANAWHA VILLAGE
APARTMENTS



20,300 VPD

SUBJECT
PROPERTY



MACCORCKIE AVE SE

RESIDENTIAL
COMMUNITIES
66,610 RESIDENTS IN
PRIMARY TRADE AREA

▶ CLICK TO VIEW DRONE FOOTAGE



THE SHOPS AT KANAWHA

Auto Zone
 McDonald's
 O'Reilly AUTO PARTS
 bp
 Bob Evans FARMHOUSE KITCHEN
 IHOP
 Sunflower logo

Kroger
 Applebee's GRILL & BAR
 ANYTIME FITNESS
 Gabe's
 FIREHOUSE SUBS
 AT&T
 DOLLAR TREE
 verizon

LOWE'S

CHARLEY'S

BURGER KING

TACO BELL

SHERWIN WILLIAMS

NAPA

Rocker Barrel

Arbys

TRUIST

Little Caesars Pizza
 RAC FURNITURE • APPLIANCE • ELECTRONICS • COMPUTERS • SERVICES

West Virginia Housing Development Fund

CHASE

DEPARTMENT OF ENVIRONMENTAL PROTECTION

Highland hospital
HIGHLAND CAN HELP

SHEETZ
PAPER FOOD
MADE TO ORDER

ME MedExpress

20,300 VPD

COOK-OUT

SUBJECT PROPERTY

MACCORKLE AVE SE

RESIDENTIAL COMMUNITIES
 66,610 RESIDENTS IN
 PRIMARY TRADE AREA

OFFERING SUMMARY



 **5415 MACCORKLE AVENUE
CHARLESTON, WV 25304**

\$1,942,000
7.25% CAP RATE



GROSS LEASABLE AREA
1,300± SF



LOT SIZE
0.35± ACRES



YEAR BUILT
2024



NOI
\$140,800

LEASE SUMMARY

LEASE TYPE	Absolute NNN
ROOF & STRUCTURE	Tenant Responsible
TENANT/GUARANTOR	Corporate
LEASE TERM	15 Years
RENT COMMENCEMENT	Est. 11/15/2024
RENT EXPIRATION	Est. 11/14/2039
INCREASES	10% Every 5 Year
OPTIONS	Four, 5-Year

RENT SUMMARY

TERM	MONTHLY	ANNUAL
Years 1-5	\$11,733	\$140,800
Years 6-10	\$12,907	\$154,880
Years 11-15	\$14,197	\$170,368
Option 1	\$15,617	\$187,405
Option 2	\$17,179	\$206,145
Option 3	\$18,897	\$226,760
Option 4	\$20,786	\$249,436

INVESTMENT HIGHLIGHTS



SECURE INCOME STREAM

- **New 15-Year Absolute NNN Lease** – Zero landlord responsibilities
- **Brand New 2024 Construction** – Latest two-bay prototype design
- **Corporate Guaranteed Lease** – Over 200 locations, rapidly growing tenant
- **Recent Private Equity Investment** - Princeton Equity Group, Sponsor of Growth Oriented Brands Including Massage Envy, Card My Yard, European Wax Center and Urban Air Adventure Park
- **Fee Simple Ownership** – Bonus depreciation potential (consult accountant)



PROXIMITY

- **66,610 Residents in Primary Trade Area** – \$104,379 average household income in 3-mile radius
- **Minutes to University of Charleston** – 3,059 students and 449 employees
- **2 Miles to Charleston Area Medical Center** – The largest employer in Charleston with over 7,000 people
- **Excellent Access and Visibility to 20,300 VPD** – Along primary retail trade area in Charleston
- **Charleston is the Capital of West Virginia** – Over 220,000 residents
- **Over 9,300 Businesses Operate in Charleston Area** – Employing over 123,000 people

TENANT OVERVIEW

STRICKLAND BROTHERS

All Strickland Brothers locations offer drive-thru oil change services so customers can stay in their car and see the job done right. The mission of Strickland Brothers is to exceed the expectations of every customer by setting and meeting service standards that are innovative and centered around the highest level of service, every time. Their aim is to provide dependable services and quality products for a fair price in a friendly, honest and accommodating environment. Franchisees are thoroughly vetted by Strickland Brothers for business experience and personal financial strength to satisfy personal guarantees and brand preservation.

Strickland Brothers is backed by a recent capital infusion from Princeton Equity Group who has a proven track record for growing emerging brands into household names. Princeton Equity Group is among the most experienced franchisor and multi-unit investors in the U.S. and exclusively invests in leading franchisor and multi-unit companies. Princeton Equity Group's principals have invested in the likes of Massage Envy, Card My Yard, European Wax Center, Sola Salon Studios and Urban Air Adventure Park. The Strickland Brothers corporate management team is made up of industry veterans experienced in operations, who together with Princeton Equity's backing, have established aggressive growth goals for the emerging brand. In today's market, Strickland Brothers real estate investments are being offered at favorable pricing and a higher yield compared to competitor brands. With a promising near-term growth profile for Strickland Brothers, a potential investor has the potential to realize a strong going-in yield coupled with potential upside, as the emerging brand continues to rapidly grow its footprint across the U.S.

WWW.SBOILCHANGE.COM



REPRESENTATIVE PHOTO



HEADQUARTERS
WINSTON-SALEM
NORTH CAROLINA



233
TOTAL LOCATIONS



GROWTH PLANS
350+
NEW LOCATIONS (2024)

TENANT INFORMATION



QUICK LUBE AUTOMOTIVE IS AN \$8 BILLION INDUSTRY



60% 60% OF CUSTOMERS STATED THEIR OIL CHANGE BEHAVIOR DID NOT CHANGE DURING RECESSION



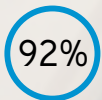
INDUSTRY AVERAGES 3.2 OIL CHANGES PER YEAR



82% 82% OF CUSTOMERS PREFER TO GET THEIR OIL CHANGED AT A QUICK LUBE RATHER THAN A DEALERSHIP OF FULL-SERVICE AUTO CENTER



THERE ARE MORE THAN 230 MILLION LICENSED DRIVERS IN THE U.S.



92% 92% OF EXISTING CUSTOMERS PLAN TO OR ALREADY HAVE RETURNED TO STRICKLAND BROTHERS FOR THEIR NEXT OIL CHANGE



WEBSITE
SBOILCHANGE.COM



FOUNDED
2016



4.8
GOOGLE RATING
WITH 19,000+
REVIEWS



165
CORPORATE
STORES OPEN



68
FRANCHISE UNITS
OPEN



300+
PROJECTED
STORES OPEN BY
END OF 2024

#2

FAST 50
FRANCHISES

Triad Business Journal (2022)

#504

FASTEST GROWING
FRANCHISES

Inc. Magazine (2022)

#29

TOP NEW
FRANCHISES

Entrepreneur (2022)

DEMOGRAPHICS CHARLESTON

POPULATION	3 MI	7 MI	10 MI
2024 Total	16,880	66,610	102,407
Total Daytime Population	35,047	100,914	138,325
HOUSEHOLDS	3 MI	7 MI	10 MI
2024 Total Households	7,650	30,367	46,326
INCOME	3 MI	7 MI	10 MI
2024 Median Income	\$74,632	\$63,439	\$60,488
2024 Average Income	\$104,379	\$93,530	\$88,581



ADDITIONAL PHOTOS



[▶ VIEW DRONE FOOTAGE](#)

DRONE FOOTAGE



SITE OVERVIEW

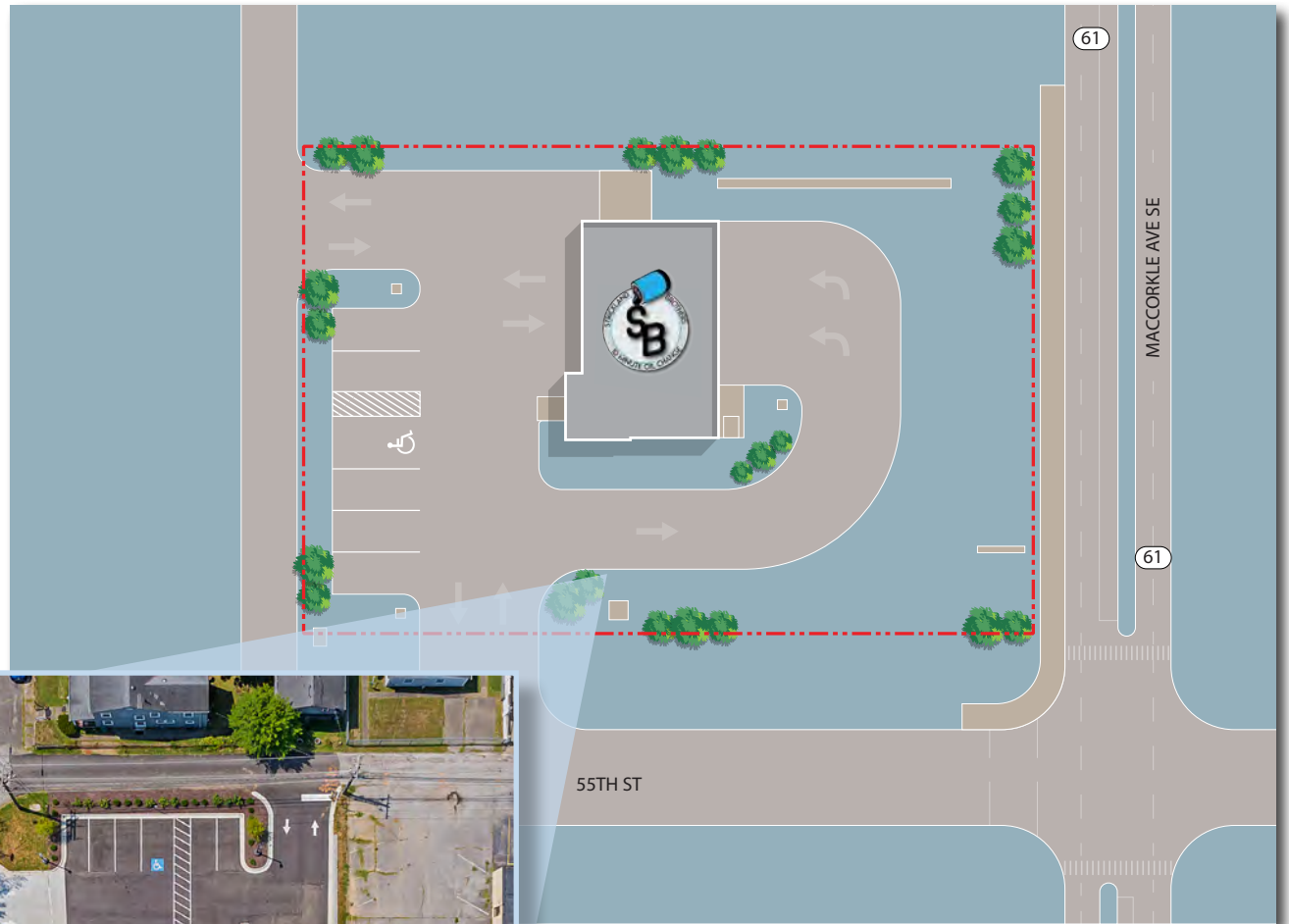
LOT SIZE
0.35±
ACRES

VPD
20,300
ALONG HIGHWAY 98

PARKING
6
SPACES

NEARBY TENANTS
LOWE'S, MCDONALD'S,
KROGER, GABE'S, BURGER
KING AND MORE

DAYTIME POPULATION
100,914
TOTAL



CHARLESTON, WEST VIRGINIA



CHARLESTON, WEST VIRGINIA

Charleston, the capital of West Virginia, is a vibrant city rich in history and culture. Nestled at the confluence of the Elk and Kanawha Rivers, it offers a blend of natural beauty and urban amenities. Known for its historical significance in the coal and chemical industries, Charleston boasts cultural attractions like the Clay Center for the Arts and Sciences, the West Virginia State Museum, and the annual FestivALL. The Capitol Market and Kanawha State Forest provide ample opportunities for outdoor activities. With its welcoming atmosphere and diverse offerings, Charleston embodies the charm and resilience of West Virginia.

ATTRACTIONS



Charleston boasts a variety of tourist attractions that cater to diverse interests. The State Capitol, with its stunning gold dome, is a must-see landmark, offering guided tours and beautiful grounds. The Clay Center for the Arts and Sciences is another highlight, featuring a planetarium, art gallery, and performance theater. Outdoor lovers can explore the Kanawha State Forest, known for its hiking and biking trails. The Capitol Market is a favorite spot for fresh produce, local goods, and dining options. Annually, the city hosts FestivALL, a multi-day event celebrating arts, music, and local culture, drawing visitors from near and far. With its mix of historical, cultural, and natural attractions, Charleston offers a rich and engaging experience for tourists.

EDUCATION



Charleston has a comprehensive education system that includes public, private, and higher education institutions. The Kanawha County School District, one of the largest in the state, serves the city with numerous elementary, middle, and high schools, offering a variety of academic and extracurricular programs. Charleston is also home to several private schools that provide alternative education options. Higher education is represented by institutions such as the University of Charleston and West Virginia State University, which offer undergraduate and graduate programs in diverse fields. The city places a strong emphasis on educational excellence, with initiatives aimed at improving student performance, integrating technology in classrooms, and promoting lifelong learning.

ECONOMY



This city's economy is diverse, with key sectors including government, healthcare, education, and manufacturing. As the state capital, Charleston is a hub for government jobs, which play a significant role in the local economy. The healthcare sector is robust, anchored by institutions like CAMC Health System, providing numerous employment opportunities. The city has a historical foundation in the chemical and coal industries, which continue to influence its economic landscape. Additionally, Charleston's retail and service industries, bolstered by local businesses and tourism, contribute to a dynamic and resilient economy. The city is also focusing on economic diversification and innovation to ensure sustainable growth and development.

TRANSPORTATION



Charleston offers a comprehensive transportation network that ensures connectivity and accessibility. Major highways, including Interstates 64, 77, and 79, intersect in Charleston, facilitating convenient road travel. Yeager Airport provides regional and national flights, while the Kanawha Valley Regional Transportation Authority (KRT) operates city and regional bus routes. Amtrak's Cardinal route offers rail travel options, and the Kanawha River supports freight transportation. This infrastructure ensures efficient movement for residents, commuters, and visitors, enhancing Charleston's accessibility and economic vitality.

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