



904 BOLL WEEVIL CIRCLE  
Enterprise, AL

OFFERED FOR SALE  
\$1,455,000 | 5.50% CAP



CONFIDENTIAL  
OFFERING MEMORANDUM







## EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of a Valvoline in Enterprise, AL. Valvoline signed a 15 year ground lease which commenced in May 2025. The Asset is well positioned in the largest retail artery in the Enterprise MSA.



**15-YR  
LEASE**



**HIGH GROWTH  
ENTERPRISE, AL**



**LOCATED IN  
RETAIL NODE**

LEASE YEARS	TERM	ANNUAL RENT
Current Term	1-5	\$80,000
Current Term	6-10	\$88,000
Current Term	11-15	\$96,800
1st Extension	16-20	\$106,480
2nd Extension	21-25	\$117,128
3rd Extension	26-30	\$128,841
4th Extension	31-35	\$141,725
5th Extension	36-40	\$155,897
6th Extension	41-45	\$171,487
7th Extension	46-50	\$188,636

**NOI \$80,000**

**CAP 5.50%**

**PRICE \$1,455,000**



## ASSET SNAPSHOT

<b>Tenant Name</b>	Valvoline
<b>Address</b>	904 Boll Weevil Cir, Enterprise, AL 36330
<b>Building Size (GLA)</b>	2,000 SF
<b>Land Size</b>	0.98 Acres
<b>Year Built</b>	2024
<b>Franchise Operator</b>	Metrolube Enterprises, Inc (Franchisee - 100+ Locations)
<b>Rent Type</b>	Abs. NNN - Ground Lease
<b>Landlord Responsibilities</b>	None
<b>Rent Commencement Date</b>	5/15/2025
<b>Lease Expiration Date</b>	5/31/2040
<b>Rental Increases</b>	10% Every 5 Years and in Options
<b>Remaining Term</b>	14.5 Years
<b>Current Annual Rent</b>	\$80,000

## ACTUAL PROPERTY



**39,388** PEOPLE  
IN 5 MILE RADIUS



**\$85,008** AHHI  
IN 5 MILE RADIUS



**36,755** VPD  
BOLL WEEVIL CIR





## STRONG LEASE FUNDAMENTALS

Absolute NNN Ground Lease with zero landlord obligations | Long term 15 Year Lease with 7 x 5 Year option periods remaining | 10% increases every 5 years



## NATIONAL AUTOMOTIVE MARKET STRENGTH

The U.S. vehicle fleet reached 286.5 million cars in 2024 with a record 14.1-year average age, driving 30–40% higher maintenance spend on older vehicles. Valvoline services 20M+ annual visits across its 1,800+ locations, supported by 70% repeat customers and oil-change intervals every 3–5 months | The broader automotive aftermarket surpassed \$460B in 2024 and is projected to exceed \$560B by 2028 as 70%+ of drivers now rely on professional service providers rather than DIY



## NEARBY PLANNED INFRASTRUCTURE AND DEVELOPMENT

The city is actively investing in a 300-acre industrial park with robust accompanying infrastructure | In 2024 Enterprise secured a \$5.7 million grant under the state's site-development program (SEEDS) to prepare sites to be built on immediately



## PRIME VISIBILITY & TRAFFIC VOLUME

The site is positioned along Boll Weevil Circle (36,755 VPD), Enterprise's highest-volume commercial artery, carrying over 55% of all daily vehicular traffic within the city's primary retail district & the primary east-west bypass linking Enterprise's fastest-growing residential neighborhoods to major employment centers



## TIGHT RETAIL SUPPLY

The site is an outparcel to Hobby Lobby and nestled between two national QSRs | Traffic to this site is driven by EPark Place Shopping Center (Publix), Enterprise Shopping Center (Aldi and TJ Maxx), Walmart Supercenter & Dauphin Plaza Shopping Center | Within a 1-mile radius there is over 800K SF of retail & 12 month net absorption sits at 99.5% with a vacancy rate of 1.8%



## ENTERPRISE MSA

Enterprise's population has increased 9%+ since 2010, supported by the regional employment base tied to Fort Novosel (formerly Fort Rucker), which employs 10,000+ military and civilian personnel | The broader Coffee County trade area reaches 65,000 residents, while Alabama's GDP grew 13%+ over the last five years, reinforcing stable consumer demand for auto services







planet  
fitness  
DOLLAR GENERAL

McALISTER'S  
DELICIOUS

Walgreens

ROSS  
DRESS FOR LESS  
ALDI  
TJ-maxx  
bealls  
OUTLET

Walmart

VALVOLINE ENTERPRISE, AL

5

Days Inn

Arbys

PopeYes  
LOUISIANA KITCHEN

AMERICAN  
SELF STORAGE

OLLIE'S OUTLET  
Bargain  
GOOD STUFF CHEAP  
HARBOR FREIGHT TOOLS  
Quality Tools at Ridiculously Low Prices

Publix

BW  
Best Western

Panera  
BREAD

PANDA EXPRESS  
SINCE 1986  
CHINESE CUISINE

CVS

the  
Y

Valvoline

SYNOVUS

Pizza  
Hut

E Lee St (13,709 VPD)

Bojangles

CHICKEN SALAD  
CHICK  
DUNKIN'

HOBBY LOBBY  
Super Savings, Super Selection!

Boll Weevil Cir (36,755 VPD)



### BIRMINGHAM

160 MILES  
2:55 DRIVE

### ATLANTA

185 MILES  
3:35 DRIVE

### MONTGOMERY

75 MILES  
1:35 DRIVE

### MOBILE

135 MILES  
2:50 DRIVE



#### 1 MILES

5,666  
PEOPLE  
\$79,849  
AHHI  
2,833  
TOTAL  
EMPLOYEES

#### 3 MILES

29,603  
PEOPLE  
\$84,451  
AHHI  
11,060  
TOTAL  
EMPLOYEES

#### 5 MILES

39,388  
PEOPLE  
\$85,008  
AHHI  
12,163  
TOTAL  
EMPLOYEES

## Enterprise MSA

Enterprise is a growing regional hub in southeast Alabama, supported by a diverse economy anchored by Fort Novosel, which employs more than 10,000 military and civilian personnel and serves as one of the largest aviation training installations in the world. The city's population has expanded 9%+ since 2010, reflecting steady in-migration and household formation across the broader Coffee County trade area, which now reaches approximately 65,000 residents. Enterprise benefits from rising income levels, with Alabama's GDP increasing 13% over the last five years, driven by manufacturing, defense, logistics, and service-sector growth. Its strategic position along major transportation corridors provides efficient access to regional centers such as Montgomery (83 miles) and Birmingham (175 miles), supporting both commuter movement and commercial connectivity. This combination of economic stability, demographic growth, and strong employment anchors reinforces sustained consumer activity and long-term demand for essential retail and service users.





# TENANT OVERVIEW

Valvoline, established in 1866, is a renowned American manufacturer and distributor of high-quality automotive lubricants and related products. With a rich history spanning over a century, the company has solidified its position as a trusted brand in the automotive industry, offering a wide range of motor oils, transmission fluids, greases, and other lubricants designed to optimize engine performance and prolong vehicle life. Valvoline's commitment to innovation, extensive research, and customer satisfaction has enabled it to become a leading global player, providing top-notch solutions to the evolving needs of motorists and businesses alike.

Metrolube Enterprises, Inc. is a leading Valvoline Instant Oil Change franchisee founded in 2002 by Bob Ladas, who serves as President and CEO. The company was built to develop and operate Valvoline quick-lube service centers and today runs over 100 locations across multiple states, making it one of the largest Valvoline franchise operators in the U.S. under Ladas's leadership. Metrolube has expanded through strategic store openings and acquisitions, earning recognition within the Valvoline network for its growth and operational excellence. The company continues to focus on customer-centric service and regional expansion in the automotive maintenance sector.



## VALVOLINE QUICK FACTS

<b>Founded:</b>	1866
<b>Ownership:</b>	Public; NYSE: VVV
<b># of Locations:</b>	2,000+
<b>Headquarters:</b>	Lexington, KY
<b>Franchise Operator:</b>	Metrolube Enterprises







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Exclusively Offered By



## PRIMARY DEAL CONTACTS

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